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March 22, 2023

Copies ¹ Planning Board
 Town Board
 Zoning Board
 ¹ Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 Applicant
 ¹ Joe Kus, MD, P.E.

 Sent 3/22/23

By Electronic Mail

Hon. Stephen Kessler
Chairman of the Town of Cortlandt Planning Board
and Members of the Board
1 Heady Street
Cortlandt Manor, New York 10567

**Re: Ryan Main, LLC ("Applicant")
Meadowbrook Commons on the Boulevard
Conceptual Review of Proposed Additional Units**

Dear Chairman Kessler and Members of the Planning Board:

This firm represents Ryan Main, LLC in connection with its previously approved Pondview Commons Project, now known as "Meadowbrook Commons on the Boulevard," located on Route 6, west of Regina Avenue. The Project has been built, is fully absorbed, and has successfully transformed the site to an attractive and beneficial use in the Town.

The Town Board is reviewing the Applicant's application for a Zoning Text Amendment and Amended Residential Reuse Special Permit ("RRUSP") that would facilitate the development of 13 additional rental units ("Project"). On March 20th, the Town Board opened its public hearing and referred the RRUSP Application to the Planning Board.

We make this submission in advance of the Planning Board's April 4, 2023 meeting for an introductory presentation of the Project, and to receive any initial feedback the Board may have. Concept Site Plans are enclosed for review. The team anticipates submitting a complete site plan application to the Board for the May meeting.

The proposed additional units would meet the ongoing strong demand for the Project's rental product, which is attractive to individuals and small families with moderate income levels. This would be accomplished by constructing two, 6-unit buildings, plus a new unit above the existing Clubhouse. The Zoning Amendment would empower the Town Board to allow properties that are eligible for a RRUSP to be developed at a maximum density of 25% over the existing number of residential units in exchange for the provision of services or funds toward one or more public benefits, such as off-site public recreational improvements.

Thank you for the Board's attention.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: Brad Schwartz

Brad Schwartz
Kasey Brenner

Encls.

cc: Thomas F. Wood, Esq.
Michael Cunningham, Esq.
Chris Kehoe, AICP
Ryan Main, LLC