



Copies ..... 1 ..... Planning Board  
 ..... Town Board  
 ..... Zoning Board  
 ..... Legal Dept.  
 ..... DOTS Director  
 ..... C.A.C.  
 ..... A.R.C.  
 ..... Applicant  
 .....  
 .....  
 Sent 3/17/19

March 18, 2019

Matthew J. Acocella  
 Katelyn E. Ciolino  
 David J. Cooper  
 Jody T. Cross  
 Marsha Rubin Goldstein  
 Helen Collier Mauch  
 Zachary R. Mintz  
 Erik P. Pramschufel  
 Daniel M. Richmond  
 Kate Roberts  
 Brad K. Schwartz  
 Lisa F. Smith  
 David S. Steinmetz  
 Edward P. Teyber  
 Michael D. Zarin

• Also admitted in DC  
 • Also admitted in CT  
 • Also admitted in NJ  
 • Also admitted in MD

Hon. Loretta Taylor  
 Chairperson of the Town of Cortlandt Planning Board  
 and Members of the Planning Board  
 Town Hall  
 One Heady Street  
 Cortlandt Manor, New York 10566

**Re: Cortlandt Racquet Club – Modified Approval**

Dear Chairperson Taylor and Members of the Cortlandt Planning Board:

As you all may recall, our Firm represents the Cortlandt Racquet Club, Inc. (“CRC”) doing business as Premier Athletic Club.

Our client has apprised us that the Town has ostensibly received noise complaints recently from a neighbor concerning activities that are occurring within the CRC tennis bubble. We are informed that activities occurring within the bubble (almost exclusively children’s recreational activities) are not creating a noise problem.

Not only does our client strenuously contest the allegations of any noise issue (let alone violation), but also we believe that all of the ongoing Club activities are entirely consistent with the approved sports, recreational and family oriented related activities for this property. The prior approvals for this site include PB Resolution 35-1995 and PB Resolution 31-1997, as well as a letter from Martin Rogers, Director of Code Enforcement, dated February 5, 2016.

Nonetheless, in CRC’s continued spirit of cooperation and disclosure, we offer the following as “clarifications” of the current uses/activities. CRC would like to continue conducting the activities listed below within the tennis bubble, in addition to the other uses on site. These include:

- Roller-skating
- Basketball
- Lacrosse
- Squash

- Hockey
- Paddle Tennis
- Ping pong
- Bowling
- Racquetball
- Soccer
- Other general sports and recreational activities

We would like this letter to constitute CRC's formal request to be placed on the next Planning Board agenda for clarification and/or modification of the existing approvals to expressly permit these "recreational and/or fitness" uses. Certainly, CRC is prepared to fully comply with the Town's Noise Ordinance as it has always done. As such, any amended Resolution can include a condition for periodic noise readings at the property line.

CRC would respectfully request that your Board accept this letter application and that the Secretary to the Board notify us if this matter will be placed on the April agenda.

I look forward to hearing from you at your earliest convenience. If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

ZARIN & STEINMETZ

By: \_\_\_\_\_

David S. Steinmetz

DSS:me

cc: Mr. Val Santucci  
Thomas Wood, Esq.  
Michael Cunningham, Esq.  
Michael Preziosi, PE  
Chris Kehoe, AICP