

July 19, 2023

Steven Kessler, Chairman  
Town of Cortlandt Planning Board  
Town Hall  
One Heady Street  
Cortlandt Manor, New York 10567

**Re: *Site Plan & Special Permit***  
***NK Electric LLC***  
***465 Yorktown Road (Route 129)***  
***Town of Cortlandt, NY***  
***Tax Map Designation: 56.19-1-3***

Dear Chairman Kessler and Members of the Planning Board:

Find enclosed the following information for the above-referenced application:

- Site Plan, dated May 30, 2023, last revised July 19, 2023

We are pleased to submit the enclosed information on behalf of the applicant, NK Electric LLC ("Applicant"), who is seeking Site Plan Approval & a Special Permit for his electrical contracting business at the above reference property. The parcel is 11,961 SF (0.27 acres), is triangular in shape and is located in the HC (Highway Commercial) Zoning District. Specialty Trade contractors are permitted by Special Permit of the Planning Board in the HC zone. Town Code Chapter 307-65.6. Specialty Trade Contractors lists criteria A. through L. for consideration.

The following are responses to the June 12, 2023 review memorandum prepared by Chris Kehoe, AICP, Director of Planning.

1. Comment noted, no response required.
2. Information required by Chapter 307-71:
  - a. A landscape plan has been prepared and is part of the Site Plan set submitted.
  - b. One (1) handicapped parking space has been added to the Site Plan.
  - c. The applicant is not proposing any signage at this time.
  - d. The make, model & size of the business vans are as follows: two (2) Ford 250 (Med Height), two (2) Ford 250 (Low Top) & two (2) Ram ProMaster (High Top)

- e. A note has been added to the Site Plan that no outdoor storage is proposed.
  - f. A note has been added to the Site Plan that private carting is required for garbage removal and the Town of Cortlandt will not provide sanitation services to the site.
3. Comment noted, no response required.
4. The following are written analysis responses of the Special Permit Conditions as per Section 307-65.6 of the Town of Cortlandt Zoning Code:
- A. The project site does not abut with a residential district. However, we have proposed landscaping at the front of the building to enhance the aesthetics.
  - B. Noise levels should not exceed 65 dB or the 55 dB noted at any time based on the nature of the business. Employees will pick up their company vehicle and leave for electrical contracting jobs. Office staff will remain on-site. No outside work will take place at the site.
  - C. The nature of the electrical contracting business will not create any “fugitive dust or odors from contractor activities”.
  - D. Existing impervious coverage of the site is +/-55% and we are not proposing any additional impervious coverage.
  - E. This is a relatively small electrical business operation with modestly sized vehicles that leave the site in the AM and return in the PM. It should also be noted that the work vans do not always come back to the office every day. Employees sometime take the work vans home and go directly to the job sites the following day.
  - F. The electrical business does not store materials outdoors. Materials will be stored in the basement. Further, we have added a note to the Site Plan prohibiting outdoor storage of materials.
  - G. Duly noted.
  - H. Again, the nature of the electrical business does not include/require the use of machinery, equipment or power tools at any time at the site.
  - I. At this time we do not believe security fencing would be required as the site will consist of the building and parking spaces only.
  - J. Duly noted.
  - K. Duly noted.

L. Duly noted.

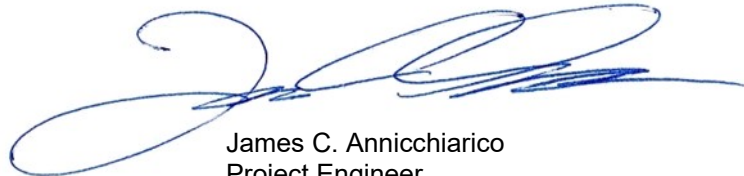
5. Comment noted, no response required.
6. Comment noted, no response required.
7. Comment noted, no response required.

The following are responses to the New York City Environmental Protection (“NYCEP”) letter by Cynthia Garcia, dated June 27, 2023.

1. We do not believe there will be any upgrade required for the existing septic system based on the change of use as the anticipated flows generated by the office use will be minimal (i.e. 25 to 50 gpd). We are working on obtaining a “No Objection” letter for the change of use from the Westchester County Department of Health (“WCDH”).
2. We believe the area of proposed parking spaces for the business work vans has been a parking area for years. It is our understanding that the existing septic system consists of a septic tank and two (2) seepage pits. Considering the fact that seepage pits utilize the soils of the bottom area and the anticipated minimal flows we do not believe parking vehicles in this area will be an issue. However, we will certainly confirm the tank & seepage pits can accommodate H2O loading. We have also shifted the parking spaces as far as possible to the south.
3. Comment duly noted. However we are not proposing any new impervious surfaces.

We look forward to appearing before the Planning Board to discuss the project in detail on July 25, 2023. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico  
Project Engineer

enclosures

cc: Nicholas Kalyvas, NK Electric LLC w/enclosures

File: *Kalyvas-465 Yorktown Rd-Cortlandt-Site Plan & Special Permit-Letter-Submission-20230719*