



37 Durrin Avenue  
Cortlandt Manor, NY 10567  
August 25, 2023

Town of Cortlandt Planning Board  
1 Heady Street  
Cortlandt Manor, NY 10567

Subject:PB2022-10, Hotel Planned for Jacobs Hill Plaza, Route 6

Dear Members of the Planning Board,

First off, I would like to express my appreciation for your service, and your desire to preserve the quality of life for the residents of our Town by thoughtful consideration of the pros and cons of each of the proposed developments submitted for your review. I have had great confidence in the quality of the membership and leadership of our board for many years, thus I have been able to concentrate on my personal affairs and trust that our community was well represented. Nonetheless, my neighbors and I have always been available, ready and willing to rally when needed to support our board should a particularly detrimental proposal come to light. I fear that this proposal is one which will require our mobilization.

I share the concerns expressed by so many about the traffic situation on Route 6 and testify that this proposal will only serve to increase congestion for all of us residents who rely on this corridor for commuting, shopping, transporting our children to and from schools, and most importantly, access by ambulance and other means to our community hospital. Minutes in an emergency matter, and the traffic chokepoint at the Bear Mountain Parkway overpass of Route 6 adjacent to this proposed development is already a detriment to travel times for police, fire fighters, and emergency medical service workers that the NYS Department of Transportation cannot easily resolve. Increasing development as proposed will only aggravate a traffic situation that can cost lives, while making DOT efforts to construct a solution much more costly and unlikely.

I am also concerned that we would even consider such a dense development on such a small parcel of land. This is a very urban proposal, not at all consistent with the suburban character of our town. Peekskill desires such development, as it is a city, and has ample property available that is suitable. We must not permit urban sprawl across that boundary or we might as well just move the city line so we can enjoy lower property taxes.

The developer will of course claim that we should embrace this proposal in the name of economic development. Let's think about what that means.

**More jobs?** The jobs provided by the hotel industry are low paid jobs, typically part time and without benefits, that are exactly the kind of jobs that the retail and service sector are finding increasingly difficult to fill. Nobody really wants them. These jobs exploit the poorest of society to the greatest extent permitted by law. Many local businesses have failed, or are currently failing, because this labor force is so limited in this area, as evidenced by the thousands of square feet of vacant retail space along the Route 6 corridor. Approving this project will only introduce more competition for low cost labor, aggravating the existing local economic condition.

**Increased Tourism?** Let's not kid ourselves. No one is going to pack the family up for a grand vacation in Cortlandt Manor. We have made great strides improving the recreational attributes of our community by positive developments all along the river front, but we have done so for the quiet enjoyment of our citizens, and our more immediate neighbors. We should not aspire to, nor delude ourselves into thinking we can become a tourist trap like Cold Spring or Beacon.

**Fulfilling a Community Need?** For who? We have seen hotels, bars, restaurants, and caterers struggle and fail in our town and neighboring towns many times over the years. If there was sufficient demand, these businesses would have flourished and expanded their footprint. The developer before you does not possess any special knowledge and skill that will make for success where others have failed. The hospitality industry is one of the oldest human enterprises, and it is not very complicated. As for finding a place for visitors to stay in the area, the existing inventory of hotels in the region has been greatly supplemented by internet rentals, such as Airbnb, over the past decade or so to the point of market saturation. There is also a growing trend among our young away from traditional catering venues for weddings and events which have become very costly. The loss of these catering opportunities is a major blow to the hotel industry.

**Promoting Business Opportunities?** Business involves risk, and only 25% of all new businesses survive 15 years or more, with 45% failing within the first 5 years (US Bureau of Labor Statistics.) We must consider the impacts of a failed enterprise before the project is approved to understand the risk to the community. In this case, the failed hospitality business might be abandoned, resulting in a very visible white elephant/attractive nuisance for our community, or it might degrade to a no-tell motel providing a haven for criminals, drug addicts, and prostitutes, or it might be transformed into government subsidized housing, imposing an additional burden on our school district and social services. While it is desirable to maintain a welcoming attitude towards business in our community for true economic development to increase our commercial ratables and support our taxpayers, there are significant risks to transient housing developments that must be seriously considered. The northern tier of Cortlandt is a fragile, mature, suburb that could not possibly absorb such shocks without triggering a mass flight of long term residents and a freefall in residential property values.

In conclusion, I beg you not to fall for the success oriented sales pitch of the development team presenting this proposal, and not be swayed by those who will tell you your approval is necessary for economic development.

Thank you very much.

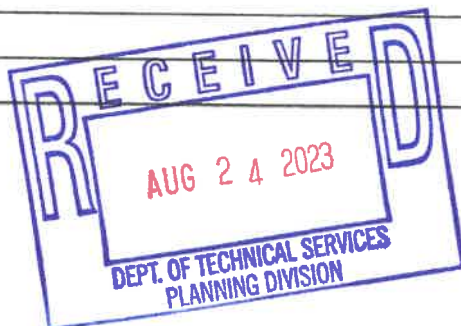
Patrick J. O'Reilly, P.E.

PETITION TO THE CORTLANDT PLANNING BOARD

We, the Undersigned, express our CONCERNS for the proposed Hotel below:

- The westbound Route 6 traffic requires almost a complete stop to turn right onto Jacobs Hill Road. Our collective fear is that many accidents will occur at that turn. To minimize this issue, a feeder lane should be constructed to accommodate traffic onto Jacobs Hill Road. In all events, the island at the bottom of Jacobs Hill Road should be eliminated.
- In the absence of an exit from the proposed Hotel directly onto Route 6 westbound, egress from the Proposed Hotel onto Jacobs Hill Road will encounter traffic from the other three directions for which a traffic light is warranted, particularly on such a steep hill.
- Brush and overhanging branches and limbs have grown over portions of Jacobs Hill Road. All such brush should be cut back such that Hotel guests may see oncoming traffic already on Jacobs Hill Road from both directions.
- The Applicant has profusely denigrated the idea of an exit into the Hotel grounds from the BMP eastbound. The most practical exit point would not be at the immediate exit to Route 6 but further westerly on BMP before one even sees the exit ramp. Of course, this entails time seeking State DOT approvals but it would reduce Rte 6 traffic and improve the visual aesthetics, particularly if the Hotel faced BMP. Why is the Planning Board dismissing this less intrusive alternative?
- In view of all the recently approved projects and the limited scope of the traffic studies, we believe a new traffic study should extend westerly well past the Peekskill border and as far east as Lexington Avenue. Note, for example, that Rte 202 acts as a feeder onto Conklin Avenue for those seeking to avoid traffic lights on Rte 6 in Peekskill.

NAME (SIGN) (PRINT)	NAME (PRINT)	ADDRESS
<i>Regina Baker</i>	Regina Baker	1310 Jacobs Hill Rd.
<i>Robert T. Baker</i>	Robert T. Baker	1310 Jacobs Hill Rd.











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- Hours of Operation for construction, sanitation and deliveries should also minimize the impact of noise on residents.
- Off-site parking should not be permitted on Jacobs Hill Road or the Commercial parking to the west side of Jacobs Hill Road.
- In-house Hotel staff or electronic monitoring should span not only the interior but the exterior to include all of their parking spaces, ingress/egress roadways and the area surrounding the exit onto Jacobs Hill Road.
- Federal Statutes define non-citizen migrants as "illegals." Each illegal child will cost the Lakeland taxpayer approximately \$35,000 per year. This Township should not blindly accept this. If the economy turns south, the Hotel industry may seek alternative profits at the expense of taxpayers. We urge you to include a Condition that no illegals be permitted housing at the proposed Hotel.

NAME (SIGN)

NAME (PRINT)

ADDRESS (PRINT)

*LNUH*

HECTOR MARIOARA

2307 Jacobs Hill Rd.

HECTOR LUAVIS-IOAN

2307 Jacobs Hill Rd.



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- Michael J. Cunningham, Esq., is listed on Zarin & Steinmetz Letterhead as recently as 2018. The appearance of a possible conflict of interest may be apparent to the public. Has the Planning Board considered seeking legal advice from an independent legal adviser, just for this project, at no cost to the Town?

NAME (SIGN)	NAME (PRINT)	ADDRESS (PRINT)
<i>Shirley Kaplan</i>	Shirley Kaplan	2308 Jacobs Hill Rd
<i>Merion Lyles</i>	MERION LYLES	3206 JACOBS HILL RD
<i>E. Kammerman</i>	E. KAMMERMAN	3211 JACOBS HILL RD.
<i>Janet Caspiano</i>	Janet Caspiano	3111 Jacobs Hill Rd.
<i>Barbara Schore</i>	BARBARA SCHORE	3102 Jacobs Hill Rd.
<i>Karen Jurceus</i>	KAREN JURCEUS	3105 JACOBS HILL RD.
<i>Francesca Lauria</i>	FRANCESCA LAURIA	3104 Jacobs Hill Rd.
<i>Louis P Ferraci</i>	LOUIS P FERRACI	1101 JACOBS HILL RD



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NAME (SIGN)

NAME (PRINT)

ADDRESS (PRINT)

*Virginia Schneider* Virginia Schneider 2309 Jacobs Hill Rd. Cortlandt Ny 10567



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- Hours of Operation for construction, sanitation and deliveries should also minimize the impact of noise on residents.
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NAME (SIGN)

NAME (PRINT)

ADDRESS (PRINT)

<i>Virginia Schneider</i>	Virginia Schneider	2309 Jacobs Hill

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10567

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NAME (SIGN)	NAME (PRINT)	ADDRESS (PRINT)
<i>Miriam Niara</i>	Miriam Niara	2103 Jacobs Hill Rd.
<i>Julio Pasan</i>	JULIO PASAN	2103 JACOBS HILL RD.
<i>Gene A. Ferreri</i>	Gene A. Ferreri	2104
<i>Barbara Jones</i>	Barbara Jones	2106 "
<i>Cheryl G. Lewin</i>	Cheryl G. Lewin	2108 "
<i>[Signature]</i>		2204
<i>[Signature]</i>		2204
<i>[Signature]</i>		2204
<i>[Signature]</i>		2205
<i>STELLA FERRINELLA</i>	Stella Ferrinella	2206
<i>Joseph Wiege</i>	Joseph Wiege	2209 JACOBS HILL RD
<i>Theresa Eichhorn</i>	Theresa Eichhorn	2110

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NAME (SIGN)	NAME (PRINT)	ADDRESS (PRINT)
<i>Maria Nieves</i>	Miriam Nieves	2103 Jacobs Hill Rd
<i>Julio Pagan</i>	JULIO PAGAN	2103 Jacobs Hill Rd
<i>June Service Savano</i>		2104
<i>Barbara Jones</i>	Barbara Jones	2106 "
<i>Cathy Coleman</i>	Cathy Coleman	2108 "
<i>[Signature]</i>		2204
<i>[Signature]</i>		2204
<i>[Signature]</i>		2205
<i>Stella Farnella</i>	STELLA FARNELLA	2206 "
<i>Joseph Wiese</i>	Joseph Wiese	2209
<i>Theresa Eichhorn</i>	Theresa Eichhorn	2110

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NAME (SIGN)            NAME (PRINT)            ADDRESS (PRINT)

*Silvana Williamson*    SILVANA WILLIAMSON  
2304 Jacobs Hill Rd Cortlandt NY 10567

*Richard Williamson*    RICHARD WILLIAMSON  
2304 JACOBS HILL ROAD CORTLANDT MANOR NY 10567

*Michael J Marx*    Michael J. Marx 2102 Jacobs Hill, Cortl. Man. 10567  
*Eileen Marx*    Eileen MARX 2102 Jacobs Hill Rd Cortlandt 10567

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NAME (SIGN)	NAME (PRINT)	ADDRESS (PRINT)
<i>Nardina Lenzi</i>	Nardina Lenzi	2302 Jacob Hill Rd.
<i>Catherine Montano</i>	CATHERINE MONTANO	6108 Jacobs Hill Rd.
<i>Olga Khoury</i>	Olga Khoury	6111 Jacobs Hill Rd.
<i>Lucy Scattolon</i>	LUCY SCATTOLON	6111 JACOBS HILL RD
<i>Barbara DeLuca</i>	Barbara DeLuca	Jacob Hill 6105
<i>Ellen Buccellato</i>	ELLEN BUCCELLATO	6103
<i>Sandra Kerr Clark</i>	Sandra Clark	6169
<i>Diana</i>	Diana	6205
<i>Eileen Reid</i>	Eileen Reid	6005 Jacob Hill Rd
<i>Joan Ferris</i>	JOAN FERRIS	6001 Jacobs Hill Rd
<i>Barbara</i>	Barbara	5200
<i>Maryann McFarthy</i>	MARYANN MCFARTHY	5307 JACOBS HILL
<i>Eddie Israel</i>	Eddie Israel	5209 Jacobs Hill 18507

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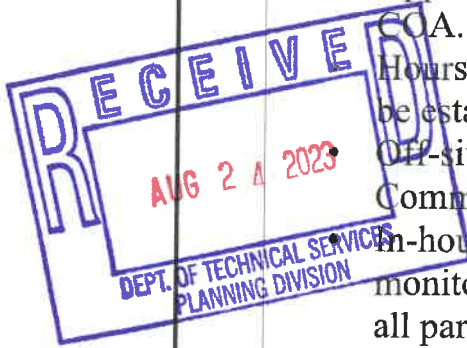
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NAME (SIGN)	NAME (PRINT)	ADDRESS (PRINT)
<i>Nardina Lenzi</i>	Nardina Lenzi	232 Jacobs Hill Rd Cortlandt Manor
<i>Bonnie Bolk</i>	Bonnie Bolk	5109 JACOB HILL RD
<i>Joan M. Caruso</i>	JOAN M. CARUSO	5107 JACOBS HILL RD
<i>Clifford Bonamico</i>	CLIFFORD BONAMICO	5102 JACOB HILL
<i>Judy &amp; Pete O'Neill</i>	Judy & Pete O'Neill	5103 JACOBS HILL RD
<i>Jacqueline Penotta</i>	Jacqueline Penotta	5003 JACOBS HILL RD
<i>Rosanne Gailey</i>	ROSANNE GALEY	4204 JACOBS HILL RD
<i>Robert Gailey</i>	ROBERT GALEY	4204 JACOBS HILL RD
<i>Debra Klags</i>	Debra Klags	4205 JACOBS HILL RD
<i>Charles Medina</i>	CHARLES MEDINA	4206 JACOBS HILL RD
<i>Dawn Erick</i>	Dawn Erick	4207 JACOBS HILL RD
<i>Forraine Voigt</i>	FORRAINE VOIGT	4207 JACOBS HILL RD
<i>Cynthia Teru</i>	Cynthia Teru	2100 West Ave.
<i>Derrick Walker</i>	Derrick Walker	303 JACOB HILL RD
<i>Marcella Dupice</i>	MARCELLA DUPICE	JACOBS HILL RD

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- Off-site parking should not be permitted on Jacobs Hill Road or the Commercial parking to the west side of Jacobs Hill Road.
- In-house, in-person Security personnel, supplemented with electronic monitoring, should span not only the interior but the exterior to include all parking spaces, ingress/egress roadways and the area surrounding the exit onto Jacobs Hill Road.
- If the economy turns south, the Hotel industry may seek alternative profits at the expense of taxpayers through rentals to "illegals," as defined under Federal Statutes for non-citizen migrants. An illegal child will cost the Lakeland taxpayer approximately \$35,000 per year. This Township should not blindly accept this. We urge you to include a Condition that no illegals be permitted housing at the proposed Hotel.

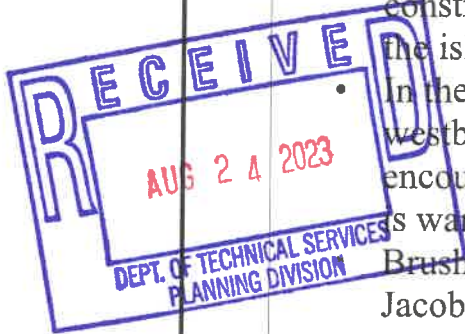


NAME (SIGN)	NAME (PRINT)	ADDRESS
(PRINT)		
<i>Deetra Santos</i>	Deetra Santos	3 Juniper Court 10566
<i>Linda Weiss</i>	Linda Weiss	10 Red Twig Court 10566
<i>Erica Thompson</i>	E. Thompson	1 Redtwig Ct Peekskill
<i>D. Benincasa</i>	DIANNE BENINCASA	23 Poplar Circle Peekskill
<i>Joni Fritz</i>	Joni Fritz	25 Poplar Circle Peekskill
<i>Christine Gordon</i>	Christine Gordon	26 Poplar Cir Peekskill
<i>Merritte Sinnott</i>	Merritte Sinnott	40 Poplar Cir Peekskill
<i>Brygid Netter</i>	Brygid Netter	35 Poplar Cir
<i>Alex Pashinsky</i>	Alex Pashinsky	36 POPLAR PEESKILL
<i>Holly Dan</i>	HOLLY DAN	26 Floral Road
<i>Branch +</i>	1 Ricardo Fernandez	21 Floral Rd
<i>Michael Kohel</i>	Michael Kohel	19 FLORAL RD

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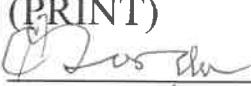


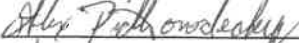


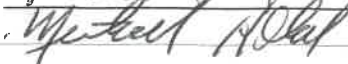


NAME (SIGN)	NAME (PRINT)	ADDRESS
(PRINT) Deetra Santos	Deetra Santos	3 Juniper Court Peekskill 10566
Linda Basso	Linda Basso	10 Red Tree Court Peekskill NY 10566
Lisa Arnicichello	LISA ARNICHELLO	6 Redtwig Ct Peekskill 10566
E. Thompson	E. THOMPSON	1 Redtwig Ct Peekskill 10566
D. Benincasa	D. BENINCASA	23 Poplar Circle Peekskill 10566
Jani Fritz	Jani Fritz	25 Poplar Circle Peekskill 10566

## PETITION TO THE CORTLANDT PLANNING BOARD

We, the Undersigned, express our CONCERNS for the proposed Hotel below:

- The westbound Route 6 traffic requires almost a complete stop to turn right onto Jacobs Hill Road. Our collective fear is that many accidents will occur at that turn. To minimize this issue, a feeder lane should be constructed to accommodate traffic onto Jacobs Hill Road. In all events, the island at the bottom of Jacobs Hill Road should be eliminated.
- In the absence of an exit from the proposed Hotel directly onto Route 6 westbound, egress from the Proposed Hotel onto Jacobs Hill Road will encounter traffic from the other three directions for which a traffic light is warranted, particularly on such a steep hill.
- Brush and overhanging branches and limbs have grown over portions of Jacobs Hill Road. All such brush should be cut back such that Hotel guests may see oncoming traffic already on Jacobs Hill Road from both directions.
- The Applicant has profusely denigrated the idea of an exit into the Hotel grounds from the BMP eastbound. The most practical exit point would not be at the immediate exit to Route 6 but further westerly on BMP before one even sees the exit ramp. Of course, this entails time seeking State DOT approvals but it would reduce Rte 6 traffic and improve the visual aesthetics, particularly if the Hotel faced BMP. Why is the Planning Board dismissing this less intrusive alternative?
- In view of all the recently approved projects and the limited scope of the traffic studies, we believe a new traffic study should extend westerly well past the Peekskill border and as far east as Lexington Avenue. Note, for example, that Rte 202 acts as a feeder onto Conklin Avenue for those seeking to avoid traffic lights on Rte 6 in Peekskill.

NAME (SIGN) (PRINT)	NAME (PRINT)	ADDRESS
	Christine Gordon	26 Poplar Cir Peekskill NY
	Merrette Sinneth	40 Poplar Cir Peekskill
	Brigid Melter	35 Poplar Circle Peekskill
	Alex Pidkoro	36 Poplar Circle ALEX PIDKORO PECKSKILL
	HOLLYN PASCUA	26 Floral Road
	Ricardo Fernandez	21 Floral Road
	MICHAEL ROCA	19 FLORA ROAD

**Chris Kehoe**

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**From:** [REDACTED]  
**Sent:** Wednesday, August 23, 2023 12:52 PM  
**To:** Chris Kehoe

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

regarding proposed hotel rt6 and jacobs hill:

TOTALLY against it!!! to say the least.

all the traffic build up...i drive this area of rt 6 everyday for work...another light is not needed at all!!!!

we do not need a hotel in cortlandt or peekskill for that matter and the last thing we need is housing for immigrants. i am not opposed to the immigrants coming to ny...but to build a hotel for them...in this area ....is beyond ridiculous!!!

please re think what you are doing to the residents in the area as well as allthe traffic build up.

## Chris Kehoe

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**From:** [REDACTED]  
**Sent:** Tuesday, August 22, 2023 8:41 AM  
**To:** Chris Kehoe  
**Subject:** New Hotel

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am totally against building as 93 room hotel on rt 6. That area is congested now and with added traffic it would be a nightmare. Property values will plummet Jacobs Hill area and it is not fair to the home owners in Cortlandt.

Once the hotel is built we all know that a percentage will be for illegal immigrants and drug addicts.

Douglas Margrey Durrin ave Cortlandt Manor ny

## Chris Kehoe

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**From:** Tricia Fleming - triciafleming75@hotmail.com  
**Sent:** Monday, August 21, 2023 8:18 PM  
**To:** Chris Kehoe  
**Subject:** Support New Hotel on Rt. 6

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to express my support of a new hotel on Route 6. I think we need a nice hotel in our town for out-of-town visitors for family events and for people visiting family/friends in the hospital. I think it would be nice to give them the option of staying nearby without having to go to Fishkill (the Peekskill Holiday Inn seems to always be booked). Unlike others, I am not concerned about traffic. People come and go at different times—there won't be a ton of people going to a hotel at the same time, unless late at night after a wedding/event.

Sincerely,

Tricia Fleming  
24 Knollwood Rd.  
Cortlandt Manor



**Chris Kehoe**

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**From:** [REDACTED]  
**Sent:** Monday, August 21, 2023 8:29 AM  
**To:** Chris Kehoe  
**Subject:** Need hotel in this area

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

What do we have now the Watergate off 9A ... it's terrible when you have guests. There is not a hotel in the area.....  
robin Grusko  
11 bernheimer  
10567

Sent from my iPhone

## Chris Kehoe

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**From:** [REDACTED]  
**Sent:** Sunday, August 13, 2023 6:15 PM  
**To:** Chris Kehoe  
**Cc:** Elizabeth Fekete; Marylyn Eichenholtz  
**Subject:** Proposed Hotel at Jacobs Hill

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to voice my opposition to the proposed hotel in Cortlandt near Jacobs Hill and Rte.6. I have been a Cortlandt Manor resident for 43 years and I enjoy having access to nearby shopping and open space; but realize that the very reasons that I live here could be in jeopardy. I believe that the increase in an already busy commute to stores and its surroundings would definitely create congestion as well as traffic issues. I urge you and the town to oppose this nightmare and reconsider any thoughts of raising tax revenue by erecting this undesired "monster".

Sincerely,

Marylyn Eichenholtz  
10 Montgomery Crossway  
Cortlandt Manor, N.Y. 10567

## Chris Kehoe

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**From:** Linda Dymally <ldymally@gmail.com>  
**Sent:** Saturday, August 12, 2023 3:59 PM  
**To:** Chris Kehoe  
**Cc:** Richard Becker  
**Subject:** My Public Comments Regarding the Proposed Marriott Hotel on Route 6

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Kehoe,

As per the resolution passed at the 7/25/23 Planning Board meeting to accept public comments on the proposed 5-story, 93-room Marriott hotel on Route 6 for an additional 30 days, I am officially submitting my comments to you regarding the above mentioned project prior to the deadline. Additionally, I am requesting that you share my comments with the Planning Board as well as the Town Supervisor and the Town Board so that I can receive appropriate feedback and responses to my questions/concerns.

I attended the July 25 Planning Board meeting and spoke that evening. I wish to add these public comments to those I voiced at that meeting. I wish to say I am totally opposed to the Marriott Hotel proposed for Route 6 at the foot of Jacobs Hill. This is based on:

...its size and even the need for such a hotel since there are hotels in Peekskill including the one on Louisa Street and another hotel proposed for the Table Nine property in Cortlandt,  
...the threat to the security of the senior citizens who reside in the condos and affordable housing units at Jacobs Hill along with possible adverse effects on their property values,  
...the impact on traffic and quality of life of the surrounding area, and  
...possible, unspecified long-term use of an empty 93-room structure should the hotel fail since its use in that event has not been clearly outlined in the town code and/or possibly in any resolutions current or subsequent regarding this proposed hotel.

As a result of these concerns, I am asking:

1. Was the Town's Master Plan which was approved about 7 years ago and whose MOD envisioned a hotel near the hospital off of Route 202 (now proposed for Route 6) reviewed and/or revised to account for recent developments? These include the pandemic which brought business to a standstill as well as the increasingly problematic open borders through which both illegal aliens and asylum seekers pass. These people are bused north and until recently welcomed into NYC but now are being bused to neighboring suburbs. Massachusetts has just asked their citizenry to open their homes to house at least one unvetted asylum seeker. Without clarification of the Cortlandt Town Code on the possible future use of this 93-room building, what are the ramifications to town taxpayers and possibly the school district should this not be clarified? Can this Master Plan and the Town Code be reviewed and possibly revised prior to taking such a major step as approval of an oversized and possibly unneeded hotel?
2. Has the Town Board considered commissioning a mini-Master Plan for Route 6 from Jacobs Hills to Westbrook Drive or better yet to the Cortlandt Town Center in light of the many vacant buildings on Route 6 including the old Shoprite location, Big Lots and a number of other vacant storefronts to review the impact on traffic and quality of life of the redevelopments that are currently or will be planned prior to approving this 93-room Marriott Hotel on Route 6. Hindsight is 20/20, but foresight to avoid any calamities is preferred. Can such a mini-Master Plan for Route 6 be done prior to approval of the hotel project?

3. Additionally, there is at least one youtube video available citing the Marriott chain being sued for underreporting crime on its hotel properties. If this is a real possibility, what concrete steps are being taken by Marriott such as an onsite security team and not just cameras to ensure the safety, security and property values of the senior citizens living at Jacobs Hill. What will Marriotts response to such a threat be?

4. Sadly, I was dismayed that the Planning Board voted to close the Public Hearing at their July 25, 2023 Meeting after a number of town residents/stakeholders requested that the hearing be held open until September. Some reasons cited for that request were the lack of news coverage about the proposed hotel and the fact that many town residents were on vacation during this time and would not have the opportunity to comment in person. This truth may have been highlighted by the fact that only five of the seven Planning Board members were themselves in attendance at the July 25 meeting. They too may have been away. While I am certain that the Planning Board's closing of the Public Hearing on the proposed hotel met the letter of the law, I question whether it met the spirit of the law in light of their refusal to listen to the pleas of its residents to keep the Public Hearing open for another month. The interests and concerns of Cortlandt residents should take preference over the interests of a large hotel chain.

I await any and all responses to my comments and concerns. I do appreciate and recognize the efforts of the Planning Board and those of the elected Supervisor and Town Board to fairly weigh the needs of its residents and stakeholders against those entities which have purchased property in the town and seek to develop it and yet do not live here.

Respectfully submitted,

Linda Bremner  
34 Durrin Avenue  
Cortlandt Manor, NY 10567

**Chris Kehoe**

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**From:** [REDACTED]  
**Sent:** Monday, August 7, 2023 9:57 AM  
**To:** Chris Kehoe  
**Subject:** Public Comment re: Proposed Marriott Hotel

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In accordance with the Aug. 25, 2023 deadline for public comment on the Marriott Hotel Project, I am officially submitting my comments on the project in writing. Please ensure they are reflected in the project documentation and that the questions posed are answered in a timely fashion. Thanks.

////////////////////////////////////

August 7, 2023

I am **OPPOSED** to the Marriott Hotel proposed for Rt 6 at the foot of Jacobs Hill due to its size, location and potential long-term use.

- I believe that 93 rooms make this an **oversized project**. The town has survived without a hotel for decades and it is hard to believe that all 93 rooms will be steadily occupied on an ongoing basis by normal travelers, visitors, and business people in our area. The goal of a business is profit. My concerns lie with our town code and uses that it will or will not allow for a hotel property.
- I believe that having a large hotel at the proposed **location will have an adverse impact on senior citizen property values** in the Jacobs Hill development. Many speakers at public hearings have indicated that they purchased in Jacobs Hill because of the tranquility and privacy it provided. If this hotel becomes the bustling business that Marriott envisions, that tranquility and privacy will be severely impacted. Property values will drop as a result. This is terribly unfair to the senior citizens our town so proudly and repeatedly professes to care about.
- If this hotel does not turn the profit that Marriott envisions, **I am concerned about potential long-term use of the property**. Gov. Hochul has made clear her determination to make 800,000 additional housing units available in NYS. Mayor Adams has made clear his determination to send unhoused migrants to suburban hotels since NYC is inundated and can no longer handle the load. Such a use of this hotel would certainly not be an enhancement for our town.

In light of these concerns, I have the following questions that I would like answered:

1. What, if any, study did Marriott conduct to indicate the need for such a large hotel in this particular area?
2. Has the town already petitioned NYS to allow collection of a local / town hotel tax? If so, on what date was that action taken?
3. Has the town considered proactively amending its town code to prohibit property / business owners from unilaterally acting, or contracting with outside entities, to change the original purpose and intent of the building? In other words, can code be enacted to prohibit use of a limited-term occupancy hotel from becoming a long-term sheltering / housing facility, since that was not the spirit in which approval for the original project would be granted?

Respectfully submitted,

Barbara J. Halecki

On Aug 3, 2023, at 12:25 AM, E. Leslie [REDACTED]

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Day,

Thank you for all you do for the Town of Cortlandt. I am writing because I am concerned about the proposed hotel near route 6 and Bear Mountain Parkway.

I do not agree with placing a large Marriott at this location. I am concerned that there is just not enough going on here to make it a destination. Peekskill has a recent high quality hotel that overlooks the Hudson River. called the Abbey Inn. At a hotel such as the Abbey Inn, I have no concerns, because it has the views and location to make it a quality destination.

My concern about the Marriott off of Route 6, is that, it will be next to highways, gas stations, Dominos pizza, run down strip mall, and Burger King. My concern is that it will not be a nice place and instead make the area worse by becoming a location that has rooms that stay empty and therefore the franchise owner will allow it to become what many of these middle of nowhere hotels are -- which is a destination for housing homeless or migrants and / or for human trafficking and/or drug use and sales.

Reference: CNBC

Why Hotels Like Marriott Have A Human Trafficking Problem

<https://www.youtube.com/watch?v=TtjhHYi95rQ>

My suggestion in this matter is to make a requirement with the owner that they are required to have two licensed security guards at the hotel at all times. This is crucial given the limited dedicated police in Cortlandt.

I believe you are aware of Mayor Adams' sending migrants to any hotel he can find. If Cortlandt Manor has a hotel here, what will stop the franchise owner from making a contract with NYC to house its migrants or homeless? The franchise owner's only concern is filling the rooms and making money -- not the quality of life issues that could arise here.

My suggestion is to make a requirement and or pass a law that hotels in Cortlandt cannot contract with any municipalities and or government agencies except Cortlandt. Yet whether this would be sufficient is another issue so the legality of it would have to be looked into.

I read the letter from Bilal Ahmad's lawyers and I did not like the tone. It seems that hotel they want to build is just too big for the site and will require some sacrifices on the town's part in terms of size and environmental impact. But what will be the benefit?

Thank you for taking the time to hear my concerns.

Sincerely,  
Erika Leslie  
Home Owner  
Frederick Street, Cortlandt Manor



>  
>  
> -----Original Message-----  
> From: [REDACTED]  
> Sent: Thursday, August 3, 2023 10:30 AM  
> To: supervisor <supervisor@townofcortlandt.com>  
> Subject: Proposed Hotel  
>  
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.  
>  
>  
> Good Morning Dr. Becker,  
>  
> I just read in the Examiner that a hotel is being planned near the king buffet shopping center.  
>  
> In my mind, Cortlandt Manor is now and always has been a residential community. I cannot see any value that this hotel will add to the residents of our town.  
>  
> On the other hand, there are many negatives that go along with the addition of such a facility, including increased traffic and burden on our critical services.  
>

> I'm really not sure what the plan is here. I along with many of my neighbors and friends like our town just the way it is. It seems that you and the rest of the board are entertaining changes such as this hotel and the proposed development near the hospital that would change our town considerably. Once these projects go forward there is no turning back.

> Please stop this now.

> Thank you

>

> Jim and Mary Ann Anderson

> 7 Northridge Rd

> Cortlandt Manor

>

> Sent from my iPhone