

May 31, 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:

- Property Survey prepared by Ward Carpenter Engineers & Surveyors, dated January 16, 2023, updated April 4, 2023
- Property Deed
- Short Environmental Assessment Form (“SEAF”)
- Site Plan (Full Size), dated May 30, 2023
- Floor Plan for First Floor, prepared by Joseph G. Thompson, R.A., dated May 1, 2023

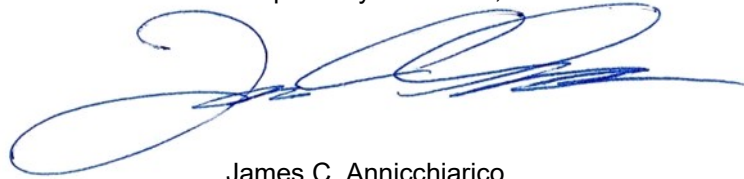
We are pleased to submit the enclosed information on behalf of the applicant, NK Electric LLC (“Applicant”), who is seeking Site Plan Approval & a Special Permit for his electrical contracting business at the above reference property. The parcel is 11,961 SF (0.27 acres), is triangular in shape and is 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 proposed site plan does not propose any new buildings or structures, simply a renovation of the first floor of the existing building for the business offices & meeting room. Six (6) parking spaces for electrician vehicles and four (4) parking spaces for employees are proposed. The property has an existing potable well and existing on-site wastewater treatment system (“OWTS”). Due to the fact that the lot and building are existing the lot size, side yard setback and rear yard setback do not meet zoning requirements and are considered pre-existing non-conforming.

It should be noted that properties in the area include an automotive business to the south (parcels 56.19-1-4 & 5), vacant property owned by the County of Westchester to the west (parcel 56.19-1-1) and the Yorktown Road & Mt. Airy Road East right-of-way’s to the east. Additionally, properties further south on Yorktown Road (NYS Route 129) include a specialty trade contractor yard (parcel 56.19-1-6.2) and the Village of Croton Department of Public Works (parcels 56.19-1-6 & 6.1).

We look forward to appearing before the Planning Board to discuss the project in detail on June 13, 2023 at which time we will respectfully request that you consider scheduling a Public Hearing for the July 2023 meeting. 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-20230531*