



**MONTANA CONTRACTING**  
**173 N ROUTE 9W**  
**CONGERS, NY 10920**  
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Jillana Sinnott  
Board Secretary  
328 N. Broadway  
Upper Nyack, NY 10960

April 27, 2021

Re: Summit School Cafeteria Addition Narrative

Jill,

Our client wishes to construct an expansion of the existing 602 square foot cafeteria space with a wood framed addition of 453 square feet constructed on an existing impervious surface. The exterior finishes proposed will match to existing finishes. The intent of the addition is to better serve the existing student population, with no increase of student enrollment numbers or impact to the traffic, dormitory space, or deliveries.

The following revisions were made to the Site Plan and Short EAF as addressed in the previous Planning Board meeting 2/17/21.

Site Plan:

1. Coordination of acreage between vicinity map and bulk table.
2. Coordination of street frontage at N. Broadway only, between vicinity map and bulk table.
3. Least front, rear, North and South set backs have been added.
4. Notation added for Special Permit use as agreed upon between client and village attorney.
5. Notation added: "All conditions of that permit shall remain in full force and effect"
6. Added reference to Landscape Plan L-101.
7. Correction of note 7 to reflect 145 students, 90 of which are residents.

Short EAF:

1. Revised wording: Kitchen replaced with cafeteria to accurately describe project.

Please contact me should you have any questions or comments.

Thank you,

Kyle Cauwenberghs  
Project Manager  
Montana Contracting  
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