

Right to Know/FOIL

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Margie Ferris & Melissa Wassil
Co-Owners & Founders: Zen Zone Sensory Gym, LLC
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Copies ¹ Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.P.C.
..... Applicant
.....
.....
Sent 10/24/18

October 24, 2018

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

Dear Ms. Taylor,

We are before the Planning Board seeking approval at Cortlandt Business Park, 2055 Albany Post Road, Suites BT 1-5.5, for a change of use from a Tae Kwon Do facility to a Sensory Gym.

Zen Zone will be an indoor play space for all kids aged 2 to 10 years. With our extensive therapeutic and educational backgrounds, the gym will be designed to include children with special needs. This has been a vision of ours for years and we are thrilled to bring it to fruition.

We will be offering multiple 2-hour open gym time slots, 30-45 minute group classes (i.e. social skills, art, yoga), 30-45 minute individual speech/occupational/physical therapies, and 2-hour birthday parties. Parents and caregivers will be required to stay on site with their child. Our business hours will be 8am-7:30pm Monday-Friday and 10am-4pm on Saturdays.

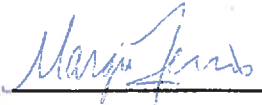
The nearest facilities offering similar services are in Hawthorne and Mahopac. We repeatedly encounter waitlisted families expressing strong desires for a gym to open in this area. We will serve our local communities and market to surrounding towns to expand our customer base.


We anticipate hiring two part-time employees in addition to ourselves. We respectfully request the maximum allowed parking spaces, knowing 12 would accommodate our needs.

Regarding signage, we propose the standard identification in the street directory as required by the landlord. We also request to post our color logo (please see attached) to code in our window.

Further, please see attached sketch of a conceptual floor plan with select minor demolitions alterations, none of which lend to expanding the use of the space. We have retained an architect to complete a more formal plan that will be approved by the Building Department.

With much appreciation for your consideration,



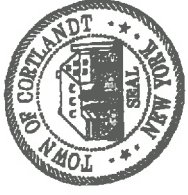


Margie Ferris Melissa Wassil
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sensor y gym

FOR EVERYBODY

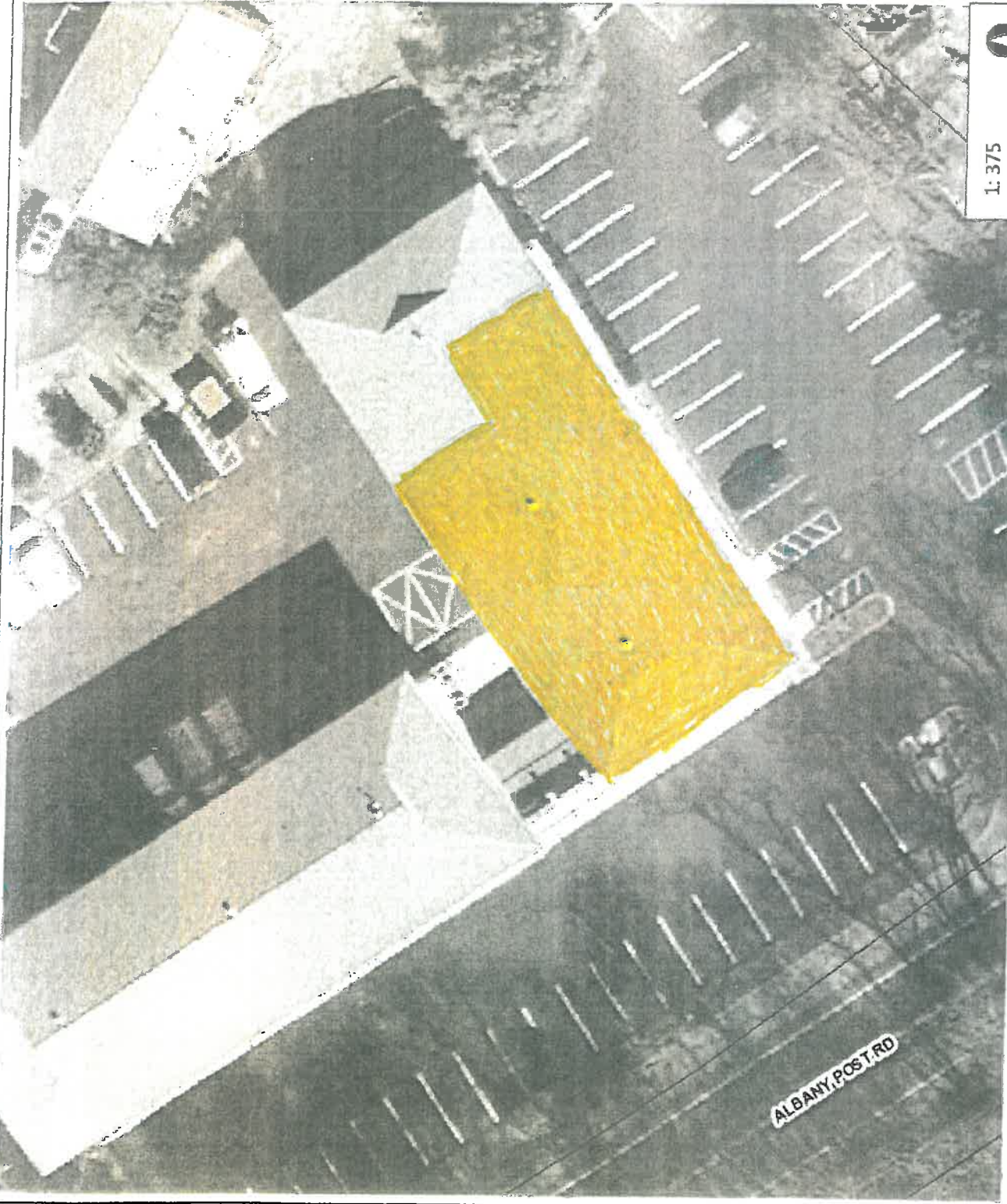


Town of Cortlandt

Legend

- Parcels
- Road Labels

Notes



1: 375

62.5 Feet

31.25

0

62.5

Disclaimer: "The information contained in this data is NOT to be construed as a "legal description". The Town and its consultants do NOT provide any guarantee of accuracy or completeness and will NOT be held liable for any damages or losses due to its use."

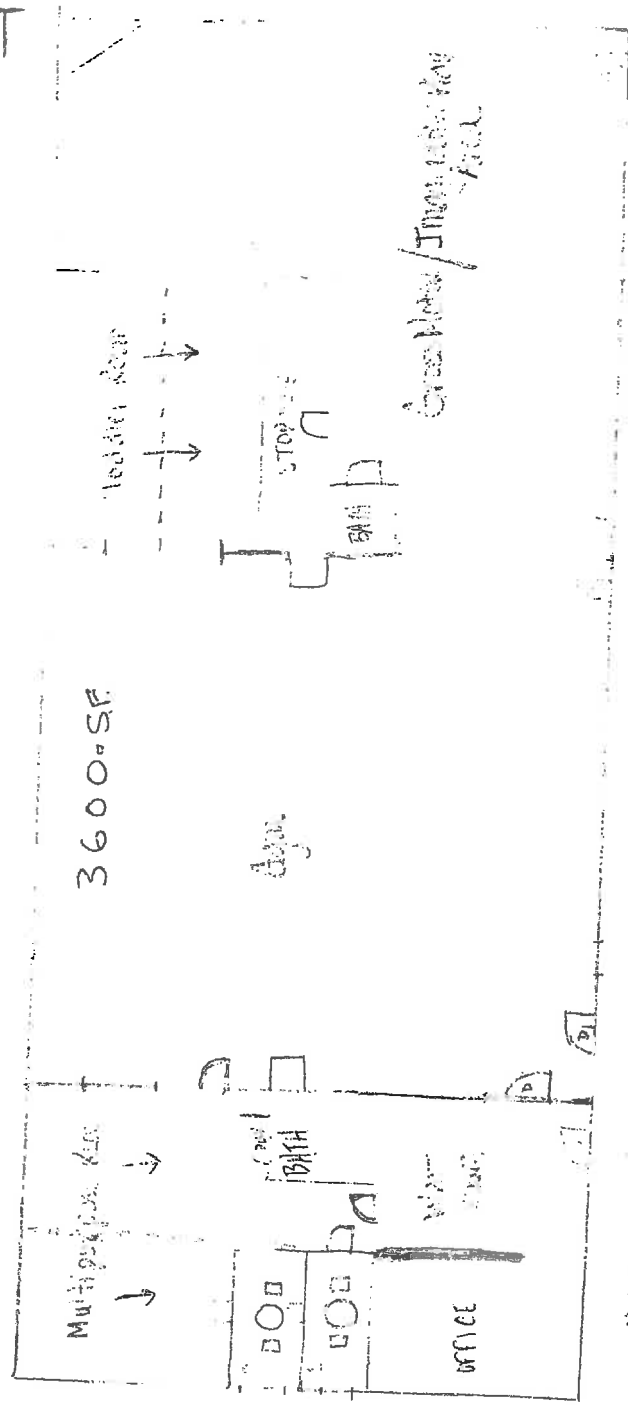
Map produced by: user

2055 Albany Post Rd

2055 Albany Post Rd

--- Multipurpose area - temporary - will be removed

T-BT-1-5 1/2



- * Multipurpose area - has 3 part. multi classes / similar purpose
- * Rooms 1 & 2 are in private storage

**TOWN OF CORTLANDT
PLANNING BOARD
PB 2018-24**

DRAFT

RESOLUTION NO. 44-18

WHEREAS, by a letter and packet dated October 24, 2018 Margie Ferris and Melissa Wassil requested Planning Board approval for a change of use from a Tae Kwon Do school to a Sensory Gym to be known as “The Zen Zone” located in an existing building at 2055 Albany Post Road, and **WHEREAS**, the subject property is designated on the Town of Cortlandt Tax Maps as Section 55.13, Block 3, Lot 1, and

WHEREAS, the applicant requests Planning Board approval for an indoor play space for kids aged 2-10 to include children with special needs and offering multiple 2-hour open gym time slots, 30-45 minute group classes, individual speech/occupational/physical therapies, birthday parties, etc., and

WHEREAS, it is anticipated the facility will have 2 full time and 2 part time employees, and

WHEREAS, the existing site has two separate buildings with upper and lower levels with the lower level accessed off Deerhaunt Drive being almost completely occupied with storage and warehousing type tenants and parking for 25 vehicles and the two upper level buildings with recently approved tenants including a drumming school and a yoga school and parking for 50 vehicles, and

WHEREAS, the gym is proposing to occupy existing tenant space BT1-5.5 on the upper level, and

WHEREAS, the proposed gym is not expected to create additional demand for parking above what the previous tenant required and sufficient parking exists on the site, and

WHEREAS, the applicant proposes a standard tenant identification sign in the existing freestanding sign by Route 9A and has submitted a proposed logo to be applied to the window of the tenant space as per the Town sign code and review by the Town Division of Code Administration and Enforcement, and

WHEREAS, the subject request is considered a Type II action under the State Environmental Quality Review Act (SEQRA).

NOW THEREFORE BE IT RESOLVED, that the request of Margie Ferris and Melissa Wassil for Planning Board approval for a change of use to permit a Sensory Gym to be known as “The Zen Zone” located in an existing building at 2055 Albany Post Road is hereby **approved** subject to the conditions listed below:

(continued on page 2)

CONDITIONS AND MODIFICATIONS:

- 1. The applicant is required to receive all required building permits from the Town Division of Code Administration and Enforcement within 12 months of the date of this resolution.**
- 2. The building owner is hereby advised that all changes of use as defined within Chapter 307 (Zoning) of the Town of Cortlandt Code require Planning Board approval.**
- 3. No exterior work or changes to the site is proposed as part of this application. If any exterior work is proposed, the Applicant shall notify the Department of Technical Services immediately and prior to any work being performed.**

TO BE CONSIDERED FOR ADOPTION: NOVEMBER 7, 2018