

June 25, 2020

Via Electronic Mail

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: Ryan Main, LLC
Application for Site Plan Amendment
Pondview Commons***

Dear Chairperson Taylor and Members of the Planning Board:

This firm represents Ryan Main, LLC in connection with its previously approved Pondview Commons Project, which is currently under construction. The Applicant hereby submits this application for Site Plan Amendment to build 2 garage buildings, and respectfully requests placement on the Board's July 7, 2020 agenda.

The Project, as originally approved by the Planning Board and Town Board (Residential Reuse Special Permit), involves the construction of 56 residential units and associated improvements on approximately 19.3 acres located on the south side of New York State Route 6, west of Regina Avenue. The Property is designated on the Town Tax Map as Section 24.06, Block 2, Lots 3 and 4, and is split between the CD and R-40 Zoning Districts.

The Applicant seeks to modify the approved Site Plan to add two garages, each containing eight parking spaces for a total of sixteen covered spaces. The garages would be in front of residential buildings 6 and 7. The footprint of each garage building is approximately 3,000 square feet, and would be built on areas previously shown for surface parking. The total number of parking spaces for the Project (142 spaces) is consistent with the prior approvals. The previously planned garages in front of buildings 1, 6, 7 and 8 were not built, and surface parking will be installed instead. This change was made to enhance safety and maneuverability by eliminating the tandem parking that was originally approved. As a result of all these modifications, and as

Parking and Pavement Plan, there will be an overall reduction in sidewalk and pavement areas of 2,254 sf.

The Project's landscaping in front of buildings 1, 6, 7 and 8 will also be modified as the revised parking layout created larger areas to be landscaped. An updated landscaping plan is also submitted. The quantity of plants has increased due to the larger planting areas. The planting plan proposes only native plant species (like in the original approvals), and includes understory trees, native shrubs and perennials for 3-season interest. The amended landscape plan will also achieve more consistency in the appearance of the front walkways for buildings 1, 6, 7 and 8.

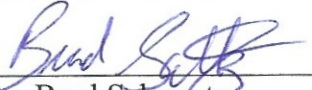
Enclosed please find a completed Planning Board Application Form and Short Environmental Assessment Form, as well as copies of a colored rendering, Parking and Pavement Plan, and Landscaping Plan prepared by Gabriel E. Senior, P.C., together with a check in the amount of \$250 for the application fee.

Thank you for the Board's attention.

Respectfully submitted,

ZARIN & STEINMETZ

By:



Brad Schwartz
Kasey Brenner

Encls.

cc: Michael Cunningham, Esq.
Chris Kehoe, AICP
Ryan Main, LLC