

September 6, 2023

Via Town's Online Application Portal (ID No. ZBA-23-2)

Hon. Michael Fleming
Chairperson of the Town of Cortlandt Zoning Board of Appeals
and Members of the ZBA
1 Heady Street
Cortlandt Manor, New York 10567

***Re: Bilal Ahmad - Application for Area Variances (ZBA 2023-1)
2054 East Main Street, Section 23.20 Block 1 Lots 2 & 3 (the "Property")***

Dear Chairman Fleming and Members of the ZBA:

As you are aware, our firm represents Bilal Ahmad, the Applicant in the above-referenced Application seeking area variances in connection with the proposed five-story, 93-room Courtyard by Marriott hotel (the "Project"). As described below, the Planning Board has concluded its SEQRA review of the Project, and as such, we ask that this Application be added to the ZBA's September 28th meeting agenda.

We last appeared before your Board March 16, 2023, at which time the public hearing on the Application was closed. On March 21, 2023, you forwarded a Memorandum to the Planning Board stating that your Board is in favor of granting the variances requested in this Application. However, as acknowledged in your Memorandum, the Planning Board, as lead agency under SEQRA, needed to conclude the SEQRA review process prior to your Board approving the Application.

At its September 5th meeting the Planning Board, by resolution, (i) adopted a Negative Declaration under SEQRA finding that the Project will have no significant adverse environmental impacts, and (ii) approved the Applicant's Site Development Plan application, Tree Removal Permit, Steep Slope Permit, and Wetland Permit. The Planning Board's Site Development Plan approval is conditioned upon receipt of the area variances sought in this Application.

As the Planning Board has concluded its SEQRA review process, we ask that this Application be placed on your Board's September 28th meeting agenda. We look forward to once again meeting with your Board at that time. Should you have any questions or require additional information prior to this meeting, please do not hesitate to contact our office.

Respectfully submitted,

ZARIN & STEINMETZ LLP



By: _____
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