

TO: Town of Cortlandt Planning Board

CC: Chris Kehoe, AICP – Deputy Director, DOTS – Planning

Michael Preziosi, P.E., Director of Technical Services

Ron Hoina, AIA- Design Development/Architect

Paul Ferraro – Managing Member of Lexington 202 Group LLC: Contract Vendee

From: Paul Ferraro, Lexington 202 Group LLC

Date: January 28, 2021

RE: Response to Engineering Memo for 23 Arlo Lane

Dear Chris Kehoe, Michael Preziosi and Members of the Board,

We are writing to respond to some of the comments and questions made on January 25, 2021 planning board review memo. As you are aware, subject property (tax map 34.6-1-1) contains multiple buildings and the applicant does not plan to subdivide the properties. The tenant and property will be remained unaltered. The small shed on 23 Arlo Lane, will be demolished to add parking spaces to meet the parking ratio (1 spot per 1,000 square feet). This will be shown on our new site plan submission. Existing loading docks will stay in place.

Ron Hoina is working on the following and will submit to the board, exterior photometric analysis, dimensional bulk zoning table and sign plan. We will show the board the exterior lights and wall mounts on the building that will not crossover any property lines or interfere with any surrounding neighborhoods. We will be submitting a sign plan, proposing one building sign.

23 Arlo Lane, has septic and will remain on septic. We are eliminating 3 bathrooms and will have one ADA bathroom. One ADA bathroom will be sufficient for the use and square footage as proposed. Also, currently the building has a well for domestic water. We plan on keeping the existing well for the one ADA bathroom and bringing in a new 6" water main for our fire suppression system. The fire suppression system will be designed by an engineer and submitted to the building department after site plan approval is granted. Arlo Lane does not have gas on the street. 23 and 29 Arlo Lane are currently using oil to heat the building.

Current owner has removed the underground oil tank on 23 Arlo Lane and filed all proper paperwork with Westchester County and the Building Department. 23 Arlo Lane has one oil tank above ground. Applicant has not decided to remove or keep the oil tank for heating use. Prior to submitting a building plan, applicant will have a better idea on their heating services.

This specific facility will not have a fence or entry gates into the property. The building will have a brand new “state of the art” security entry system for the doors and interior and exterior cameras throughout. Only tenants will be allowed to enter the building during normal business hours of 8am-6pm. This facility will have no employees on site.

Our new site plan will show ADA parking and brand-new parking stripes. 23 Arlo Lane has existing landscaping and we do not plan on removing or adding.

We know based upon our experience and knowledge, self-storage will generate less traffic than current use approved in the building, manufacturing. Elmsford Sheet Metal had daily deliveries and multiple employees generating more traffic than a self-storage facility. We are expecting 6.6 trips per day based upon our square footage of the building.

Please see attachment from proposed garbage company stating existing dumpster is accessible from Arlo Lane and can be serviced where container is on the current survey.

Thank you for the opportunity to respond to the Planning Board Memo. Looking forward to our site visit on Sunday at 9am.

Thank you

Paul Ferraro

Managing Member of Lexington 202 Group LLC.

- Attachment: 23 Arlo Lane Garbage Letter

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