



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

Town Hall, 1 Heady Street
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MEMORANDUM

TO: Steven Kessler, Chairman
Planning Board

FROM: David Douglas, Chairman *DD (CI²)*
Zoning Board of Appeals

DATE: March 21, 2023

RE: Proposed Hotel
2054 East Main Street
ZBA Case 2023-1

The Zoning Board of Appeals held two public hearings on the application of Bilal Ahmad, for the property of Ace Sport Realty, for a proposed 5-story hotel located at 2054 E. Main Street. The applicant is requesting the following variances:

		<u>Req./Allowed</u>	<u>Proposed</u>	<u>Variance</u>
Side Yard Setback:	(Bear Mtn Pkwy)	50'	44'	6'
	(Jacobs Hill)	75'	45'	30'
Height:	Stories:	3, 35 ft.	5, 50 ft.	2 stories
	Feet:	35'	50'	15'
Parking Lot Landscaping:		5%	2.5%	2.5%
Parking		100 spaces	93 spaces	7 spaces

The Zoning Board heard presentations from the applicant and public comment from four residents. The Board also conducted a site visit. Based on the application materials, the drawings, renderings and other relevant information, the Zoning Board is inclined to grant the height variance and the parking space and parking lot landscaping variances. With respect to the required side yard setback variances, the Board is in favor of granting those as well but given that the final location of the building may slightly change as the application goes through the Planning Board process the Zoning Board felt it best to wait to see the final layout of the building and will revisit the setbacks when the application returns to the Zoning Board at the conclusion of the Planning Board SEQRA process.

Please feel free to contact me if you have additional questions.

cc: Supervisor Richard H. Becker
Members of the Zoning Board of Appeals
Michael Cunningham, Esq., Deputy Town Attorney
Chris Kehoe, AICP, Director of Planning & Community Development
Bilal Ahmad
Brian Sinsabaugh, Esq., Zarin & Steinmetz