

April 26, 2023

Via Town's Online Application Portal (ID No. PBCK-22-2)

Hon. Steven Kessler
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 - Application for Site Plan Approval (PB 2022-10)
2054 East Main Street, Section 23.20 Block 1 Lots 2 & 3 (the "Property")**

Dear Chairperson Kessler and Members of the Planning Board:

As you are aware, our firm represents Bilal Ahmad, the Applicant in the above-referenced application for Site Plan Approval, and contract vendee of the Property.

We last appeared before your Board April 4, 2023, at which time we updated the Board as to the status of our application before the Zoning Board of Appeals ("ZBA"), we received additional comments from your Board on our application for Site Plan Approval, and a site visit was scheduled for Saturday May 13, 2023. As a supplement to our March 29, 2023 submission and in anticipation of the Board's May 2nd regular meeting, please find enclosed the following for your review:

- Site Plan drawings prepared by DTS Provident Design Engineering, LLP, dated April 26, 2023:
 - Title Sheet (Sheet No. C-1)
 - Existing Conditions & Constraints Plan (Sheet No. C-101)
 - Site Plan (Sheet No. C-102)
 - Grading Utility Plan (Sheet No. C-201)
 - Sections (Sheet No. C-202)
 - Striping & Sign Plan (Sheet No. C-301)
 - Tree Plan (Sheet No. C-401)
 - Erosion Control Plan (Sheet No. C-501)
 - Details (Sheet 1) (Sheet No. C-601)
 - Details (Sheet 2) (Sheet No. C-602)
 - Details (Sheet 3) (Sheet No. C-603)
 - Landscape Plan (Sheet No. C-701)
- Steep Slope Disturbance Narrative, prepared by DTS Provident Design Engineering, LLP and dated April 26, 2023.

We hope that the above responses satisfy the comments of the Board, and of all interested agencies/departments. We look forward to once again meeting with your Board in the continued review of this Application. In the meantime, if you have any questions or require any additional information, please do not hesitate to contact us.

Respectfully submitted,

ZARIN & STEINMETZ LLP



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