

Right to Know/FOIL

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JOHN A. LENTINI ARCHITECT
pencilbase@aol.com

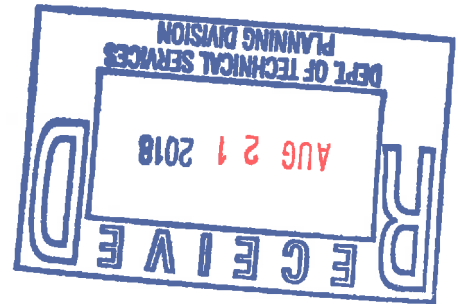
7

- Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____
- _____
- Sent 8/22/18

124 ALLAN STREET
CORTLANDT MANOR, NY 10567
914-737-2890

August 20, 2018

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



Attn: Chair Person

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

Dear Chair Person:

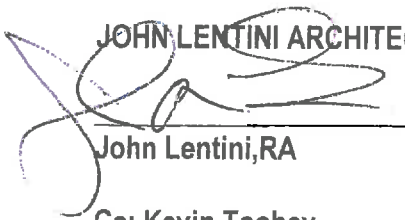
The owner of the referenced property, Kevin Toohey, seeks approval to develop his property to accommodate his livery cab service. Our first appearance before your Board, 1/9/2018 produced a notice from the Town, dated 1/16/2018, indicating that our application will not be considered because of the lack of compliance with the local Zoning Code, I believe, as the result that part of the property is in a R-15 residential zone. We have produced a new design that only utilizes the CC commercial part of the property and will use the R-15 portion for the septic system of the development only.

The Town's 1/16/2018 letter provided a direction to consult the Town's Master Plans that do not appear to alter the as of right use of this property that permits a taxi business.

ActNow Taxi services have clients from the Town of Cortlandt and Montrose that includes services to the area hospitals including the VA to the South. I respectfully request that the new arrangement be considered so that a full review can be commenced that will address Traffic, Storm Drainage, Lighting and coordination with the Town' capital improvement project at this area.

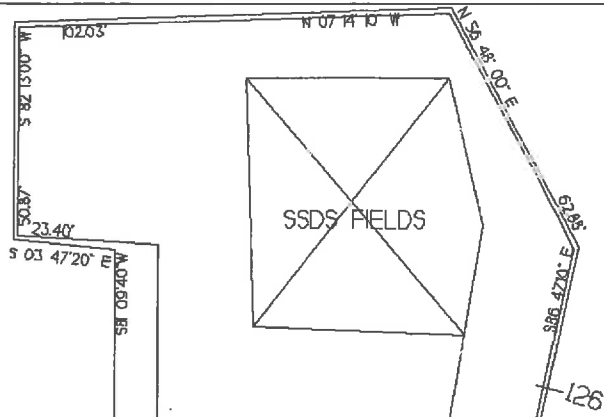
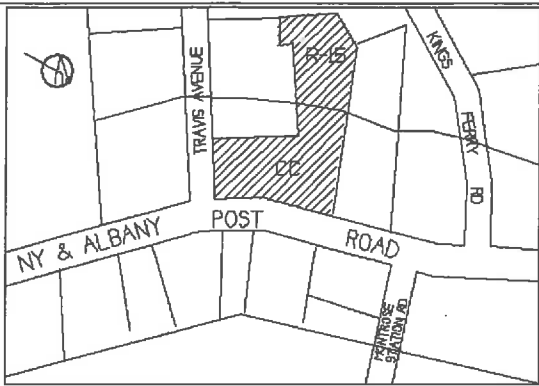
Respectfully

JOHN LENTINI ARCHITECT


John Lentini, RA

Cc: Kevin Toohey

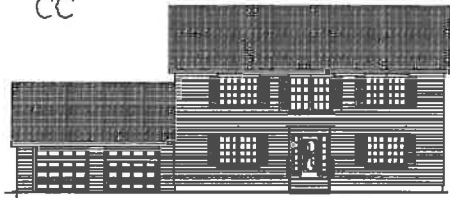




MONTROSE, NEW YORK

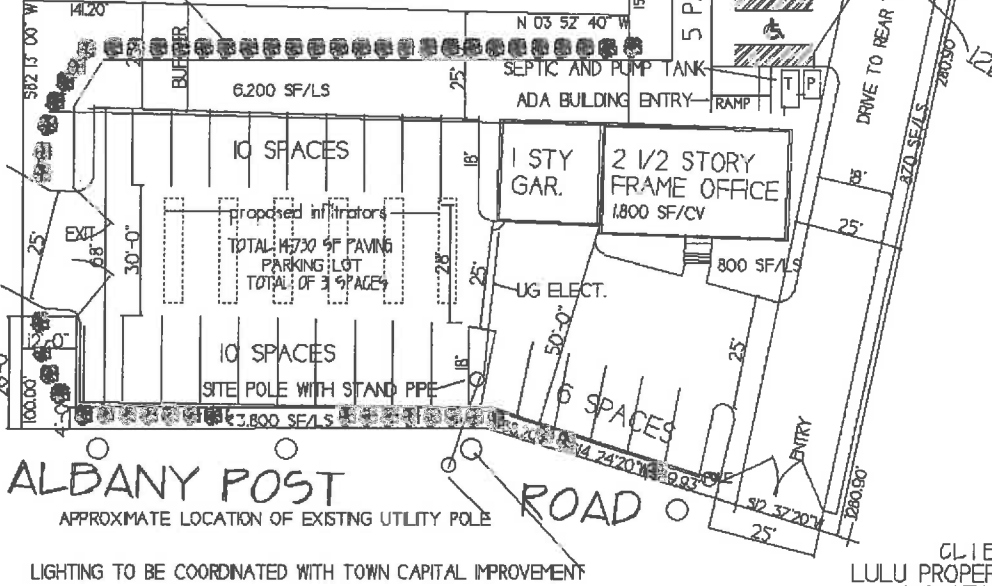
R15

CC



PROPOSED FRONT ELEVATION OF OFFICE BUILDING
PROPOSED TAXUS HATFIELD BUSHES 5'-0" H. MATURE

TRAVIS AVENUE



ALBANY POST ROAD

APPROXIMATE LOCATION OF EXISTING UTILITY POLE

LIGHTING TO BE COORDINATED WITH TOWN CAPITAL IMPROVEMENT

CLIENT
LULU PROPERTIES NY, INC.
LOCATION
0 TRAVIS AVENUE
MONTROSE, NY
SBL 54.8 - 3 - 4. 41,376 SF

REV. 8/18/2018

DRAWING DATE 8/18/2018 BY JL CHK

PROPOSED SITE PLAN

JOHN A. LENTINI
ARCHITECT

124 ALLAN STREET
CORTLANDT MANOR, NY 10567-1614
PHONE (914) 737-2890 FAX -1915

SEAL & SIGNATURE

DRAWING NUMBER 100717

S-1

ZONING INFO ZONE CC

ITEM	REQUIRED	ACTUAL	COMPLY
LOT SIZE	15,000 SF	25,931 SF	OK
LOT WIDTH MIN	100 LF		
LOT DEPTH MIN			
FRONT YARD	30 LF	50 LF	OK
SIDE YARD I			
SIDE YARD I			
SIDE YARD TOT			
REAR YARD, HSE			
REAR YARD DCK			
MAX HEIGHT	35 LF	< 35 LF	OK
MIN FLR AREA			
MAX COVER %	.30 = 7,779 SF	.07 = 1,800SF	OK
REQ PARKING			
MAX. FLR AREA			
MIN. LND SCP	.25 = 6,483 SF	.45 = 11,670 SF	OK