

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.

Chris Kehoe

From: John Lentini <pencilbase@aol.com>
Sent: Thursday, February 22, 2018 9:33 PM
To: Chris Kehoe; tracytom888@gmail.com; pencilbase@aol.com
Subject: Vape/ Restaurant , 2081 E. Main Str2017-22

All Concerned,

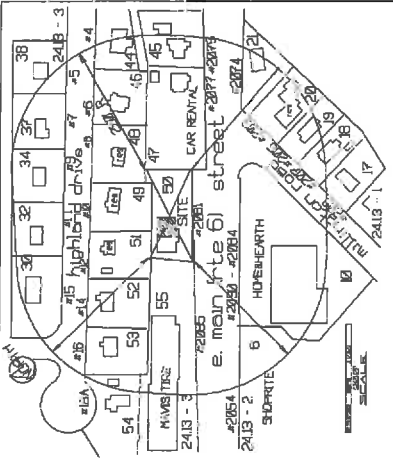
I pursued the suggestion, during last months Town Planning Board review, for the subject project, to evaluate opening vehicle traffic between the subject and the Westerty neighbor. First I discovered that the two lots appear to meet at the same level and that there would be no physical restriction to vehicle travel if the fence was removed between the properties and paving augmented. I discussed this suggestion with my clients who expressed the desire to be good neighbors and be part of a solution that would benefit traffic at this area. I learned, however, that the fence was removed for awhile and some disputes erupted involving snow removal and storage encroachment. A further analysis produced the following concerns , that we have, that is not encouraging ,as follows:

1. Providing an easement through the subject property will not increase subject's value and, probably, would reduce the property value.
2. There will be expenses associated with the fence removal, pavement improvement and surveying/legal costs with recording a required easement.
3. It appears that there will be no benefit to the subject , especially, because the neighbors parking lot is often used for attended parking and not always passable.
4. There is a potential expense and time involved with the possible requirement that the neighboring property apply for an amended site plan review.
5. There would be an increase in traffic, on the subject lot , that will exceed what we expect for the subject. An increase in traffic will provide additional wear , on the subject lot, that will reduce the life of the asphalt wearing course. The expense for repaving the subject parking lot will be a hardship. I doubt that my client can recover any reoccurring expenses from the neighbor.
6. There would probably be the need for a cooperative agreement that we have no assurances will be entered into by the neighbor.
7. We have concerns for the safety of our patrons while walking to their vehicles and believe the property insurance premiums may rise.
8. Nothing is presently compelling the neighbor from having to incur any costs to accomplish this marriage.

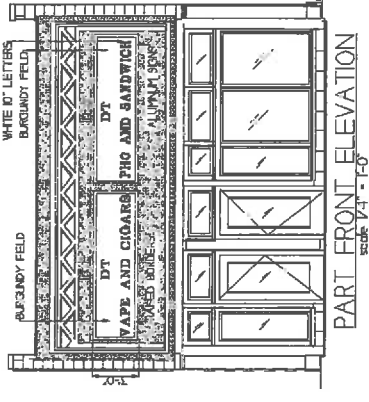
I advised my client to consult with their insurance company, an attorney and appraiser to evaluate and refine concerns and values. I respectfully request that our application proceed without the aforementioned alteration as a requirement.

Respectfully

John Lentini, RA



LOT SIZE 1,844 SF
 2,555 SF of Grade Level
 1,920 SF of mezzanine
 3,105 SF
 SECTION 300 ORP. VI
 EXISTING SMOKE SHOP 2,555 SF
 PROPOSED REDUCTION TO 1,115 SF
 MEZZ. STORAGE TO SMOKE SHOP 1,490 SF
 TOTAL 1,665 SF
 SECTION 300 ORP. VI
 PROPOSED FOOD TAKEOUT 1,140 SF
 PARKING PER ZONING CODE
 PROPOSED SMOKE SHOP
 CUSTOMERS WAITING & DRINK AREA 5,072 SF
 TOTAL PARKING REQUIRED 44 SPACES



PART FRONT ELEVATION
 SCALE 1/4" = 1'-0"

TRACY CONG & BOARNTON
 6120 3RD ST
 CORTLAND MANOR, NY 13827
 PHONE: 518-537-5850 FAX: 518-537-5850
 WWW.TRACYCONG.COM

ARCHI TECT
 JOHN A. LENTINI
 1-24 ALLEN STREET
 CORTLAND MANOR, NY 13827-1619
 PHONE: 518-537-5850 FAX: 518-537-5850
 WWW.ARCHI TECT.COM

DATE: 9/21/2017
 PROJECT: 2017-22

ZONE HC

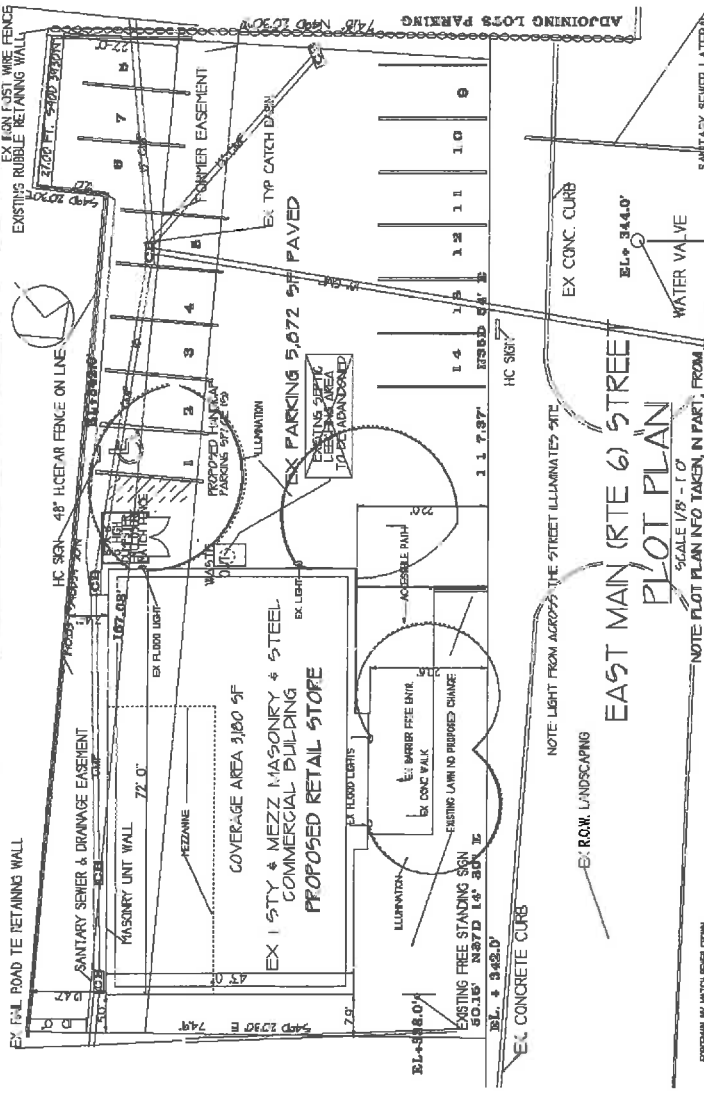
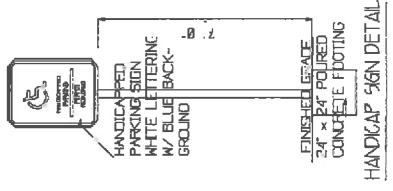
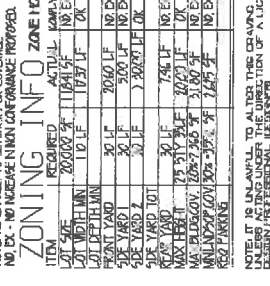
5-1

NOTE: NO CHANGE TO STRUCKS OR COVERAGE
 NO. OF. TO INCREASE MINIMUM COVERAGE REQUIRED.

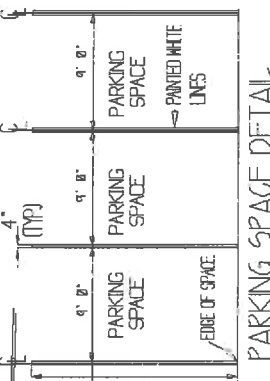
ZONING INFO ZONE HC

ITEM	REQUIRED	ACTUAL	COMPLY
LOT SIZE	20,000 SF	1,844 SF	NO
LOT WIDTH	100 FT	19.37 FT	NO
FRONT YARD	50 FT	20.67 FT	NO
REAR YARD	30 FT	30.00 FT	NO
SIDE YARD	30 FT	20.67 FT	NO
MAX. HEIGHT	25 FT	24.5 FT	NO
MAX. BLDG. COV.	20% - 30%	31.80%	NO
MAX. PARKING	44 SPACES	16.65 SF	NO

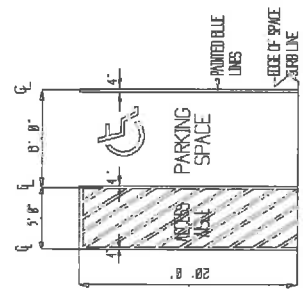
NOTE: IT IS UNLAWFUL TO ALTER THIS ZONING
 UNLESS AS NOTED UNDER THE DIRECTION OF A U.L.C.
 DESIGN PROFESSIONAL LICENSEE.



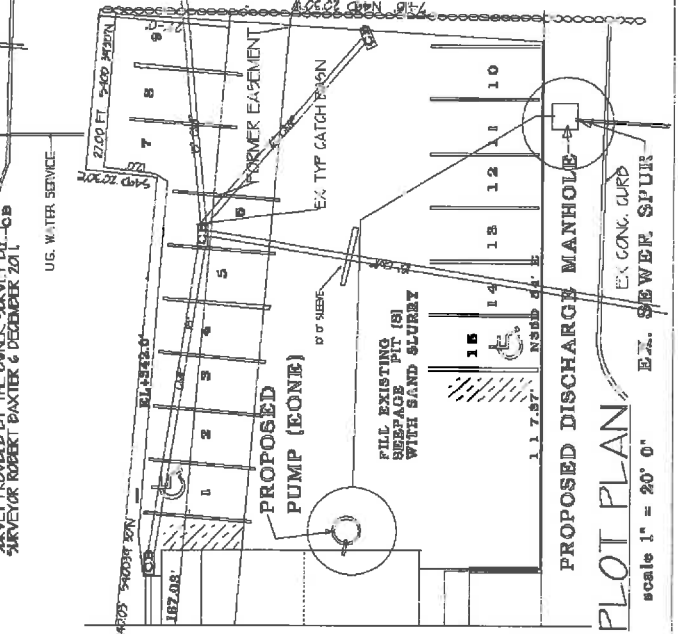
EAST MAIN (RTE 6) STREET
 PLOT PLAN
 SCALE 1/8" = 1'-0"



PARKING SPACE DETAIL

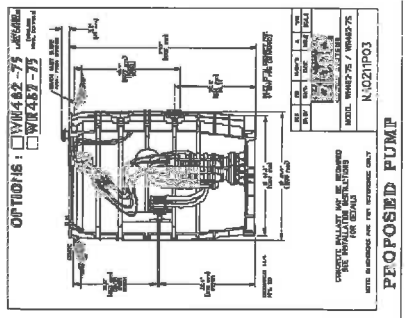


HANDICAPPED SPACE DETAIL



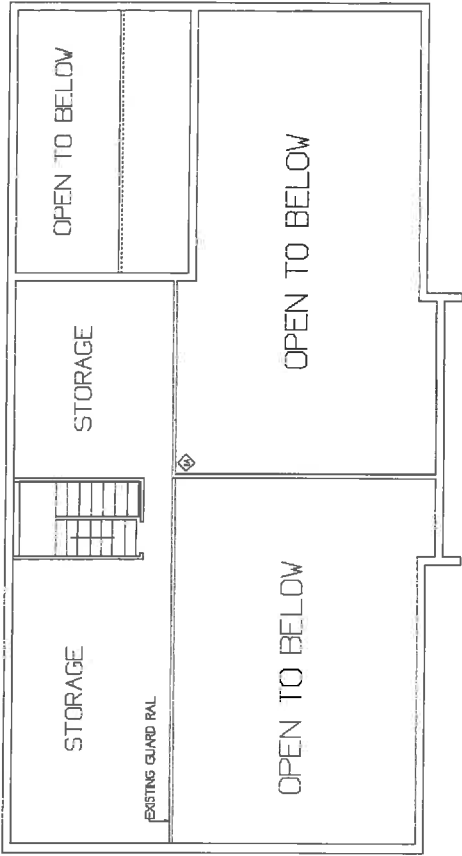
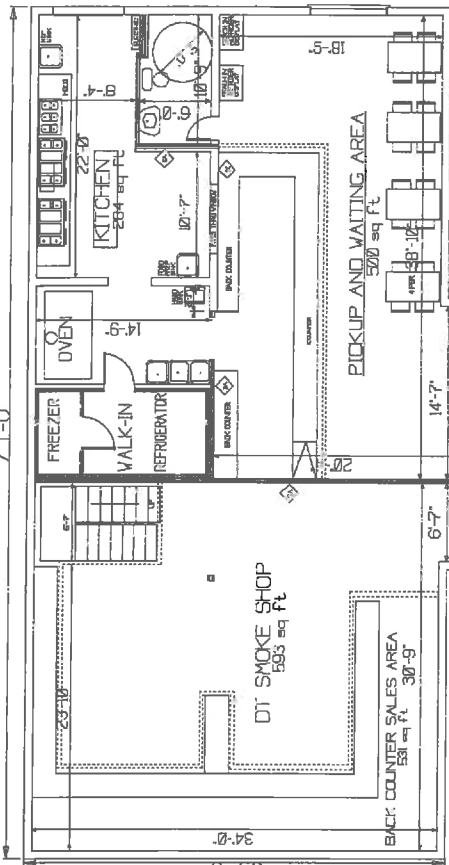
PROPOSED DISCHARGE MANHOLE
 PLOT PLAN
 scale 1" = 20'-0"

PROPOSED DISCHARGE CHAMBER



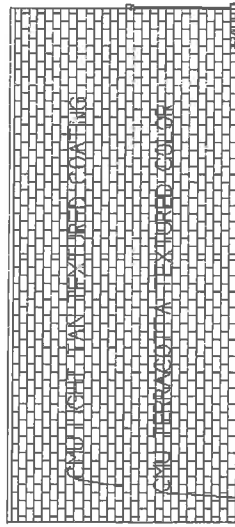
PROPOSED PUMP

SCALE 3/16" = 1'-0"

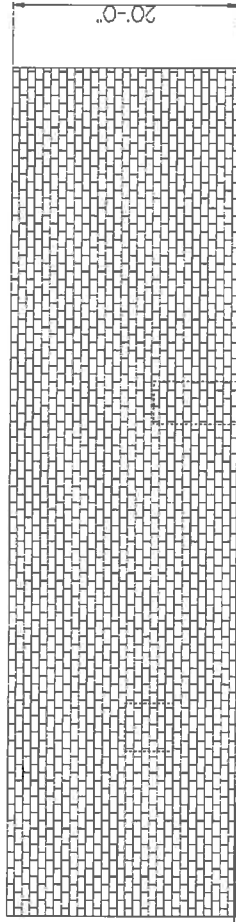


FIRST FLOOR PLAN

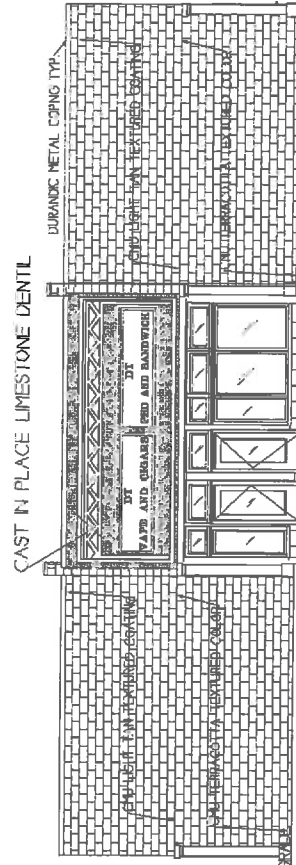
MEZZANINE PLAN



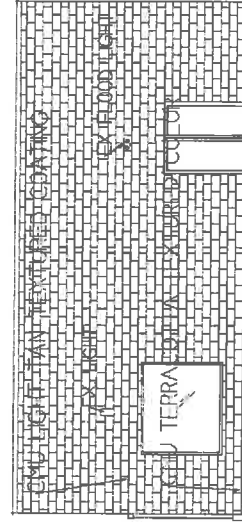
LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

TRACY CONG & DOAN, TOM DTYAPE SHOP
 CLIENT

LOCATION
 208 E MAIN STREET
 CORTLANDT MANOR, NY 10567

DATE 9/3/2017 BY JLL/jrk
 PB 2017-22

01-23-2016 TOWN COMMENTS 12/2/2016 BY
 REVISION DATE PER SITE

SBL 2413 - 3 - - 50
 ZONE HC

JOHN A. LENTINI ARCHITECT
 124 ALLAN STREET
 CORTLANDT MANOR, NY 10567-1614
 PHONE (914) 737-2890 FAX -1915
 REAL ESTATE LICENSE NUMBER 08017



John

S-2