

May 25, 2022

Loretta Taylor, Chairman
Town of Cortlandt Planning Board
Town Hall, 1 Heady Street
Cortlandt Manor, New York 10567

**Re: Site Plan for Accessory Building
For Albert Picarello
2015 Albany Post Road
Tax ID: 58.18-2-19**



Dear Chairman Taylor and Members of the Planning Board:

Find enclosed the following information for the above-referenced project:

1. Planning Board Application Fee of \$500
2. Planning Board Escrow Fee of \$5,000
3. Planning Board Application
4. Short Environmental Assessment Form (SEAF) (8 copies)
5. Property Deed (2 copies)
6. Property survey (2 full size & 6 at 11"x17")
7. Site Development Plan (2 full size & 6 at 11"x17")
8. Site Photos (2 copies)
9. List of Adjoining Property Owners (& Across Street)
10. Thumb Drive with PDF of all information submitted

6
Copies..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... *Joseph M. P.E.*

PROJECT NARRATIVE

This office has been retained by Mr. Albert Picarello Jr. ("Applicant") to seek Site Development Plan Approval from the Planning Board for a application proposing an accessory metal storage building at 2015 Albany Post Road. The property has an existing commercial building, seven (7) parking spaces, Town water service and septic system. The subject property is is 26,562 SF (0.61 acres) and located in the HC (Highway Commercial) Zoning District. The proposed improvements include construction of a 35' wide x 75' long x +/-20' high metal building for the storage of bicycle parts, bicycles and associated equipment related to the existing bicycle business ("Down Cycles") that has been in continuous operation for the last 23-years. The proposed storage building will allow for the removal of two (2) existing trailers and a car-port type structure that are currently utilized storage of bicycles, bicycle parts, etc. as there is limited space in the existing building. The proposed building will not require water and/or sewer connections. The proposed development will require 0.29 acres of disturbance.

5/26/22

We respectfully request the application be included on the Planning Board's June 7, 2022 meeting agenda for consideration. Should you have any questions or require additional information, do not hesitate to contact me at the above number. Thank you for your time and review of this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer/Manager

cc: Albert Picarello, Owner/Applicant w/enclosures
Peter G. Lavery, Esq.
File: Picarello-2015 Albany Post Road-Cortlandt-Site Plan-Initial Submission-20220525