

October 19, 2022

Via Online Application Portal (<https://wherelifeworkscortlandt.com/>)

Hon. Loretta Taylor
Chairperson of the Town of Cortlandt Planning Board
and Members of the Planning Board
1 Heady Street
Cortlandt Manor, New York 10567

***Re: Bilal Ahmad (Cortlandt Manor Hotel)
Application for Site Plan Approval
2054 East Main Street, Section 23.20 Block 1 Lots 2 & 3 (the "Property")***

Dear Chairperson Taylor and Members of the Planning Board:

This firm represents Bilal Ahmad ("Applicant") in connection with the above-referenced Property. The Applicant is a contract vendee of the subject property.

We are pleased to submit this Application for Site Plan Approval to permit the construction of a new four-story hotel on the Property. The hotel building will include 91 rooms, an indoor swimming pool, fitness center, professional conference center, and a full bar and grill. The Applicant intends this to be branded or flagged as a Courtyard by Marriott. Other site improvements will include an outdoor parking lot with 101 parking spaces, a courtyard deck, tiered retaining walls and extensive landscaping (collectively, the "Project"). The Project will also require an application to the Town Zoning Board of Appeals for area variances in connection with the proposed building height, front yard setback and side yard setback. Additional Project details are provided in the enclosed narrative prepared by Keplinger Freeman Associates ("KFA"). We respectfully request that the Board place this Application on its October 27, 2022 work session agenda and on its November 1, 2022 regular meeting agenda for an initial presentation and discussion, and to discuss the Town's SEQRA review.

This Project will provide numerous benefits to the Town and, as described herein, will not result in any significant adverse environmental impacts. The Property is located in the Town's Designed Commercial (CD) District, which permits as-of-right the proposed hotel use. Due to the Project's location, a hotel is arguably the best and most efficient use of the Property. The Property abuts a primary arterial roadway in East Main Street (US Route 6) and is also adjacent to the Bear Mountain Parkway on and off ramp. As such, the Property an ideal location for a hotel as it is easily accessible to travelers while avoiding an increase in traffic through Cortlandt's commercial corridor. In addition, the Property's close proximity to the Town's already

developed commercial district along East Main Street will allow the Town's businesses to benefit from increased foot traffic. Given the above, the Project satisfies the Town Code's express intention of the CD District, which is "to provide a means for the establishment of well-designed, efficient retail shopping centers *and complementary activities serving a wide area.*"

In addition, the Project will be carefully constructed into the existing site slope, thus utilizing retaining walls to minimize grading. The proposed retaining walls will be staggered and terraced to reduce the height of each section of the wall to no more than six feet in most locations. The Project also includes extensive landscaping both between the retaining wall tiers as well as throughout the Project site. The use of extensive landscaping will soften the appearance of the development as viewed from the surrounding properties. As such, the Applicant submits the Project would not result in any significant adverse visual impacts.

Further, the Project will not result in significant adverse stormwater drainage impacts. The Project includes the installation of a drainage system that will control stormwater on-site. The Applicant is also seeking a reduction in the required parking to include only the parking which is deemed necessary for the proposed hotel use. The parking reduction will reduce impervious surface area, thus further enhancing on-site stormwater management.

Lastly, the proposed hotel use is a low impact use that will not result in any significant adverse noise impacts. Again, the Property abuts a primary arterial roadway as well as the Bear Mountain Parkway. Further, the Property is adjacent to an existing commercial center with fitness center, medical, restaurant and spa uses. The proposed hotel use will not result in significant noises that would regularly exceed the ambient noise for the area. As such, the proposed use is highly unlikely to result in an adverse noise impact.

Enclosed please find the following materials in support of this Application:

1. Planning Board Application, dated October 18, 2022;
2. Narrative for Site Plan, prepared by KFA and dated October 19, 2022;
3. Full Environmental Assessment Form (FEAF), dated October 18, 2022;
4. Plans prepared by KFA and dated October 19, 2022:
 - a. Site Plan (L1.0)
 - b. Fire Access Plan (L1.1)
 - c. Site Photoboard (L1.2)
 - d. Site Photoboard (L1.3)
5. Affidavit of Ownership and Authorization dated October 17, 2022;
6. Survey prepared by Donald R. Stedje, P.L.S. and dated October 13, 2022;
7. Geotechnical Investigation Report, prepared by Kevin L. Patton, P.E. and dated December 30, 2021;
8. Profile Flexterra HP-FGM Information; and
9. Photographs of existing hotels developed and operated by the Applicant.

We look forward to appearing before your Board on October 27th and November 1st. In the meantime, please do not hesitate to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ LLP



By: _____

David S. Steinmetz
Brian T. Sinsabaugh

cc: Bilal Ahmad (via email)
Keplinger Freeman Associates (via email)
Phil Hersh, Esq.