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April 23,2019

TOWN OF CORTLANDT  
PLANNING BOARD  
Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

Attn: Chairman

Re: -0- Travis, Montrose, NY, 54.8-3-4, LuLu Properties, Actnow Taxi. PB 2017-25

Dear Chairman

The owner of the referenced property, Kevin Toohey, is pursuing approval to develop his property to accommodate his livery cab service. We have revised the plan scope including the capacity of the parking area and structure that have been reduced to accommodate comments rendered by the Town staff. Our attempts to provide a septic system plan that would be located on the CC portion of the site failed. We will need to be referred to the Zoning Board as the result of the Code Enforcements determination that subterranean drainage of effluent needs to meet zoning requirements. Testing performed at the site revealed ground water in the CC portion of the site restricting any use of the CC portion for septic system leeching. The transition between the CC and R15 portions of this single tax lot ascends along an embankment that is too steep for leeching fields and is populated with trees that stabilize the embankment and trees that we have been trying to preserve. The Town requires a Zoning Variance and Planning Board approval that can contain conditions for accomplishing a Health Department approval. The direction to commit to the expense and effort to gain a County approval, prior to any other Town approvals, is unusual and a hardship. I have not determined if the County will even entertain an application for a use not approved by the jurisdiction. We will, however, comply if this is the only way to advance the application.

The demands for a septic system are minor and will be based on flows provided by the County. The flows will probably be determined by the amount of employees and any other realistic operational data or similar operations. The site was purchased with an assurance that the property can support a daily flow of 1,220 gallons. A sketch accompanying the claim showed the entire primary flow located in the R15 portion of the lot, however, the sketch showed a 100% expansion area to be located down the embankment and into the CC portion of the site. The proposed expansion is faulty as revealed by recent inspection, however, test pit inspection of the R15 locations support the former evaluation in my opinion. The primary area, in the R15 portion of the lot, can be logically evaluated as a 600 gallon a day flow with room remaining for 100% expansion. If 50 employees flushed the toilets and washed their hands three times a day the total flow would be

300 gallons. There will be much less than 50 employees including 20 drivers and 6 office staff maximum for the purpose of septic evaluation.

The current building as designed, an architectural plan copy provided herewith, is proposed to be a single level over a basement. The former proposal was for a 2,400 square foot Colonial style home that had a cellar. The present design is approximately 1,600 square feet over a basement to be used for vehicle and other storage. The owner has several special interest vehicles that are seldom used for livery and need to be stored indoors. The basement will provide two spaces similar to a raised ranch configuration. Other areas to be used as follows;

#### **RECEPTION**

The first floor will have a reception area where one or two full or part time employees will greet the drivers for reporting and accounting duties. There will be facilities for the drivers to manage their records.

#### **BREAK ROOM**

There is proposed a break room for the staff and drivers for preparation of light lunches and coffee. This area will all serve as a waiting area as well as records management.

#### **LAVATORIES**

There will be one male and one female ADA lavatory. There will be no proposed bathing facility that will increase the daily effluent flow.

#### **STENO OFFICE**

There will be a Steno office used for medical billing, accounts payable and accounts receivable. Business machinery and records storage will be in this area mostly but not exclusively.

#### **PRIVATE OFFICE**

The private office is for similar select activity as is in the entire building. The Private office will be used for certain interviews, venter meetings, accounting consultants and any other normal activity of this business.

The business owner is attempting to consolidate his operations here and needs the areas listed. Inasmuch as the employees and not the building area dictate daily septic system flow I see no value in reducing the structure further.

The issue has been raised about building in the high water table and the potential for a damp basement; however, these conditions do not pose a problem using the proper foundation design and construction techniques.

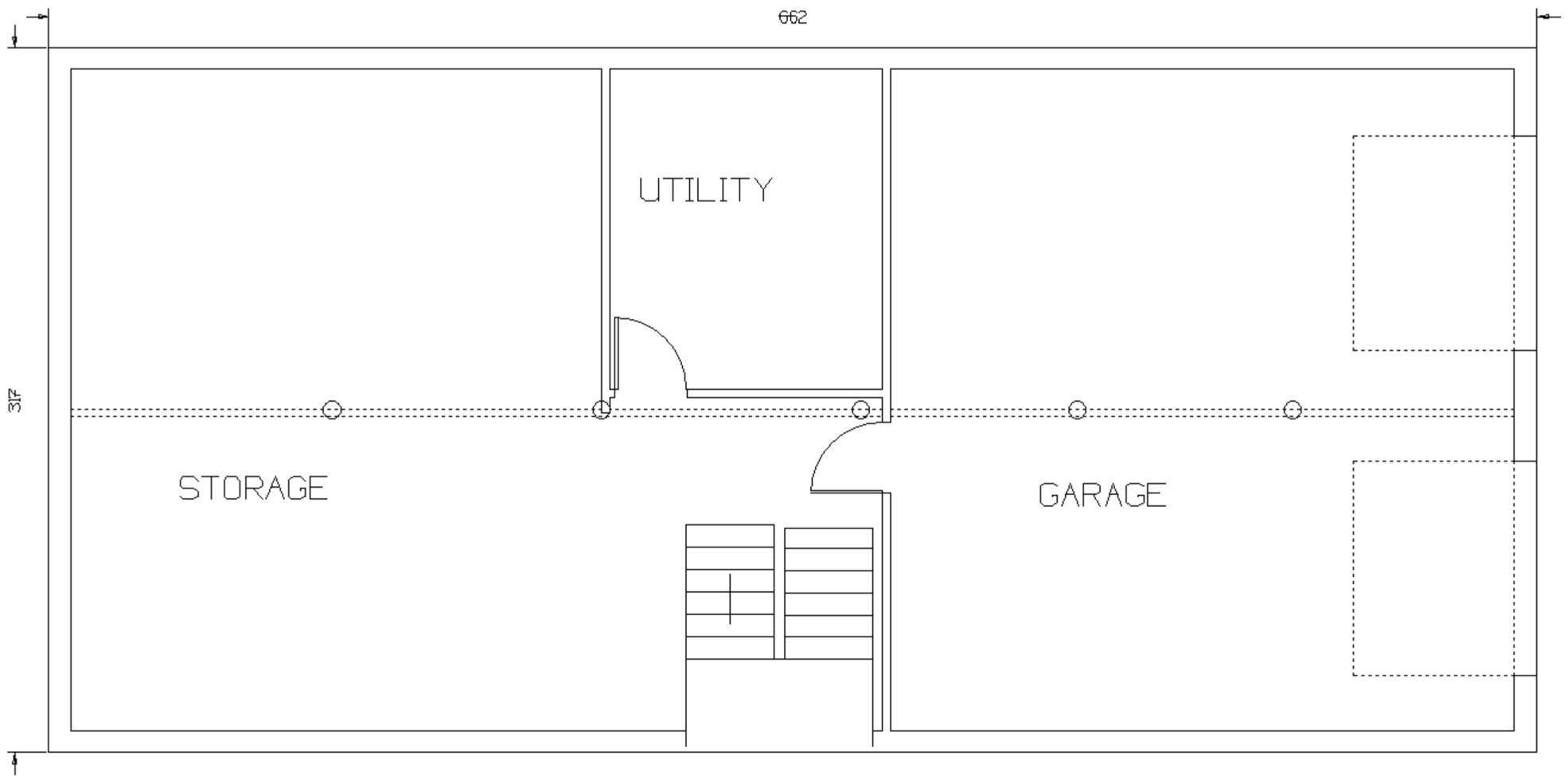
Respectfully

**JOHN LENTINI ARCHITECT**

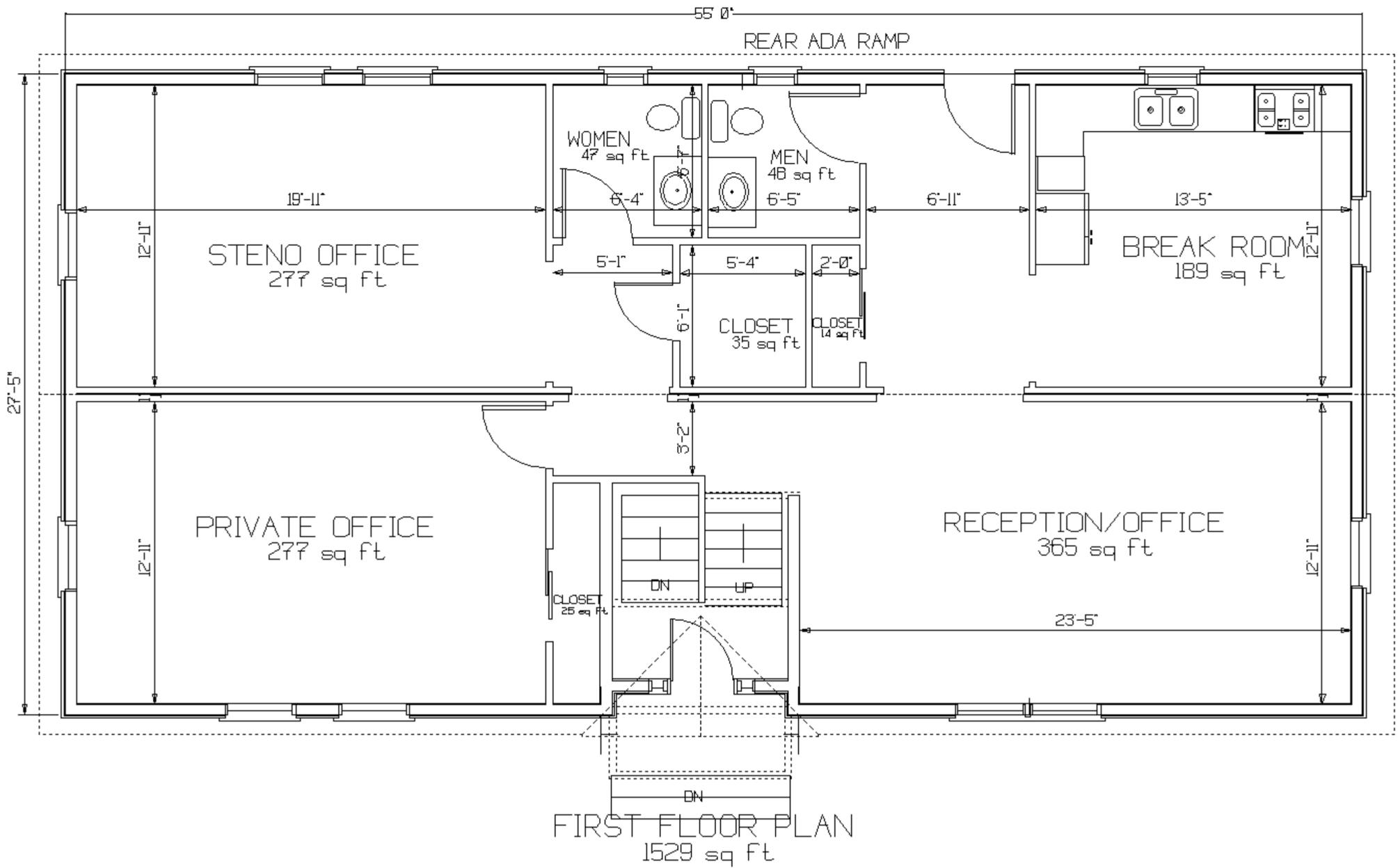
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John Lentini, RA

Cc: Kevin Toohey



BASEMENT PLAN



FIRST FLOOR PLAN  
1529 sq ft

