

April 20, 2022

Chairperson Lorretta Taylor
and Members of the Planning Board
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

Re: The Gurdjieff Foundation, Inc.
1065 Quaker Bridge Road East

On behalf of The Gurdjieff Foundation, Inc. (the "Foundation"), contract-vendee of the above-referenced property, we are pleased to submit the following supplemental materials in support of a site plan and special permit for the proposed non-school curriculum program use:

- Tab 1 – Exhibit A, Non-School Curriculum Program Use Sample Annual Calendar
- Tab 2 – Exhibit B, Existing Floor Plans
- Tab 3 – Exhibit C, Evaluation of Existing Onsite Sanitary Disposal Systems
- Tab 4 – Exhibit D, Special Permit Conditions and Standards Compliance
- Site Plan drawing set prepared by DTS Provident

Additionally, we offer the following responses to comments dated April 8, 2022 by Chris Kehoe, AICP, Director of the Department of Planning & Community Development.

- Comment:** *The Planning Division conducted a review of the subject application consisting of a Survey dated February 11, 2022, a cover letter dated February 16, 2022, a project narrative and a narrative report entitled "Site Access, Traffic and Parking" prepared by DTS Provident.*

Response: Comment noted.
- Comment:** *The applicant shall submit a current, up to date, full sized, signed and sealed plan set for continued review by Town staff and the Planning Board. Additional information to be provided on the site plan as required by Chapter 307-71 of the Town of Cortlandt (Zoning) and other regulations should be*

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submitted for the subject application unless waived by the Planning Board at the applicant's request.

Response: Enclosed are full size site drawings, which together with the survey of the property, show the existing conditions. No additional site disturbances or site improvements are proposed.

2a. **Comment:** *The subject drawing should show the proposed location, direction, power and time of any existing and proposed outdoor lighting. The shall also submit a photometric plan for the site to ensure that site lighting is adequate and does not spill over to adjacent properties.*

Response: No new lighting is proposed. The enclosed drawing SP-1, *Existing Site Plan and Lighting*, show the location and type of lighting fixtures on the property.

2b. **Comment:** *The subject drawing shall show the location of the existing septic area, any proposed new or modified septic area, and any required expansion areas. The applicant shall provide information on any subsurface testing or any review/comment on the existing/proposed septic from the County Health Department.*

Response: The enclosed Exhibit C, *Evaluation of Existing Onsite Sanitary Disposal Systems* (see Tab 3), provides a description of the existing septic system. The septic system is also shown on the enclosed drawing SP-2, *Existing Septic System*.

2c. **Comment:** *The subject drawing shall show the location of the existing well and the location of any new/additional wells if needed/proposed. Information shall also be provided regarding any review/comment on the existing/proposed wells from the County Health Department.*

Response: The Danish Home water supply system was operated as a Community Water Supply System under (Public Water Supply ID# 5903728) permit from the Westchester County Department of Health (WCDOH). The water systems daily water usage and chlorine disinfection residual was recorded daily and submitted to WCDOH monthly. Once the last resident left the home, the permit was no longer needed, and the system is no longer operating as a Community Water Supply System. It is considered a private water system.

The water system consists of a 6-inch diameter well, 500 feet deep with a recorded pumping flow rate of 15-gallons per min (gpm). The well is located

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east of the main building. Based on records of water usage at the main building provided by the Danish Home, the average water use in 2016 was between 55,000 and 72,000 gallons per month or between 1,833 gpd and 2,400 gpd. The highest water use was in August which would be attributed to exterior water usage for cleaning and hand irrigation of plant beds. According to the Danish Home the system could deliver approximately 5,000 gpd for maintenance needs. The water usage was used mostly by the residents and their caretakers and for food preparation and cleaning.

Besides the water well, the water system includes a gravity storage tank, chlorination system, several pumps to provide pressure to the system and hydro pneumatic tanks to maintain a balanced pressure throughout the building. The building does not have a fire sprinkler system. Water is used for domestic use only. The system if maintained properly should provide adequate water supply up to 3,000 gpd or more.

- 2d. **Comment:** *The subject drawing shall show dumpster locations and provide details on screening. The applicant is advised the Town will not provide garbage pick-up to the subject site.*
- Response:** The existing dumpster location is shown on the enclosed drawing SP-1, *Existing Site Plan and Lighting*. The dumpster is currently screened on three sides by a wood stockade fence. It is noted that the Town will not provide garbage pick-up and the Foundation would contract with a private carter.
- 2e. **Comment:** *The subject drawing shall show the proposed location of emergency generators, if any are proposed.*
- Response:** There is an existing emergency generator located on the south side of the existing building as shown on the enclosed drawing SP-1, *Existing Site Plan and Lighting* and the property survey. No additional emergency generators are proposed.
- 2f. **Comment:** *The subject site plan shall be revised to include a detailed landscape plan with information on existing and proposed (if any) landscaping with the number, size and type of plantings proposed. The applicant shall confirm if any trees are proposed to be removed.*

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- Response:** The Foundation plans to maintain the existing site and landscaping on the site. No additional plantings or tree removal are proposed at this time.
- 2g. **Comment:** *The subject drawing should show the existing and proposed location, height, size and design of all existing and proposed signs, if any.*
- Response:** There is limited existing signage on the site, as shown on drawing SP-1, *Existing Site Plan and Lighting*. New signage would be limited to signage at striped ADA spaces, as required.
- 2h. **Comment:** *The subject drawing shall show existing and proposed parking areas. As described in the applicant's project narrative the Danish Home accommodated several hundred parked cars during their large-scale events. The subject site plan should show similar overflow parking areas.*
- Response:** Enclosed is a plan showing the existing and proposed parking areas (see SP-3, *Conceptual Parking Layout Plan*). The parking provided will remain the same as it was for the Danish Home. The general parking will be in the paved parking area in front of the main building as well as in the paved parking area just south of the main building. Overflow parking would be at the paved parking area in front of the large garage building to the north. The Danish Home held some large events previously at the Site, with parking provided on the grass areas. The applicant's proposed events would be smaller, but, if necessary, additional parking could be added on the grass areas if necessary. It should be noted that the parking spaces shown striped on the plan are for illustrative purposes, but the actual parking spaces on the paved areas and the grass will not be striped aside from any ADA spaces.
- 2i. **Comment:** *The subject drawing should show the location of the existing cell tower that was recently constructed on a portion of the Danish Home property.*
- Response:** The location of the existing cell tower is shown on the enclosed drawing SP-1, *Existing Site Plan and Lighting* and the property survey.
3. **Comment:** *The applicant is seeking site plan approval and a special permit for a Non-School Curriculum program to use the existing Danish Home property by an organization known as the Gurdjieff Foundation. The subject property is approximately 48 acres in size, is zoned R-80, single-family residential and is located at 1065 Quaker Bridge Road E. The Danish Home, a nursing home,*

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existed on the site since 1954. The Danish Home provided 24 beds for nursing home residents with a staff of nurses, food service workers, caretakers and administration. The Gurdjieff Foundation proposes to use the facility for a variety of workshops and programs as described in their project narrative (attached). Programming will take place on weekends and during week long events in the summer. The applicant is claiming there will be no site disturbance required by this application.

A facility providing a non-school curriculum program is permitted in an R-80 zone by Special Permit issued by the Planning Board. A Non-School Curriculum program is not specifically defined in the Town's Zoning Code. The Director of Code Administration and Enforcement, who also serves as the Town's Zoning Enforcement Officer, determined that the program as defined by Gurdjieff, is a non-school curriculum program.

Response: Comment noted.

4. **Comment:** *The applicant shall provide detailed information regarding the proposed uses of each building(s) including representative floor plans. Specifically, the applicant shall provide information on where the dining facilities will be located, number of bedrooms, meeting rooms, etc. The applicant shall clarify/confirm that no exterior alterations to the building(s) are proposed.*

Response: The enclosed Exhibit B, *Existing Floor Plans* (see Tab 2), shows the existing interior layout of the building, including meetings rooms, dining rooms, and sleeping rooms (see room designations 1 through 24 on the first floor and A – G on the second floor). No exterior alterations are expected.

5. **Comment:** *Section 307-42(A.1-9) of the Town Zoning Code requires the Planning Board to issue findings based on an analysis of the proposed special permit against several conditions and standards. The applicant shall submit the required analysis.*

Response: A description of the proposed project's compliance with Section 307-42(A.1-9) is enclosed as Exhibit D (see Tab 4).

6. **Comment:** *The applicant submitted general information on site access, traffic and parking in their project narrative. Additionally, the applicant has prepared a draft scope for a traffic report/study. The scope has been provided to the Town's*

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Traffic Consultant, HVEA, for review and comment. A traffic study, based upon an agreed upon scope, and subject to the approval of the Planning Board, will be required.

Response: Comment noted.

7. **Comment:** *Quaker Bridge Road is listed in the Town's Inventory of Historic and Scenic Roads completed in January 2007 by Larson Fisher & Associates. The report is available in the Planning Office and is also posted on the Town's website. The applicant shall review the report and provide a written response as to the impacts of the proposed project on the character of Quaker Bridge Road.*

Response: Quaker Bridge Road was assessed as part of the Town's Survey and Assessment of Historic Roads prepared by Larson Fisher Associate (January 2007). 1065 Quaker Bridge Road East is situated on the section extending northward from a bridge over the Croton River to its terminus at Quaker Ridge Road. The assessment recommended the following for Quaker Bridge Road and Quaker Ridge Road (p80):

- Designate both Quaker Bridge Road and Quaker Ridge Road as Historic and Scenic Roads with specific protections for pavement width, preservation of stone walls, mature trees and requirements for screening of new developments.
- Protect the roadway from standard striping treatment.
- Limit traffic and advisory signs to the greatest extent possible.

Quaker Bridge Road is identified as an historic/scenic road in the Town Code.¹ Per Section 188-1C, the "Planning Board shall consider impacts to these historic/scenic roads during the Planning Board review process."

The Foundation does not propose to modify the existing pavement, walls or trees at the existing entry to the property. The existing "Danish Home" sign on the existing entry wall would be replaced with a sign identifying The Gurdjieff Foundation.

8. **Comment:** *The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant*

¹ Chapter 188 Highways and Road, Article I Historic/Scenic Roads, §188-1.

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*submitted a completed Part I of the Full EAF dated February 16, 2022
(attached)*

Response: Comment noted.

9. **Comment:** *Enclosed is an aerial view of the subject site provided by the applicant. A survey drawing was transmitted to the members of the Planning Board at the time the application was submitted.*

Response: Comment noted.

10. **Comment:** *The Planning Board declared their intent to be Lead Agent at their meeting on March 1, 2022. Referrals of this application will be made, once a complete site plan is submitted, to the Town's Consulting Engineer, the Code Enforcement Division, the Fire Advisory Board, the Conservation Advisory Council, the Architectural Advisory Council, the Village of Croton on Hudson, New York State Parks, the Westchester County Department of Health and other interested and involved agencies as required.*

Response: Comment noted.

We look forward to continuing our review of this application with the Planning Board.

Very truly yours,

DTS PROVIDENT, LLP



Matthew N. Steinberg, AICP
Associate

Enclosure(s)

cc: T. Manning, J. Gianolla, J. Glass, K. Hagstrom
File 909

Non-School Curriculum Program
Sample Annual Calendar

EXHIBIT A

JANUARY

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
26	27	28	29	30	31	01
02	03	04	05	06	07	08
09	10	11	12	13	14	15
16	17	18 Meetings 6:00 - 9:00 PM 12 - 20 people	19	20	21	22
23	24 Meetings 6:00 - 9:00 PM 12 - 20 people	25	26	27	28 Day-long Workshop 8:30 AM - 5:00 PM 30 - 50 people	29
30	31	01	02	03	04	05

Non-School Curriculum Program
Sample Annual Calendar

EXHIBIT A

FEBRUARY

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
30	31	01 Meetings 6:00 - 9:00 PM 12 - 20 people	02	03	04	05
06	07 Meetings 6:00 - 9:00 PM 12 - 20 people	08	09	10 Meeting 7:00 - 9:00 PM 30 - 40 people	11	12
13	14	15 Meetings 6:00 - 9:00 PM 12 - 20 people	16	17	18	19
20	21 Meetings 6:00 - 9:00 PM 12 - 20 people	22	23	24	25 Weekend Seminar 8:30 AM Saturday - 4:00 PM Sunday 25 - 45 people (overnight)	26
27	28	01	02	03	04	05
06	07	08	09	10	11	12

Non-School Curriculum Program
Sample Annual Calendar

EXHIBIT A

MARCH

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
27	28	01 Meetings 6:00 - 9:00 PM 12 - 20 people	02	03	04	05
06	07 Meetings 6:00 - 9:00 PM 12 - 20 people	08	09	10 Meeting 7:00 - 9:00 PM 30 - 40 people	11	12
13	14	15 Meetings 6:00 - 9:00 PM 12 - 20 people	16	17	18	19
20	21 Meetings 6:00 - 9:00 PM 12 - 20 people	22	23	24	25	26
				Weekend Seminar 8:30 AM Friday - Noon Sunday 25 - 70 people (up to 60 overnight)		
27	28	29	30	31	01	02
Spring Recess - No on-site activities						
03	04	05	06	07	08	09

Non-School Curriculum Program
Sample Annual Calendar

EXHIBIT A

APRIL

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
27	28	29	30	31	01	02
03	04	05	06	07	08	09
Spring Recess - No on-site activities						
10	11	12 Meetings 6:00 - 9:00 PM 12 - 20 people	13	14	15	16
17	18 Meetings 6:00 - 9:00 PM 12 - 20 people	19	20	21	22	23
24	25	26 Meetings 6:00 - 9:00 PM 12 - 20 people	27	28	29	30
01	02	03	04	05	06	07
				Weekend Seminar 5:00 PM Saturday - 4:00 PM Sunday 30 - 90 people (up to 70 overnight)		

**Non-School Curriculum Program
Sample Annual Calendar**

EXHIBIT A

MAY

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
01	02 Meetings 6:00 - 9:00 PM 12 - 20 people	03	04	05	06	07
				Weekend Seminar 5:00 PM Saturday - 4:00 PM Sunday 30 - 70 people		
08	09	10 Meetings 6:00 - 9:00 PM 12 - 20 people	11	12 Meeting 7:00 - 9:00 PM 30 - 40 people	13	14
15	16 Meetings 6:00 - 9:00 PM 12 - 20 people	17	18	19	20	21
				Weekend Seminar 5:00 PM Saturday - 4:00 PM Sunday 30 - 70 people		
22	23	24 Meetings 6:00 - 9:00 PM 12 - 20 people	25	26	27	28
29	30 Meetings 6:00 - 9:00 PM 12 - 20 people	31	01	02	03	04
05	06	07	08	09	10	11

JUNE

Non-School Curriculum Program Sample Annual Calendar

EXHIBIT A

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
29	30	31	01	02 Meeting 7:00 - 9:00 PM 30 - 40 people	03	04
05	06 Meetings 6:00 - 9:00 PM 12 - 20 people	07 Meetings 6:00 - 9:00 PM 12 - 20 people	08	09	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
Weeklong Workshop 6:00 PM Sunday - 4:00 PM Sunday 30 - 70 people (overnight)						
26	27	28	29	30	01	02
03	04	05	06	07	08	09

JULY

Non-School Curriculum Program Sample Annual Calendar

EXHIBIT A

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
26	27	28	29	30	01	02
03	04	05	06	07	08	09
10	11	12	13	14	15	16
Weeklong Workshop 6:00 PM Saturday - Noon Saturday 30 - 50 people (overnight)						
17	18	19	20	21	22	23
24	25	26	27	28	29	30
Long weekend Conference 4:00 PM Wednesday - Noon Sunday 30 - 60 people (overnight)						
31	01	02	03	04	05	06

AUGUST

Non-School Curriculum Program Sample Annual Calendar

EXHIBIT A

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
31	01	02	03	04	05	06
07	08	09	10	11	12	13
Weeklong Workshop 6:00 PM Saturday - Noon Saturday 50 - 90 people (up to 75 overnight)						
14	15	16	17	18	19	20
Weeklong Workshop 6:00 PM Saturday - Noon Saturday 30 - 60 (overnight)						
21	22	23	24	25	26	27
Weeklong Workshop 3:00 PM Sunday - Noon Sunday 35 - 60 people (overnight)						
28	29	30	31	01	02	03
04	05	06	07	08	09	10

Non-School Curriculum Program
Sample Annual Calendar

EXHIBIT A

SEPTEMBER

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
28	29	30	31	01	02	03
04	05	06	07	08	09	10
11	12 Meetings 6:00 - 9:00 PM 12 - 20 people	13	14	15	16	17 Day-long Workshop 8:30 AM - 5:00 PM 50 - 85 people
18	19	20 Meetings 6:00 - 9:00 PM 12 - 20 people	21	22	23	24
25	26 Meetings 6:00 - 9:00 PM 12 - 20 people	27	28	29	30	01
				Weekend Seminar 6:00 PM Friday - 2:00 PM Sunday 40 - 60 people		
02	03	04	05	06	07	08

Non-School Curriculum Program
Sample Annual Calendar

EXHIBIT A

OCTOBER

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
25	26	27	28	29	30	01
				Weekend Seminar 6:00 PM Friday - 2:00 PM Sunday 40 - 60 people (overnight)		
02	03	04	05	06	07	08
		Meetings 6:00 - 9:00 PM 12 - 20 people		Meeting 7:00 - 9:00 PM 30 - 40 people		
09	10	11	12	13	14	15
	Meetings 6:00 - 9:00 PM 12 - 20 people				Day-long Workshop 8:30 AM - 5:00 PM 40 - 70 people	
16	17	18	19	20	21	22
		Meetings 6:00 - 9:00 PM 12 - 20 people				
23	24	25	26	27	28	29
	Meetings 6:00 - 9:00 PM 12 - 20 people			Weekend Seminar 6:00 PM Friday - 2:00 PM Sunday 40 - 60 people (overnight)		
30	31	01	02	03	04	05

Non-School Curriculum Program
Sample Annual Calendar

EXHIBIT A

NOVEMBER

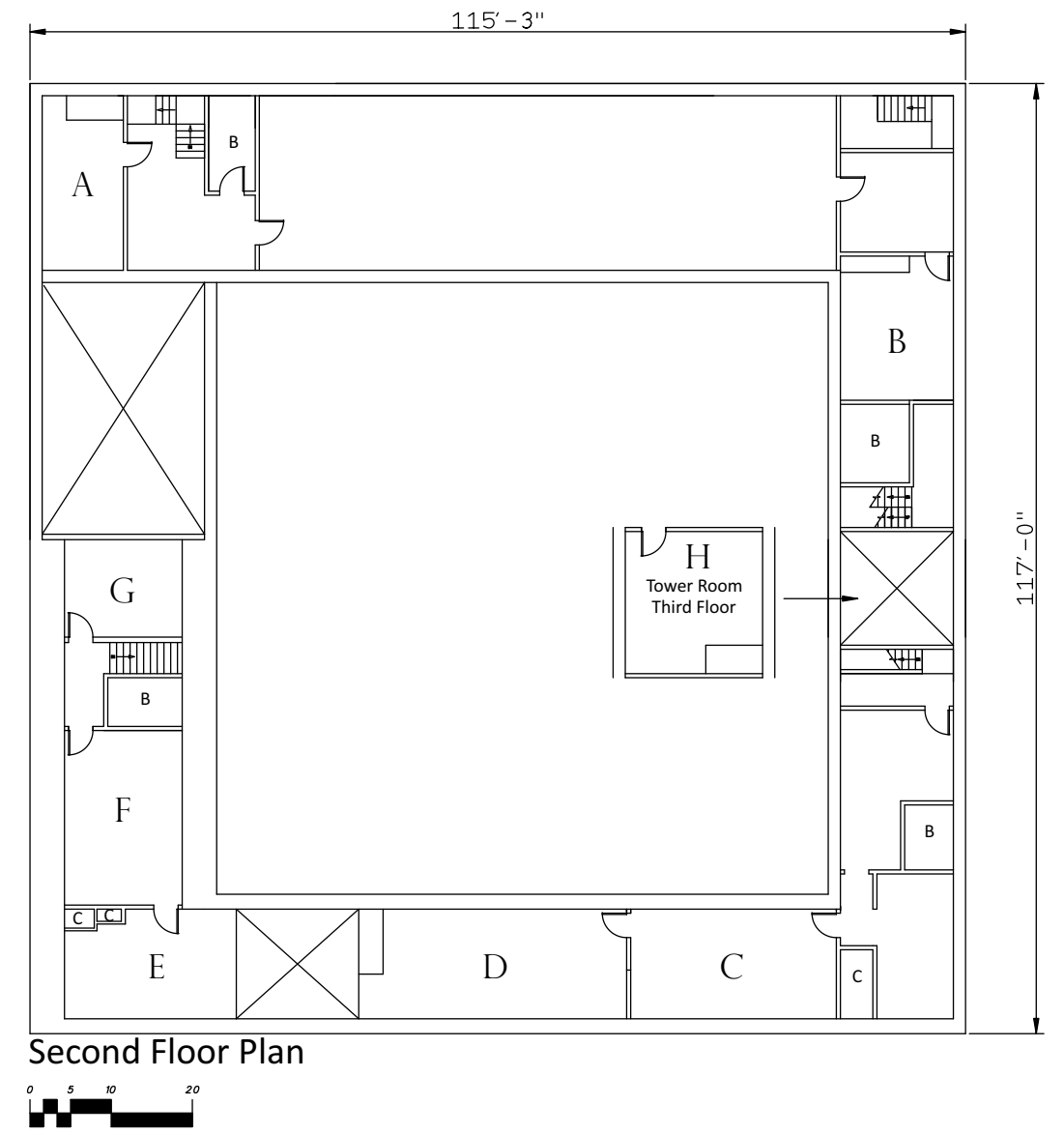
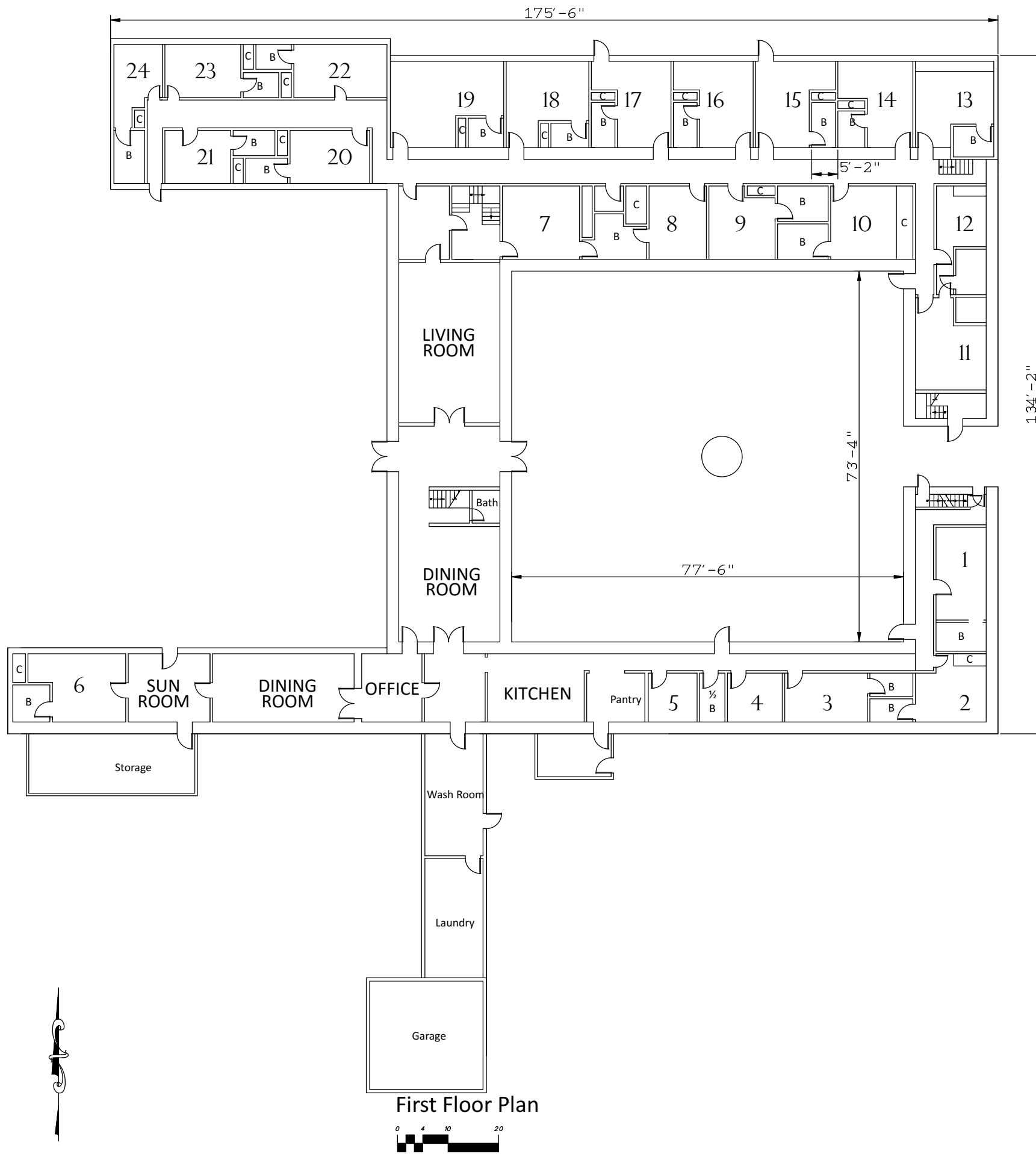
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
30	31	01 Meetings 6:00 - 9:00 PM 12 - 20 people	02	03 Meeting 7:00 - 9:00 PM 30 - 40 people	04	05	
06	07 Meetings 6:00 - 9:00 PM 12 - 20 people	08	National/International Conference 4:00 PM Thursday - 10:00 AM Sunday 80 people				12
13	14	15 Meetings 6:00 - 9:00 PM 12 - 20 people	16	17	18	19	
20	21	22	23	24	25	26	
27	28 Meetings 6:00 - 9:00 PM 12 - 20 people	29	30	01	02	03	
04	05	06	07	08	09	10	

DECEMBER

Non-School Curriculum Program Sample Annual Calendar

EXHIBIT A

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
27	28	29	30	01 Meeting 7:00 - 9:00 PM 30 - 40 people	02	03	
04	05	06 Meetings 6:00 - 9:00 PM 12 - 20 people	07	08 Weekend Seminar 6:00 PM Friday - 2:00 PM Sunday 30 - 50 People (overnight)			10
11	12 Meetings 6:00 - 9:00 PM 12 - 20 people	13	14	15	16	17	
18	19	20	21	22	23	24	
Winter Break - No on-site activities							
25	26	27	28	29	30	31	
Winter Break - No on-site activities							
01	02	03	04	05	06	07	



EXISTING FLOOR PLANS
1065 QUAKER BRIDGE ROAD EAST

EXHIBIT B

1065 Quaker Ridge Road East
Town of Cortlandt, New York

EXHIBIT C

Evaluation of Existing Onsite Sanitary Disposal Systems

On Behalf of the Gurdjieff Foundation, Inc., DTS Provident conducted a site inspection of the Danish Home property on March 17, 2022. The property is located at 1065 Quaker Bridge Road East in the Town of Cortlandt, New York. The purpose of the inspection was to locate the various sanitary sewer systems disposal sites and assess the surface conditions for signs of seepage, settlement or surface water. Erik Andersen of the Danish Home was available to provide information on general maintenance and improvements made during his tenure at the Danish Home. The following was observed and as provided by Erik Andersen.

Main Building – Nursing Home

This main building has three separate sanitary piping systems to collect wastewater from the building and direct the flow to septic tanks before discharging into the exterior subsurface sewage disposal systems (SSDS). The sanitary system from the kitchen is a grey water system and sanitary waste is directed to two grease trap tanks located on the south side of the building, adjacent to the driveway. The kitchen waste and grease are cleaned and pumped out on a regular basis. The effluent from the grease traps is piped west to a junction box located just off the main driveway and then connected to four 1000-gallon leaching tanks installed in 1991. The tanks are in a flat lawn area just below the main parking area west of the building. The lawn area is well maintained and no signs of surface discharge or ground settlement. The surface showed no signs of standing water for wash outs.

A second collection system is located on the west side of the building to serve the 1958 building addition and a small apartment located on the south-west portion of the building. The sanitary lines located outside the building and are connected to a 1500-gallon septic tank and 540-lf of tile fields installed in 1958¹. The SSDS is generally located within a maintained lawn area although a portion of the system may be located in a heavy brush area to the west of the open lawn. No evidence of failure of surface discharge or ground settlement.

The third system was considered the original system installed for the residential building. The date of the system is not known but the disposal system was replaced in 1954 with 1500-lf of tile fields. The exact location of the fields is not known but it appears to be located north of the building and west of the main driveway. Two septic tanks with stone tank covers were found in the open lawn area.

¹ Based on records provided by the Danish Home

Erik Andersen stated the septic tanks were pumped out on a regular basis and except for a pipe repair the Danish Home has never had a problem with the main building systems.

Figure 1 below illustrates the approximate areas within the building that are connected to each of the three SSDS's². Figure 2 illustrates the approximate location of the SSDS's on the property survey map.

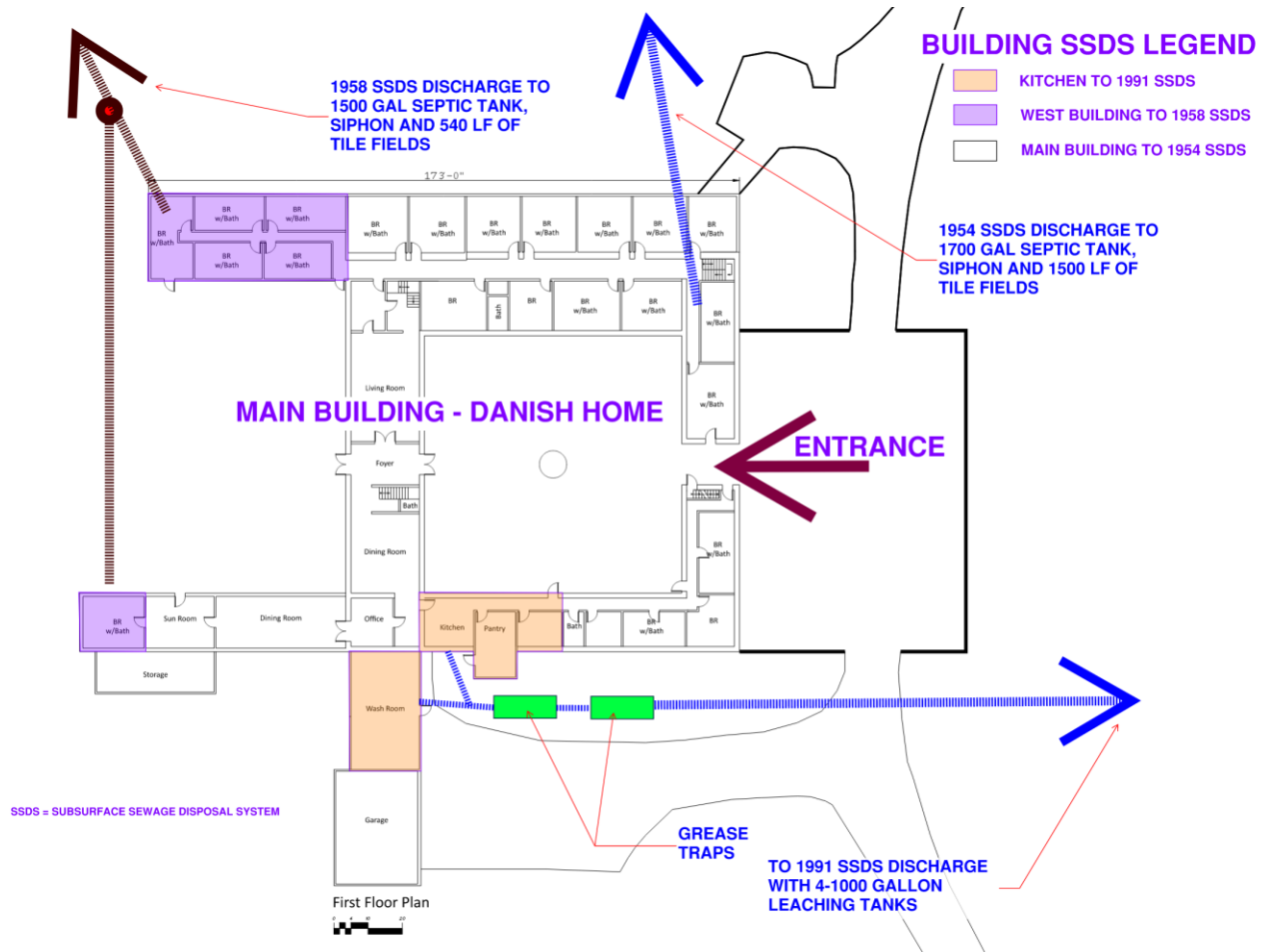


Figure 1 – Portions of the Main Building Connection to the SSDS

Garage and Barn Buildings

There are two buildings located on the north end of the property. The garage building has garages on the lower level with utility space and the second floor has resident rooms with bath facilities. The sanitary system appears to be connected to the septic tank located on the east side of the barn building near the driveway. A flat stone cover is used over the tank access opening. The tank discharges to a disposal system located on the east side of the driveway. According to the Danish Home, sink and

² As reported by the Danish Home and record documents

bathroom facilities from the building have not been used in some time. The pipe leaving the septic tank was snaked with a cable and the direction of the discharge line was found to be east across the driveway to a grassy area. No other information is known. This system is assumed to be inoperable unless further testing is performed, or additional information is found.

The single-family cottage located south of the main building has been recently used as a caretaker's residence. While the septic tank was regularly pumped the location of the disposal system is unknown. Further investigations would be required to determine the location and condition of the systems.

Usage and Capacity

Based on records of water usage at the main building provided by the Danish Home, the average water use in 2016 was between 55,000 and 72,000 gallons per month or between 1,833 gpd and 2,400 gpd. The highest water use was in August which would be attributed to exterior water usage for cleaning and hand irrigation of plant beds. The water usage would include resident personal use and the kitchen area for food preparation. The water supply, storage and treatment system were permitted and monitored by the Westchester County Department of Health as a Community Water Supply System.

Based on the record documents provided by the Danish Home, the reported size and potential capacity of the installed SSDS³ are estimated as follows,

1954 SSDS (Main Building System)

- 1500 feet of 24-inch-wide trenches
- 1500 ft x 2 ft = 3000 sf of available absorption area
- Assuming a soil rate of 16-20 minutes per inch for soils classified as Charlton Loam⁴
- The soil rate will yield an application rate⁵ of 0.70 gal/day/sf
- The theoretical estimated capacity of the system is 3000 sf x 0.70 gal/day/sf = 2100 gal/day
- Based on the perc test performed in 1954 when the system was rebuilt, the soil rate was 1.5 gal/sf/day. This would yield a system capacity of approximately 4500 gpd

1958 SSDS (Building Addition)

- 540 feet of 24-inch-wide trenches
- 540 ft x 2 ft = 1080 sf of available absorption area

³ Capacity calculations based on information provided in the original design information and assumes no degradation of the systems.

⁴ Based on Reference Table 4B, Conventional Absorption Trench Rates, Design Handbook, New York State Department of Health, 2012

⁵ See Reference Table 4B for allowable absorption rate for average soil

- Assuming a soil rate of 16-20 minutes per inch for soils classified as Charlton Loam
- The soil rate will yield an application rate of 0.70 gal/day/sf
- The theoretical estimated capacity of the system is 1080 sf x 0.70 gal/day/sf = 756 gal/day
- If using the 1.5 gal/day/sf rate, the capacity would be 1620 gpd

Total capacity of the residential system would be 2100 gpd + 756 gpd = 2856 gpd based on theoretical soil rates for the type of soils found on the site. Based on the percolation test performed in 1954, the capacity of the systems would be 4500 gpd + 1620 gpd = 6120 gpd.

The Kitchen System (Grey Water)

- This system was reported to provide grey water disposal only.
- Each tank is approximately 1000 gallons as reported in the installation invoice.
- Assuming 1000-gal leaching tanks are 6-ft diameter, and 5 feet deep will yield an effective absorption area⁶ of 94 sf.
- 6-tanks at 94 sf of absorption area yields 564 sf absorption area
- Using a soil rate of 0.7 gal/day/sf, the capacity of the system is 395 gpd
- The large leaching tank volumes can accommodate higher peak flows and effluent volume when higher food preparation or cleaning of equipment was needed.

Future Use by the Gurdjieff Foundation

Future use of the property by the Foundation can be accommodated provided the water usage is monitored to limit water usage to similar rates of flow used by the Danish Home. Given the existing sanitary systems were operating without any failures⁷, should additional sanitary capacity be needed, it is recommended that the existing disposal systems be located and exposed in certain locations to inspect and identify the conditions of the soil absorption beds, water levels in the trenches and overall size. The septic tanks should be cleaned and inspected for signs of repairs and/or replacement as needed. Soil percolation tests can be provided in areas downstream of the existing systems to identify suitable future disposal sites. Given the size of the property, there appears to be sufficient area to expand or replace the sanitary disposal areas if needed.

⁶ See Reference Table 7 for effective absorption area of 94 square feet

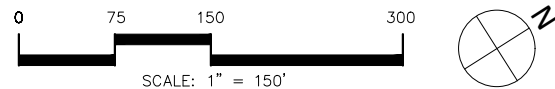
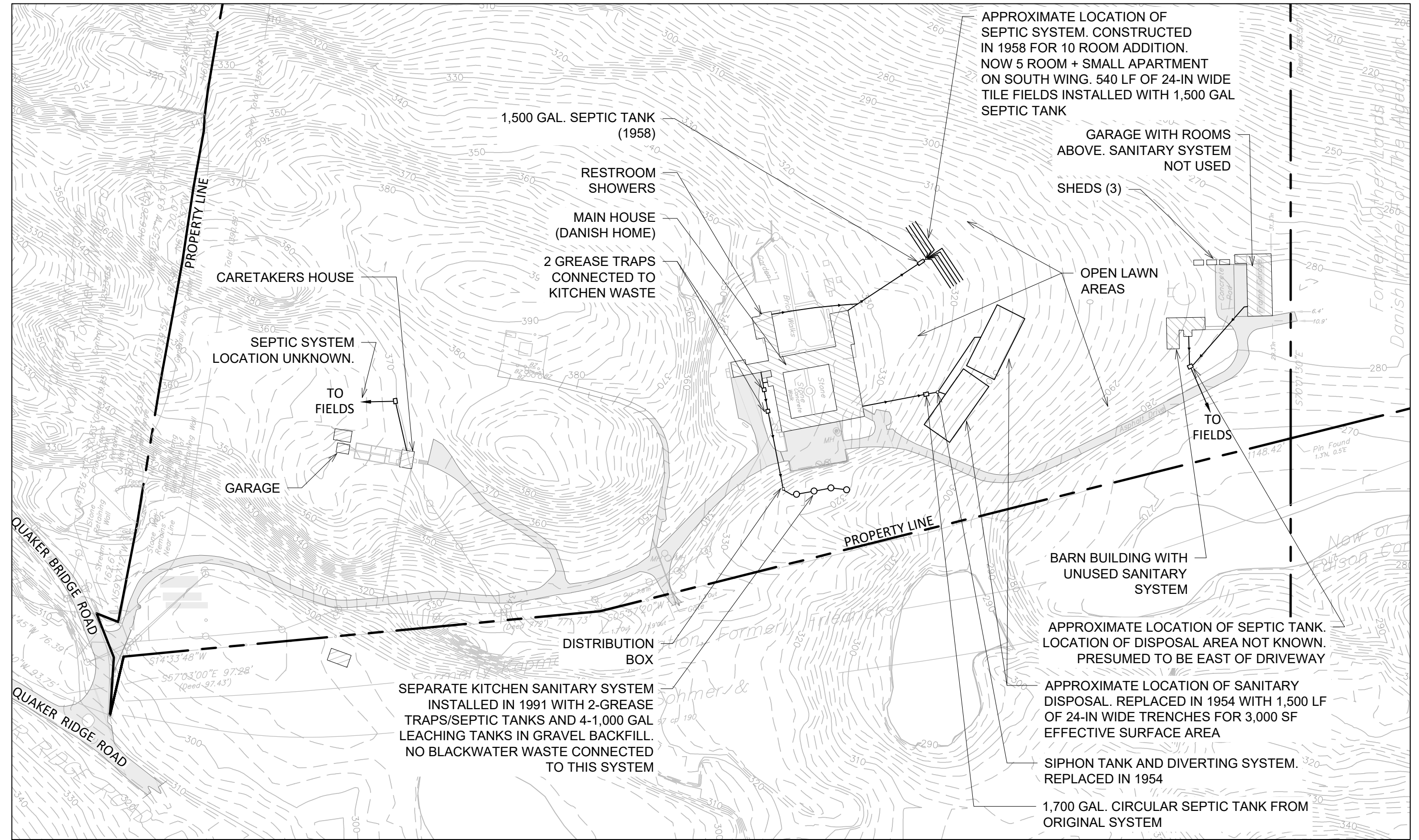
⁷ According to Erik Andersen of the Danish Home no failures of the systems was observed by him during his 18-years managing the property.

Table 4B and 7 from Residential On-Site Wastewater Treatment Systems, Design Handbook, New York State Department of Health, 2012

TABLE 4B APPLICATION RATES FOR NON-STANDARD DESIGN FLOWS	
Percolation Rate (minutes/inch)	Application Rate (gal/day/sq. ft.)
1 - 5	1.20
6 - 7	1.0
8 - 10	0.90
11 - 15	0.80
16 - 20	0.70
21 - 30	0.60
31 - 45	0.50
46 - 60	0.45
Soil with a percolation rate of less than 1 minute/inch is unsuitable for a conventional system	
Required Area (sq. ft.) = Flow Rate (GPD)/Application Rate (GPD/sq. ft.)	
Required Absorption Trench Length = Required Area (GPD)/2 feet (trench width)	

TABLE 7 SEEPAGE PITS (CYLINDRICAL) - DIMENSIONS FOR REQUIRED ABSORPTIVE AREA (IN SQUARE FEET)										
Diameter of Seepage Pit (feet)	EFFECTIVE STRATA DEPTH BELOW FLOW LINE (BELOW INLET)									
	1 FEET	2 FEET	3 FEET	4 FEET	5 FEET	6 FEET	7 FEET	8 FEET	9 FEET	10 FEET
3	9.4	19	28	38	47	57	66	75	85	94
4	12.6	25	38	50	63	75	88	101	113	126
5	15.7	31	47	63	79	94	110	126	141	157
6	18.8	38	57	75	94	113	132	151	170	188
7	22	44	66	88	110	132	154	176	198	220
8	25.1	50	75	101	126	151	176	201	226	251
9	28.3	57	85	113	141	170	198	226	254	283
10	31.4	63	94	126	157	188	220	251	283	314
11	34.6	69	104	138	173	207	242	276	311	346
12	37.7	75	113	151	188	226	264	302	339	377

Absorptive Area for Cylinder = πDh
Absorptive Area for Rectangle = $(2W + 2L)h$
h – effective depth (Invert of inlet to bottom of seepage pit)
D – outside diameter in ft.
W – outside width in ft.
L – outside length in ft.
 $\pi = 3.14$



EXISTING SEPTIC SYSTEM

**COMPLIANCE WITH CHAPTER 307. ZONING
ARTICLE X. STANDARDS AND CONDITIONS FOR SPECIAL PERMITS
§307-42 GENERAL CONDITIONS AND STANDARDS**

The Gurdjieff Foundation, Inc.
1065 Quaker Bridge Road East

The applicant, The Gurdjieff Foundation, Inc. (The Gurdjieff Foundation or Foundation) is seeking site plan approval and a special permit for a non-school curriculum program to use the existing Danish Home property. The following describes the proposed compliance with Section 307-42(A.1-9) of the Zoning Code, which requires the Planning Board to issue findings based on several conditions and standards when authorizing a special permit.

A. *Prior to granting a special permit, the Planning Board, Zoning Board of Appeals or Town Board, as the case may be, shall make findings and determinations as follows:*

1 *The use shall be of such location, size, intensity of operation and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to adjacent land and buildings nor impair the value thereof nor hinder the orderly development of adjacent districts.*

The Foundation does not propose to expand the footprint of the existing structures. The property has been owned and occupied by The Danish Home for the Aged (Danish Home), a nursing home that has existed on the site since 1954. The Danish Home provided 24 beds for the nursing home residents and had a full staff of nurses, food service, custodial, caretakers, and administration, etc., some of whom resided on the property on an intermittent or full-time basis. In addition, the Danish Home also held various events on-site including some for approximately 500 people, with an estimated 250 vehicles. There was one regularly held special event that one year had approximately 3,000 attendees. The use of the property by the Foundation will be less intense.

The property is approximately 48 acres in size located in the R-80 zoning district, with approximately two-thirds of the site on the south and west being wooded. The property is bounded on the east by Lakewood Estate, south by Quaker Bridge Road East and two residential properties, west by the Old Croton Aqueduct Trailway, and north by Con Edison property with electric transmission lines. The driveway extends into the Property for approximately 0.4 miles, with the main building approximately a quarter mile from Quaker Bridge Road East. The nearest neighboring structures are approximately 1,000

feet to the south, 1,300 feet to the southwest, 1,200 feet to the west and 500 feet to the east.

The Foundation proposes to use the property and existing structures for a non-school curriculum program centered on the study of the methods and teaching of G.I. Gurdjieff, an author, teacher and musician, whose ideas were influenced by various ancient cultural and religious sources. The Foundation's activities, based on the concepts of self-help and self-awareness to promote a more humane manner of interacting with oneself and the world, will include instructional seminars and roundtables on the study of these ideas and practical application, along with classes providing instruction in various artistic and creative activities. The enclosed sample calendar (see Exhibit A, *Non-School Curriculum Program Sample Annual Calendar*) shows the Foundation's anticipated program types with estimated durations and attendance during a typical year. The activities of the Foundation, which include meditation, mind-body exercise and dance, cooking, gardening, and studies of music and creative arts and crafts (such as pottery, wood carving, basket weaving and print making), are quiet and reflective in nature and are compatible with the residential zoning district.

Given the insulated nature of the property and the peaceful nature of the activities proposed to be undertaken by the Foundation, the proposed use will not be detrimental to adjacent land and buildings, nor impair the value thereof.

2. *The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection with it will not be hazardous or inconvenient to the predominant residential or other prevailing character of the neighborhood.*

For many reasons, the Foundation intends to keep traffic into the property at the lowest practical levels. The Foundation will take advantage of the proximity to the Croton train station to encourage members to make use of public transit. Participants driving to the property can pick up others at the train station to reduce trips. Based on the Foundation's experience at their New York City property, it is expected that many will carpool from their homes with other members.

Deliveries for the Project would be generally less than those for the Danish Home, which required more frequent food deliveries given that the Danish Home had year-round, full-

time residents and staff at the property. Loading for the Site would generally be performed along the driveway on the southern side of the main building, serving the small garage and kitchen areas, similar to what was done with the Danish Home. Overall, traffic generated by the Foundation would generally be similar to that of the Danish Home, with less daily traffic. As described above, the traffic generated by the Foundation is expected to be limited to the arriving and departure periods of guests as guests will be participating in a structured program of activities while at the property.

During the times that the Foundation's programs are taking place, there will be very minimal traffic in and out of the property. This will be further mitigated by guests using the Croton-Harmon Train Station and by carpooling. Thus, the Foundation traffic is not anticipated to adversely impact the adjacent roadways or character of the neighborhood.

- 3. The number, location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.*

The Foundation proposes to maintain the Danish Home building and grounds for its use, which will not hinder or discourage appropriate development and use of adjacent land or impair the value thereof, particularly given the large size of the site, at 48 acres, and the large distances between the existing structures and adjacent properties.

- 4. The location and size of the use and the nature and intensity of the operations involved in or conducted in connection with it shall be such that the use will not adversely affect nearby existing uses, nor will it be detrimental to the existing or potential use and value of land and buildings in the vicinity by reason of noise, vibration, excessive light, smoke, gas, fumes, odor or other atmospheric pollutant or danger of fire or explosion.*

The proposed non-school curriculum program, as described above, would not result in excessive noise, vibration, or light, or result in smoke, gas, flames, odor or other atmospheric pollutant or danger of fire or explosion that would be detrimental to the existing or potential use and value of land and buildings in the vicinity. Noise will be minimal. There is no anticipated use of external loudspeakers or other noise amplifying devices at the property. The most noise is likely to be associated with grounds keeping, likely similar to current levels. The property has wooded areas along the boundaries with all residential properties.

5. *Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances.*

The Foundation proposes to utilize the existing full movement driveway that currently provides access to the Property, forming an unsignalized three-legged intersection with Quaker Bridge Road East, just west of Quaker Ridge Road. The driveway then extends into the Property for approximately 0.4 miles, with the main building approximately a quarter mile from Quaker Bridge Road East.

A parking layout illustrating how parking would be adequately accommodated on the property for use by the Foundation is enclosed (see SP-3, *Conceptual Parking Layout Plan* in the enclosed drawing set). The proposed parking areas are located within the northeast portion of the site, approximately 1,000 feet from the nearest residential property to the south.

6. *The use as proposed will not require such additional public facilities or services, such as sewerage systems, storm drainage systems, public water supplies, recreational systems and street systems, to be provided at public expense or create unacceptable environmental or fiscal burdens upon the Town.*

No additional public facilities or services would be required as part of the proposed use.

7. *The proposed use is developed such that the existing land form is preserved in its natural state, insofar as practicable, by minimizing grading and the erosion or stripping of steep slopes and by maintaining man-made features that enhance the land form, such as stone walls, with minimal alteration or disruption. In addition, all open spaces should be designed and planted to enhance the attractiveness of the neighborhood.*

The Foundation proposes to maintain the existing site for its programs and does not anticipate activities beyond typical property maintenance and upkeep.

8. *The proposed buildings are located harmoniously with the land form, vegetation and other natural features of the site; compatible in scale, design and use with those buildings and designs which are visually related to the development site; effectively located for solar and wind orientation for energy conservation; and advantageously located for views from the building while minimizing the intrusion on views from other buildings.*

The Foundation proposes to maintain and utilize the existing buildings for its programs and does not propose to construct additional structures.

9. *The proposed use is consistent with the Town Master Plan, meets applicable requirements of the New York State Uniform Fire Prevention and Building Code and receives all required county, state and federal approvals.*

Envision Cortlandt, 2016 Sustainable Comprehensive Plan identifies the Danish Home as a “Town of Cortlandt Important Historic Place” (Table 9-1, p125). The Foundation recognizes and appreciates the importance of the property to the Town’s history and proposes to maintain the existing buildings and property for its use.

Building maintenance, upgrades and any routine property maintenance activities would comply with all New York State Uniform Fire Prevention and Building Code provisions, as well as any county, state and federal approvals, as required.

- B. *In addition to the general standards for special permits set forth above and additional standards set forth elsewhere in this chapter for specific uses, the approving board may, as a condition of approval of such use, establish any other conditions and requirements as it may deem necessary or appropriate to promote the public health, safety and welfare, including but not limited to hours and days of operation, additional on-site parking, arrangements for security and supervision and a requirement that the special permit be periodically renewed subject to and in accordance with the requirements of this chapter.*

Standard noted.