



TOWN OF CORTLANDT
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Chris Kehoe, AICP
Director

Planning Staff
Michelle Robbins, AICP
Rosemary Boyle-Lasher

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1080

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Francis X. Farrell
Cristin Jacoby
Robert Mayes

MEMORANDUM

TO: Planning Board Members

FROM: Chris Kehoe, AICP, Planning Director^{CK}
Department of Planning & Community Development

SUBJECT: PB 2022-10 Application of Bilal Ahmad, for the property of Ace/Sport Realty Holding Corp. for Site Development Plan approval and for Steep Slope, Tree Removal and Wetland Permits for a proposed 4-story, 91 room hotel for property located at 2054 East Main Street (Cortlandt Boulevard). Drawings dated October 19, 2022.

DATE: November 10, 2022

1. The Planning Division conducted a review of the subject application consisting of the following drawings:

A 5-page set of drawings entitled "Site Plan" prepared by Edward Keplinger, R.A. dated 10/19/22
2. Based on a review of the above-mentioned drawing and application, the following information as required by Chapter 307-71 of the Town of Cortlandt (Zoning) should be submitted for the subject application unless waived by the Planning Board at the applicant's request. Any engineering comments/requirements below, as required per Section 307-71, shall be to the satisfaction of the Town's consulting engineer.
 - a. The subject cover sheet shall be revised to show a location map showing existing roads, schools, zoning and special district boundaries as an insert at a scale of one-inch equals 1,000 feet.
 - b. The subject drawing shall show the location of existing and proposed water mains and service lines with pipe sizes, hydrants, wells and other facilities as required. The applicant is encouraged to speak directly with the Director of the Town Department of Environmental Services, Stephen Ferreira, P.E., for further details regarding water service.

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- c. The subject drawing shall show existing and proposed sewage disposal system and sanitary sewer mains and service connections with pipe sizes, grades, manholes and other facilities as required. A meeting with the Town's Consulting Planning Board Engineer may be required.
 - d. The subject drawing should show the location, direction and time of any proposed lighting for the site, both lighting proposed to be located on the building and any proposed lighting for the parking areas. A photometric plan shall be submitted.
 - e. The subject drawing shall show the proposed location, height and design of all fences.
 - f. The subject drawing shall show the proposed stormwater drainage system including pipe sizes, manholes, drains, grades and other facilities as required. A meeting with the Town's Consulting Planning Board Engineer may be required.
 - g. The subject drawing should show proposed site signage, both wall signage and freestanding signage. The signage can be shown as conceptual at this time.
 - h. Significant retaining walls are proposed on the site. Details of the proposed walls shall be provided.
 - i. The applicant shall provide a complete landscape plan with number, size and species of all proposed trees and landscape plantings.
 - j. The applicant shall submit a complete set of building elevation drawings and a floor plans for the proposed hotel. The proposed building elevations shall be referred to the Town's Architectural Advisory Council for review and comment.
3. The applicant is seeking Site Development Plan Approval as per Chapter 307 (Zoning) for a proposed 91-room, an approximately 62,000 sq. ft. four-story hotel with 101 parking spaces on an approximately 2.41-acre parcel of property located at 2054 E. Main St. The site is zoned CD, Designed Commercial which permits hotels as of right. The access to the hotel is proposed from Jacobs Hill Rd. In addition to the 91 rooms the hotel is also proposed to contain a restaurant serving the hotel, a pool, fitness center and a professional conference center. The subject site will be served by municipal water and public sewer. A previous application for this property, PB 24-06 Ace Sport Realty, for a 31,000 sq. ft. office building complex, was reviewed by the Planning Board. That application eventually became dormant.
4. The applicant shall submit a landscape plan showing areas of proposed plantings with specific proposed plantings, including number and type of plantings including trees, shrubs, grasses, perennials, etc. This plan shall be referred to the Town's Conservation Advisory Council for review and comment.

5. As required by Section 307-21 B (2) of the Town Zoning Ordinance a 25-foot continuous landscape strip, except for access points and driveways and sidewalks, shall be required to separate parking areas and driveways from abutting street lines. In this case the site abuts three (3) street lines, Rt. 6, Jacobs Hill Rd., and the Bear Mountain Parkway. This landscape strip shall be composed of intermittent visual obstructions to create the impression of a separation of spaces and may be composed of a wall, fence, landscaped earth berm, planted and existing vegetation. This landscape strip shall be to the satisfaction of the Planning Board and the design of the strip is subject to review by a Town consultant. If the landscape strips cannot be provided the applicant shall seek a variance from the Zoning Board of Appeals.
6. The subject drawing shall be revised to show a sidewalk along Jacobs Hill Rd. down to Rt. 6 to connect to the existing sidewalk network. In addition, the Town has been coordinating the installation of decorative street lights along Rt. 6 at various sites including the Gasland station and other sites to the east on Rt. 6. The Town will provide the specs. to the applicant of the Town's preferred light fixture.
7. As per section 307-22 of the Zoning Code parking areas with parking for 30 or more cars require landscaped areas comprised of a minimum of 5% of the total area within the perimeter of the parking area. The subject drawing shall be revised to show the required landscaping and quantify the total planting areas or a variance from the Zoning Board of Appeals will be required.
8. The subject parcel is immediately adjacent to a residentially zoned parcel to the north. As per Section 307-23 a 50' landscaped buffer is required where a lot in a commercial zone abuts a lot in a residential zone. As per Section 307-22 (B) (4) the Planning Board may modify this requirement based on specific site circumstances. As required by this section the applicant shall provide to the Planning Board justification for the requested modification.
9. The subject site plan as preliminarily shown requires the following variances:
 - Side Yard Setback to Bear Mountain Parkway
 - Side Yard Setback to Jacobs Hill Road
 - Building Height
 - 25' landscape buffers to adjacent street lines

The applicant should consider working with Town staff to see if any building/site design modifications can be made to reduce the required variances.
10. The applicant has retained their own traffic consultant, GTS Consulting, to perform a traffic study for the subject application. The Town has retained Hudson Valley Engineering Associates (HVEA) to develop, in conjunction with the applicant's traffic consultant, a traffic study scope. HVEA will review the final traffic study and provide the Planning Board with review and comments on the study and proposed mitigation requirements, if necessary.

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11. The subject property is made up of two (2) separate parcels, SBL 23.20-1-2 & 3. The subject parcels shall be merged to the satisfaction of the Town Assessor and Town Legal Department.
12. The subject property contains a small wet depression that may be a town-regulated wetland. A Town-approved wetland consultant, paid for by the applicant, must complete a wetland delineation and report. If determined to be a regulated wetland the boundaries of the wetland and the 100' regulated buffer shall be shown on the subject site plan. If the wetland or buffer are impacted by the proposed project a wetland permit will be required and the applicant shall provide an analysis as per Section 179-6 (B) of the Town Code providing findings to the Board justifying the impact. Wetland mitigation and monitoring may be required.
13. All trees located within 50' of any proposed disturbance must be field located and inventoried and a report as to the tree size, species and health must be submitted by a Town approved arborist as per Chapter 283 (Trees) of the Town Code, paid for by the applicant. Trees to be removed and trees to be preserved must be noted on a plan. The Planning Board will make a determination on the granting of the tree removal permit as per Section 283-7 of the Town Code.
14. Areas of steep slope, regulated by Chapter 259 (Steep Slopes) of the Town Code, will be impacted by the proposed project. The applicant shall provide a colored drawing showing areas of 15%-30% and over 30% steep slope with the proposed site plan improvements overlaid for the Planning Board to review. The total amount of disturbance to areas of regulated steep slope shall be quantified. The applicant shall provide an analysis of the impacts to steep slopes as per Section 259-6 of the Town Code.
15. The Planning Board has declared their intent to be Lead Agent on the application. The subject application is classified as an unlisted action pursuant to the New York State Environmental Quality Review Regulations. The applicant submitted Part One of the Full Environmental Assessment Form (see attached) for the Board to use together with all information submitted with this application to evaluate what, if any, significant environmental impacts may result from the proposed project by completing parts two and three thereof, as applicable.
16. Also attached herewith for the Planning Board's information is an aerial view(s) of the subject property. The subject drawing(s) was previously distributed to the Planning Board members.
17. Referrals of this application include the Town Conservation Advisory Council, the Fire Advisory Board, the Town's Architectural Review Council, the Town Division of Code Administration and Enforcement, the City of Peekskill, the NYSDEC, the U.S. Fish & Wildlife Service, the NYS Office of Parks, Recreation & Historic Preservation, the NYSDOT, the Westchester County Planning Department, the Westchester County Department of Health, the Lake Mohegan Fire Department and the Westchester County Department of Environment Facilities, with comments to follow.

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18. A separate technical review will be completed by the Town's Consulting engineer, Labella/Chazen.

CRK/crk
attachments

cc: Dr. Richard H. Becker, Town Supervisor
James Creighton, Town Board Liaison
Michael Cunningham, Esq. Assistant Town Attorney
Joseph Fusillo, P.E., Chazen/Labella
David Douglas, Conservation Advisory Council
Bilal Ahmad
Christian Freeman, R.A.
Edward Keplinger, R.A.
David Steinmetz, Esq.
Brian Sinsabaugh, Esq.