

### **Right to Know/FOIL**

Information contained herein is compiled and made available for informational purposes only. While every effort has been made to provide correct and timely information neither the Town nor its employees or agents assume any legal liability or responsibility for the accuracy, scope or timeliness of its content. The Town reserves the right to alter or remove any material or information posted or contained on this website without notice. The DRAFT Resolutions and documentation herein are for the convenience of the Board and should not be construed as an indication as to how the Board will vote. The Resolutions are only proposed and do not become final until approved by a majority of the Board.



Beautiful Living for  
Active Adults age 55 and over...



October 24, 2018

- Copies ..... 7 Planning Board
- ..... Town Board
- ..... Zoning Board
- ..... 1 Legal Dept.
- ..... 1 DOTS Director
- ..... C.A.C.
- ..... A.P.C.
- ..... Applicant
- ..... \_\_\_\_\_
- ..... \_\_\_\_\_

To: Town of Cortlandt Planning Board

Re: Springvale Apartments - Proposed Enhancement Plans

Dear Community Leaders,

Thank you for this opportunity to present proposed enhancement plans for Springvale Apartments. Below is the requested consolidated list. 10/25/18

**1. Proposed Gazebo Between Building 17 and 18**

For the use of all Springvale Apartment residents, we are proposing the construction of a 12x12 gazebo to be centrally located between buildings 17 and 18. This project will shelter residents from the elements as they enjoy our beautiful outdoor grounds. Our residents greatly benefit from being outdoors and having opportunities to gather for social interaction and sharing

**2. Proposed Landscaping Enhancement And Sitting Area Of The Primary Entrance To The Springvale Apartments.**

Our proposed plan is to replace the existing patched-up stonewall, which is immediately adjacent to the busy main road (9-A). We would like to create a more appealing half circle stone wall that is set back at a safer distance, completed with a patio, planters and benches. This will provide a more comfortable, safe and convenient sitting area for any bus stop users and for those residents who cross the street to reach nearby shopping.

This plan will increase the safety, utility, and attractiveness of our main entrance for-both our residents and the community-at-large.

**3. Proposal To Increase The Size Of Small Decks On 4 Buildings By 30sf**

In response to repeated tenant requests, this proposal is to increase the size and add privacy latticing to the first-floor balconies of the apartments in four river-facing buildings. Greater space and privacy and will allow for safer navigation and enhanced comfort and enjoyment.

**4. Proposed Conversion Of Vacant Barn Loft Into 1-Bedroom Apartment**

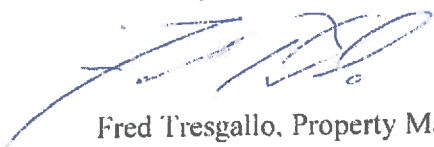
This proposal is to create a unique living space in the vacant barn loft, which is accessed by a stairwell from a private entrance. We would like to convert the unused area into a spacious One-Bedroom apartment. The loft space is very attractive with distinctive architectural features, high ceilings, and abundant light and good views. We get regular requests for units outside of our standard apartments, and it would be good to have one to offer.

**5. Proposed 300SF Addition To Building 31**

Springvale houses some of its employees in order to offer a steady 24-hour presence for tenant security and the ability to respond to any after-hour maintenance needs or emergencies. While most Springvale apartments were designed to accommodate one or two residents, some large employee families require more space. This proposal is to build a 300sf addition to a unit that houses a current employee family of five, located in building 31. The availability of even one family-size unit is an important asset for current and future employee recruitment and retention.

Thank you for your consideration of these proposed high impact projects. As always, our priority is to address the needs and enhance the well-being of our residents and to serve as a good neighbor in the community we so highly value and call home.

Sincerely,



Fred Tresgallo, Property Manager



# Item #1

## Proposed Gazebo Between Buildings 17 & 18



South  
View

Proposed Gazebo Location Where Table & Chairs Are



North  
View

## Item #2

---

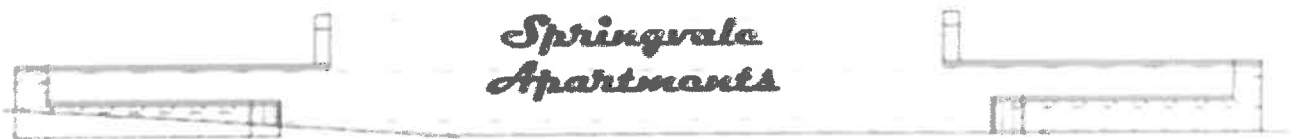
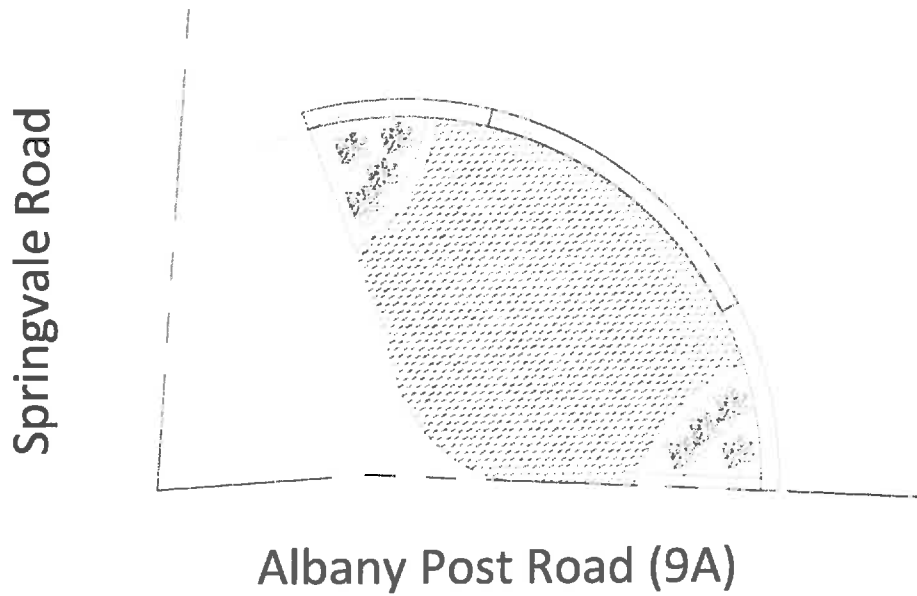
# Proposed Landscaping Enhancement and Sitting Area of the Primary Entrance to Springvale Apartments

## Existing Front Entrance



Item #2 Continued

Proposed Front Entrance with Sitting Area for Residents



## Item #3

---

# Proposal to Increase the Size of the Small Decks on Four Buildings by 30sf

5'x8' Typical Existing Deck—Buildings 0,1,2,3



Side View  
of Small  
Deck



## Item #4

---

### Proposed Conversion of Vacant Barn Loft Into a One Bedroom Apartment (2nd Floor)



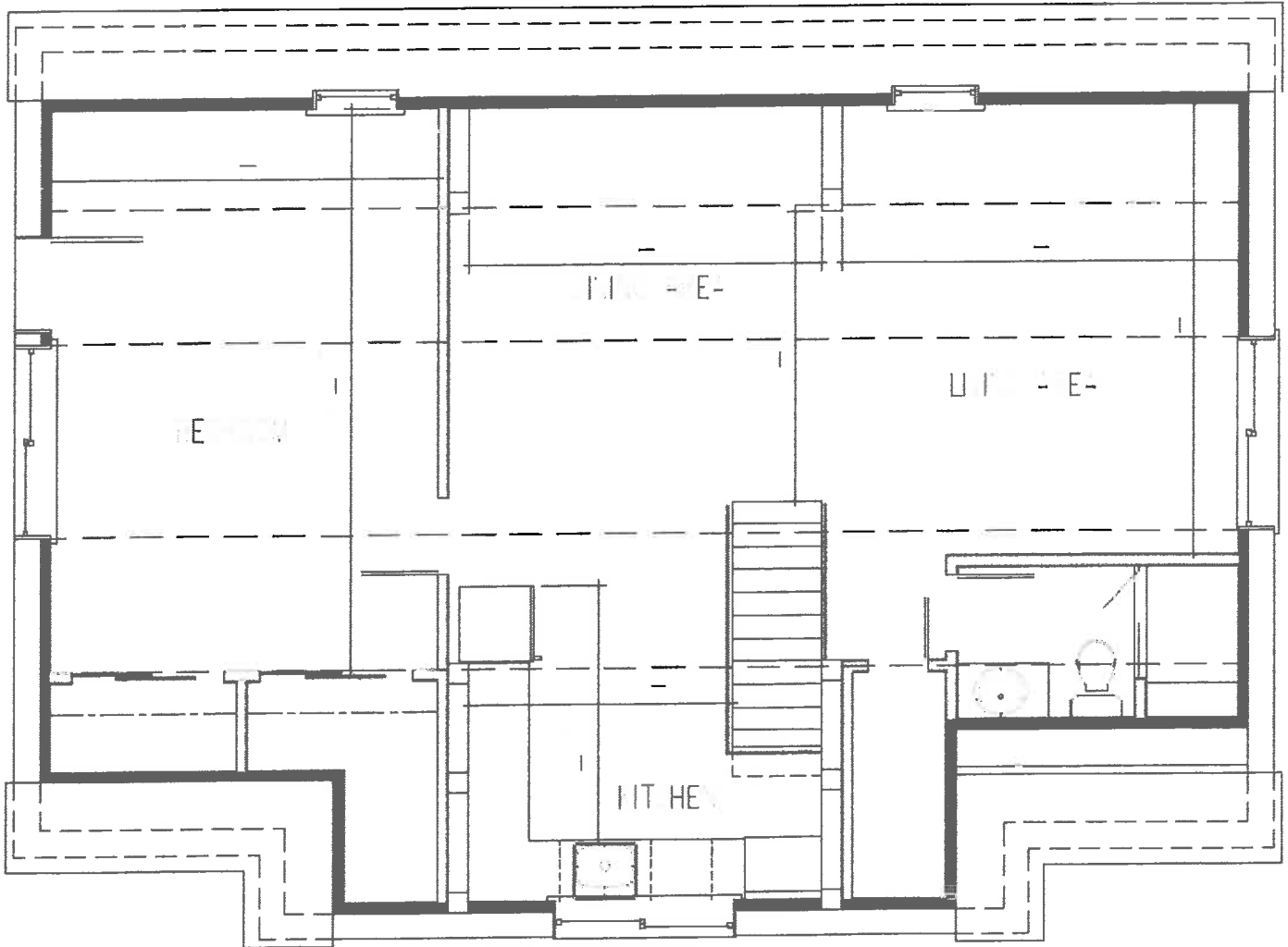
(Door to Steps Leading to Upstairs Space)



Current Interior of 2<sup>nd</sup> Floor Loft

# Item #4 Continued

## Proposed Conversion of Vacant Barn Loft Into a One Bedroom Apartment (2nd Floor)



# Item #5

## Proposed 300sf Addition to Building 31



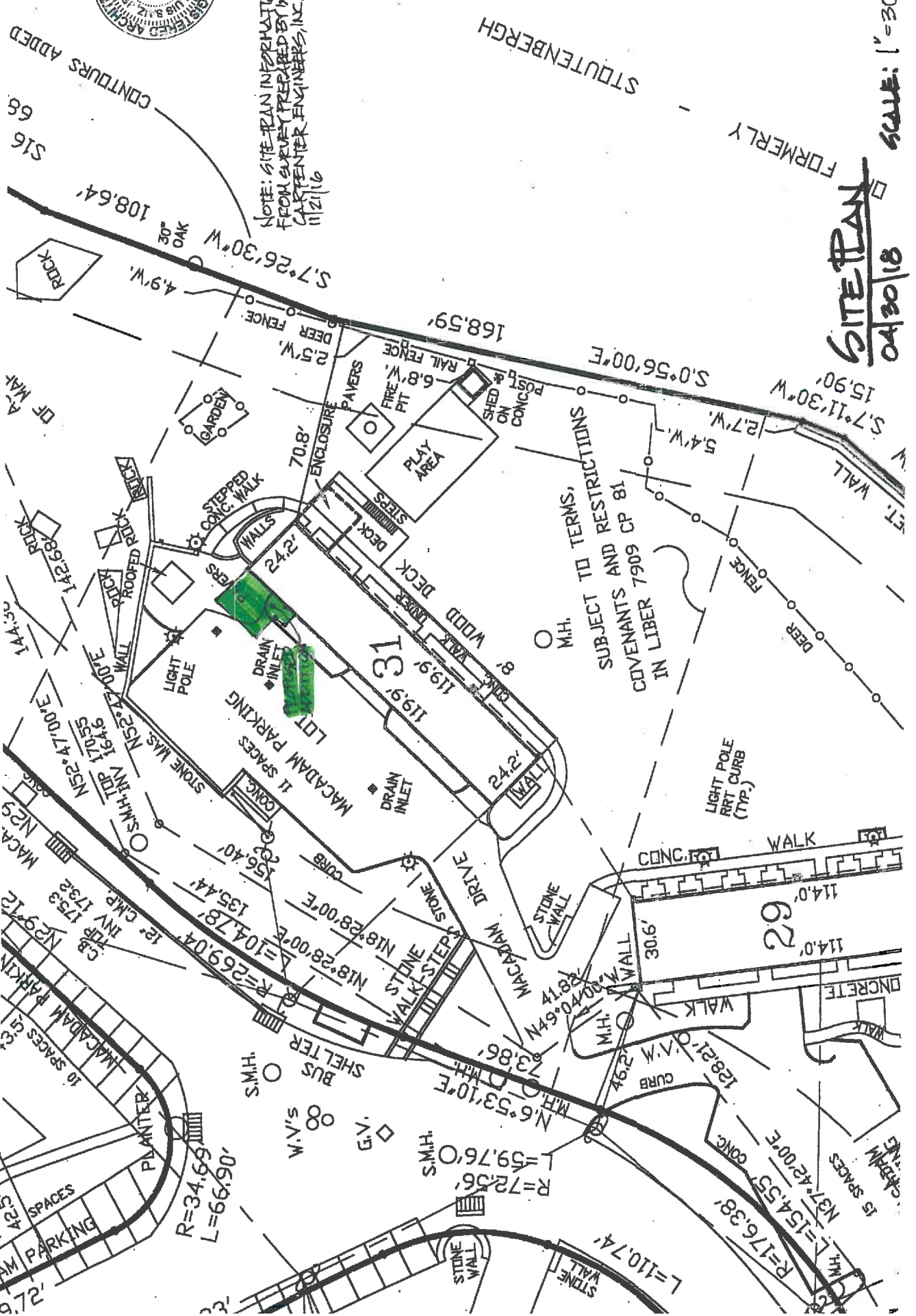


NOTE: SITE PLAN INFORMATION TAKEN FROM SURVEY PREPARED BY WARD CARTENTER ENGINEERS, INC. ON 11/21/16

Luis Vizcarra, R.A. 914 954 8707  
Luis Vizcarra, R.A. 914 954 8707

**SITE PLAN**  
04/30/18

SCALE: 1" = 30'-0"



Item #5 Continued

# Item #5 Continued

## Proposed 300sf Addition to Building 31

