



# HIGHLANDS ARCHITECTURE pllc

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April 19, 2019

**Town of Cortlandt  
Department of Technical Services (DOTS): Planning Division  
Town Hall Office #4  
1 Heady Street  
Cortlandt Manor, NY 10567**

**Re: Application for Planning Board Site Plan Amendment for:  
2305 Crompond Road, Cortlandt Manor, NY 10567  
Zone: HC – Highway Commercial  
Section: 34.7, Block: 2, Lot: 8**



Dear Members of the Planning Board,

We are returning to you once again as we have recently been informed by the Civil Engineering Consultants that the Westchester County Department of Health has determined that the existing septic system does not have enough capacity to accommodate the Physical Therapy use. The proposed Physical Therapy use placed too much demand on the existing septic and there is no feasible way of expanding the system. Therefore, the Owner has decided to return to their originally approved plan of accommodating “recreational” use tenants only. There will be no Physical Therapists within the building.

There is no intention of minimizing the parking spaces which we had added in the last iteration presented to the Planning Board to accommodate the Physical Therapy practice as well as the dedicated parking spaces serving the existing second floor apartment. We would actually be exceeding the required number of parking spaces on the site by a quantity of five.

As you are aware, the proposed new floor plan for the building has been designed to accommodate five individual ground level Tenant Spaces which includes an existing Apartment on the second floor on the eastern side of the building which shall remain unaltered. There are no proposed additions to the building. Parking requirements for the building have been satisfied and exceeded. There are no additional exterior changes or parking layout changes from our previously approved plan other than the signage information which was also provided in our previous submission to you.

This project requires a Change of Use. We are resubmitting our revised Site Plan and requesting that the Planning Board make a motion to approve it.

Please do not hesitate to contact our office should you require any additional information or documentation.

Thank you in advance for your review and consideration of our revised submission.

Best regards,

**Justin R. Kacur, Architect  
Highlands Architecture, pllc**





**HIGHLANDS**  
**ARCHITECTURE**  
plc

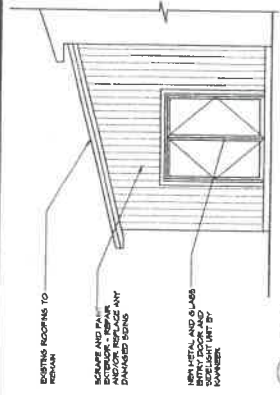
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COUG SPRING, NY 05936  
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highlandsarch.com

ATTRATIONS TO:  
2305 CROMPOND ROAD  
CORTLAND, NY

EXTERIOR ELEVS &  
EXTERIOR NOTES

C-2

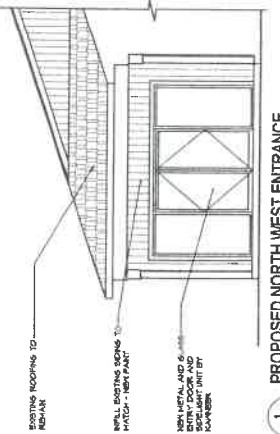
DATE: 27 NOVEMBER 2018
REVISIONS: 13 JANUARY 2019
REVISIONS:
REVISIONS:
DRAWN BY: BK
PROJECT NUMBER: 1801-1452



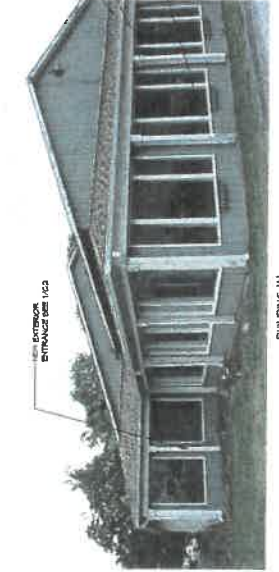
2 PROPOSED EAST ENTRANCE  
1/4" = 1'-0"



BUILDING 'A' NORTH WEST FACADE



1 PROPOSED NORTH WEST ENTRANCE  
1/4" = 1'-0"



BUILDING 'A' NORTH WEST FACADE



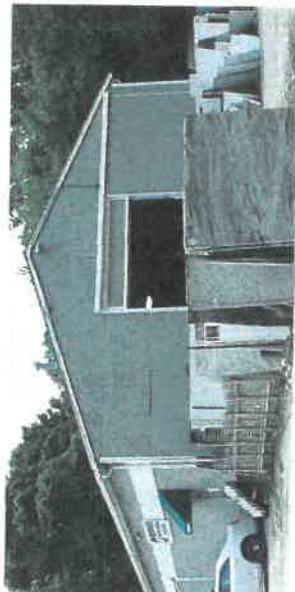
BUILDING 'A' EAST SOUTH FACADE



BUILDING 'A' NORTH EAST FACADE



BUILDING 'A' NORTH EAST FACADE



BUILDING 'A' SOUTH EAST FACADE

BUILDINGS BY  
EXISTING TO REMAIN TO WORK  
PROPOSED