

Right to Know/FOIL

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JOHN A. LENTINI ARCHITECT



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

June 26, 2018

- Copies 1 . . . Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- Applicant
- _____

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

Attn: Planning Board Chairperson

Re: 2 Ogden Avenue, Cortlandt Manor, NY 10567, 33.8 – 3 – 19, Existing 13,428 SF lot with A.R.C. improvement, existing professional office in a Hospital Transitional Zone

Dear Chairperson:

I am submitting, herewith, plans and applications on behalf of Dr. Ravi Kumar who is the contract vendee for purchase of the referenced property. Dr Kumar intends to relocate his existing lower Westchester medical services to the referenced site. Dr Kumar is a vascular surgeon. The referenced site is located on the North West corner of the intersection formed by Ogden Avenue and Crompond road and is approximately 586 feet East of the New York Presbyterian/ Hudson Valley Hospital complex located at 1980 Crompond Road also on the North side of Crompond Rd.

6/27/18

The existing subject site has been used, historically, as a professional office and one dwelling unit in the attic. The Basement of the structure is presently not finished. This proposal does not include any changes to the attic dwelling unit. This proposal requires creating 4 exam rooms, an ADA Lavatory, a receptionist office, a waiting room and a consultation office in the basement. This proposal also requires alteration of the first floor to include an ADA Lavatory, 4 exam rooms, a larger waiting room, a consulting office and re-purposing existing spaces. Site alterations are required in order to satisfy modern Barrier Free Accessible Path Codes.

In order to satisfy the rules relative to Transitional Zone rights, notwithstanding any prior to zoning or existing use rights, this proposal requires relief from deficiencies in the following areas:

- 1) Lot Area
- 2) Yard set backs
- 3) Maximum Coverage
- 4) Required parking

Respectfully

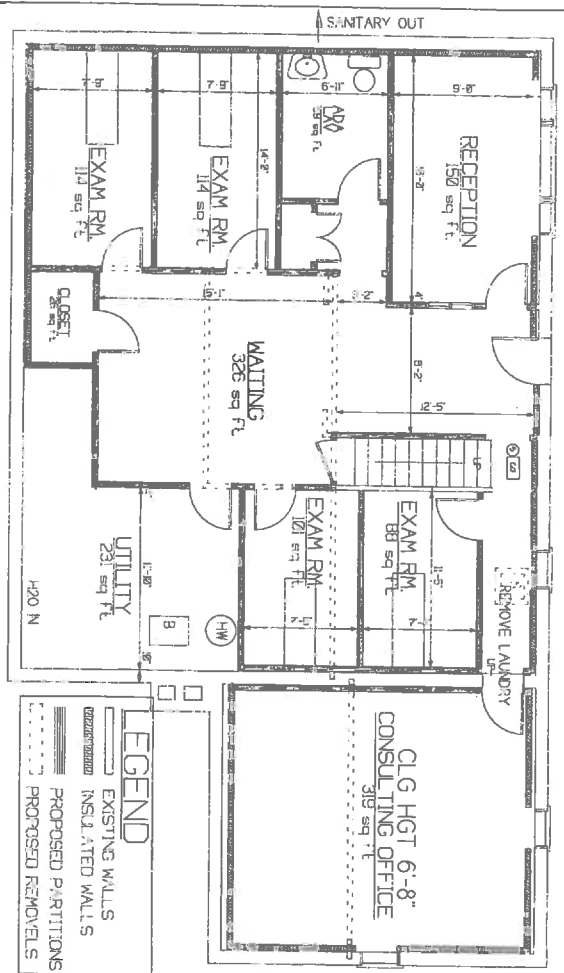
JOHN A. LENTINI ARCHITECT
John A. Lentini
John A. Lentini RA NY # 23755



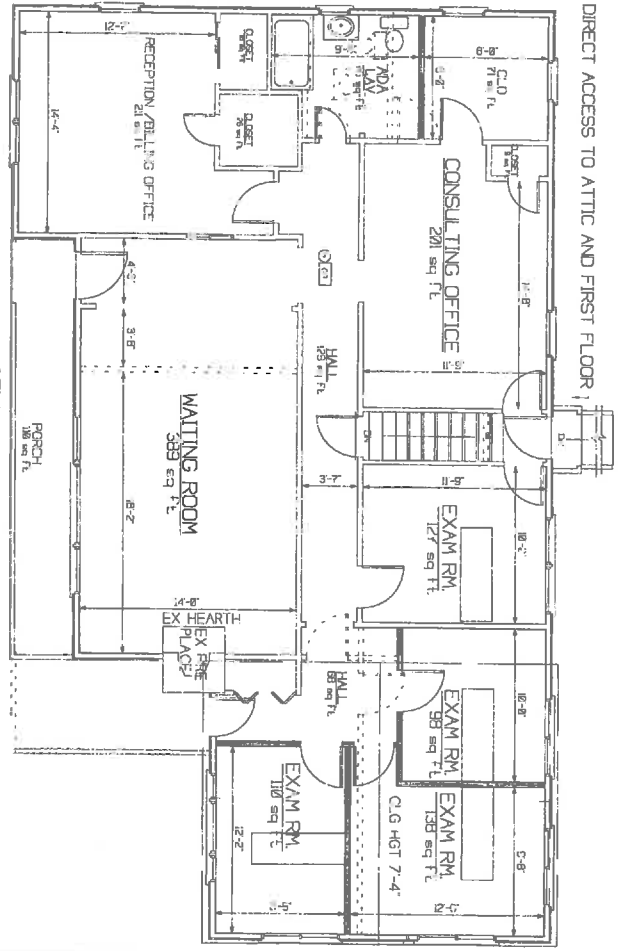
Cc: . Chris Kehoe, Deputy Director email to chrisk@townofcortlandt.com
Dr. Ravi Kumar email to sravikumar@optonline.net
robd@titlepro.net
Martin Rogers, PE email to martinr@townofcortlandt.com

SCALE 1/8" = 1'-0"

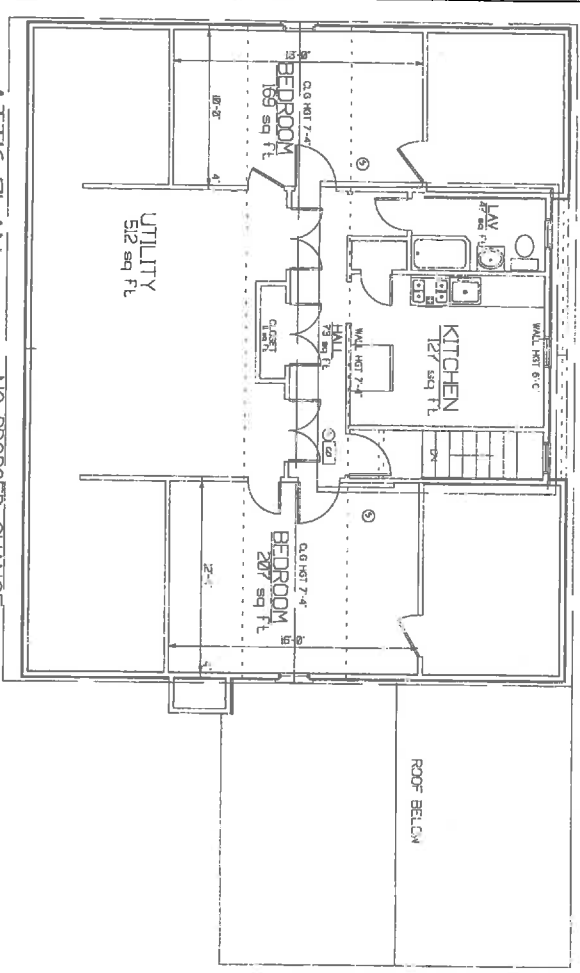
STAIR HAS DIRECT ACCESS TO ATTIC AND FIRST FLOOR



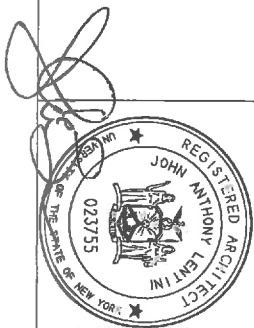
BASEMENT PLAN
 CEILING HGT 7'-5"
 GROS AREA 1820 SF



FIRST FLOOR PLAN
 CEILING HGT 8'-0"
 GROS AREA 1740 SF



ATTIC PLAN
 NO PROPOSED CHANGE
 725 SF



CONTRACT VENDEE
DR. RAVI KUMAR
 LOCATION
 2 OGDEN AVENUE
 CORTLANDT MANOR, NY
 338 - 3 - 19, R-10, 13,428SF

DRAWING DATE 04/16/2018 BY JAL/CHK
 SPECIAL PERMIT PLAN

JOHN A. LENTINI
 ARCHITECT
 124 ALAN STREET
 CORTLANDT MANOR, NY 10567-1614
 PHONE (914) 737-2890 FAX -1915
 DR. LENTINI NUMBER 02218

SHEET 02