

**July 18, 2023**

Stephen Kessler, Chairman  
Town of Cortlandt Planning Board  
Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567

**Re: Riverview Industrial Park, LLC**  
**260 6<sup>th</sup> Street**  
**Amended Site Development Plan**

Dear Chairman Kessler and Members of the Planning Board:

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

1. Application fee to be determined.
2. Short Environmental Assessment Form.
3. Two full size copies of the Site Development Plan.
4. Two copies of the architectural plans.

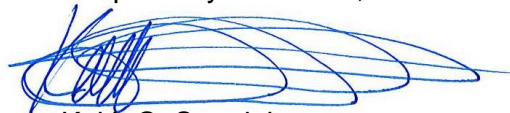
The project site is located at 260 6<sup>th</sup> Street located in the MD Zoning District and contains one 40,000 square foot building. The building currently houses several industrial rental spaces. The interior of the building is currently being upgraded with new utilities and partitioning. The exterior of the site has been improved with tree and shrub plantings, new pavement, stormwater management and overall site cleanup.

The amendment to the Site Plan involves the following:

1. The removal of the "Dog Day Care" from the site.
2. The relocation of the Rescue Dog Run to another location on site.
3. The addition of nine contractor storage units on the rear side of the building.
4. The contractor's storage units each will have a garage door and separate man door.
5. An access road and parking area to accommodate the contractor storage units.
6. Stormwater management facility for the new access road and parking area.
7. A designated location for potential outdoor storage of equipment and machines.
8. The repurposing of the northwest portion of the building for contractor and storage units.

We would like to have this application placed on the July 25, 2023, Planning Board agenda for discussion and subsequently Scheduled for a Public Hearing and approval. 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,



Keith C. Staudohar  
Cronin Engineering P.E. P.C.

cc: Adam Garber w/ encl.

pb-cort-garber-260 6<sup>th</sup> street-amended site plan-initial submission-20230718.doc