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**To: Town of Cortlandt
Department of Technical Services
Planning Division
1 Heady Street
Cortlandt Manor, New York 10567**

Attn: Chris Kehoe, AICP, Deputy Director of Planning

CC: Pago Properties LLC

Date: November 19, 2018

**RE: 2131 ALBANY POST ROAD- PROJECT NARRATIVE
2131 Albany Post Road, Montrose, New York 10548
S-B-L: 54.8-2-42**

Mr. Kehoes:

This application proposes a change in use for the existing first floor level of the building located at the first noted address from an existing professional office to a new personal services facility (Beauty/ Barber Shop). The property is located in a CC (Community Commercial) zone in which the proposed use is permitted by right per the Town of Cortlandt Zoning Code.

An expansion of the existing parking lot is proposed in order to provide a sufficient number of spaces to adequately support the new use. A zoning bulk analysis has been performed (refer to proposed Site Plan) and all proposed improvements conform with bulk requirements. Further, new parking and new site improvements will provide an accessible parking space and depressed curb ramp to bring the site into compliance with ADA/ ANSI A117.1-2009 requirements.

We believe the proposed use and improvements will have a positive impact on the property and will be in keeping with the character and use of the surrounding community.

Please contact me with any questions or should any additional information be required.

Respectfully Submitted,

Joseph G. Thompson, RA, M. Arch, LEED AP BD+C, CSBA, CDT
NYS Registered Architect



