

Copies 1 . . . Planning Board
 Town Board
 Zoning Board
 Steven J. Basini, RA, AIA
 Legal Dept.
 1 . . . DOTS Director
 C.A.C.
 A.R.C.
 Applicant
 _____
 _____
 Sent 9/19/18

September 17, 2018

Loretta Taylor, Chairperson
Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567

Re: 2nd Chance Rescue
Applan Way Ventures, LLC
260 6th Street, Verplanck, NY
Site Plan/Special Permit Approval

Ms. Taylor,

This office has been retained by 2nd Chance Rescue, a tenant in the building owned by Applan Way Ventures, LLC, to file a site plan approval application proposing the addition of (3) three chain link fence enclosed dog runs at the southeast side of the building.

Previously, the use of the 2nd floor tenant space as a rescue dog kennel was approved by your honorable Board however the operation has been taken over by a different company, 2nd Chance Rescue. The intended use is the same as is the number of employees and daily operations.

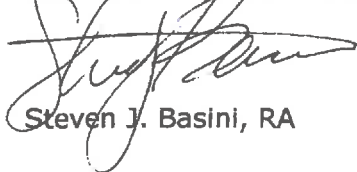
In an effort to improve conditions for the animals prior to adoption, the new operators are requesting to construct these dog runs to be used on a daily basis for exercise. They are proposing (3) runs, each 21 feet by 20 feet (420 sf), each with private entrances in order to separate dogs of different temperaments.

The layout of these runs provides the necessary clearances at the buildings rear egress doors as well as a 15 ft clearance from the existing dog run utilized by the ground floor tenant. A new set of stairs will be detailed and filed with the building department in order to gain access to this rear yard from the loading dock entrance of the 2nd floor space.

The runs are proposed to be constructed of 6 ft high galvanized chain link fence, specifications on the drawings, and a black privacy screen fabric will be installed over the surfaces to maintain visual privacy.

Thank you for your consideration in this matter.

SJB ARCHITECTURE + DESIGN


Steven J. Basini, RA