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July 31, 2021

Garrett Duquesne - and Members of the Planning Board  
Town of Greenburgh  
177 Hillside Avenue  
Greenburgh, NY 10607

**Application of Dimonte Realty Inc, for Special Use Permit for 183 S  
Central Avenue, Hartsdale, New York**

Dear Mr. Duquesne and Members of the Planning Board:

Dimonte Realty Inc. is the leasee of the property (hereinafter "Applicant") located at 183 S. Central Avenue, Second Floor, Hartsdale, New York, assessment map of the Town of Greenburgh parcel identification No. 8.290-22-15 (the "Property").

Under Article 111, Section 285-29.1B(5.1)(b)[1], the applicant (with authorization of the Owner) respectfully submits the enclosed applications for (1) Special Use Permit to allow for an fully enclosed lounge with eating, drinking, an event room, a recreational room with a pool table, shuffleboard, and darts in the 6,278 SF vacant second floor commercial space.

The property has 32 parking spaces in the rear of the building, which is sufficient for the proposed use. Additionally, the cigar lounge is a relaxed atmosphere with low density automobile traffic.

Dimonte Realty is working with the Socialite Members Club Inc, ("Socialite") who has an interest in opening a members cigar lounge at the premise. Because the Socialite is a not-for-profit corporation operated solely by its members, it can serve food and drinks without violating the State's Clean Indoor Air Act. The lounge area will have soft background music and TVs for sporting events for the members and their guest to gather and socializes. A recreational room with a pool table, shuffleboard, and darts for its members. An event room to host fund raisers and promotional events like, hand cigar rollers, wine tasting, cigar distributors.

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The general requirements for Special Use Permit are listed below and specifically addressed as follows:

1. Each special permit use shall be reasonably necessary for the public health or general interest or welfare.

We believe a cigar lounge concept with very relaxing atmosphere overlooking Central Avenue selling food, drinks, and cigars / accessories during lunch and dinner hours will be beneficial to the public interest by providing an alternative to existing food establishments. We also believe that leasing vacant space during this time will serve the public interest by countering the negative effects of COVID 19 on the local economy and will economically benefit of the community.

2. Each special permit use shall be of such character, intensity, size and location that, in general, it will be in harmony with the orderly development of the district in which the property concerned is situated and will not be detrimental to the orderly development of adjacent districts.

The use of this space as a members cigar lounge will have a de-minimus effect on the existing level of commercial activity at the property and district. The operational hours cigar lounge (noon to midnight on weekends and 10 p.m. on weekdays) will coincide with existing periods of peak activity by adjacent restaurants and business. Further, the existing on-premises parking is more than ample for current furniture store and golf shop and could support this Special Use. Moreover, the members cigar lounge is a relaxed atmosphere with low density automobile traffic that will have no detrimental effect on the premises or the orderly development of adjacent districts.

3. Each special permit use shall be so located in order to be adequately serviced by transportation facilities, water supply, waste disposal, fire and police protection and similar services.

The design/layout of building and the vacant second floor space, enable the proposed special use as a cigar lounge to be adequately serviced for fire and police protection, waste disposal and water supply. Existing trash capacity as well as traffic circulation, loading etc. are well suited for this specific use.

4. Each special permit use sought which adjoins or abuts a residence district shall be so located in the lot involved that it shall not impair the use, enjoyment, and value of adjacent residential properties.

The building sits in front of the parcel and abuts Central Avenue. The parcel itself does not directly abut a residential district. The residential district behind the parcel is adequately separated from this building and second floor (by virtue of the wooded area) that such a change in potential use for the 6,200 sq. ft second floor subject vacancy, in such a small space, should have no impact on the use and enjoyment of nearby residences.

5. Each special permit use shall not create pedestrian or vehicular traffic hazards because of its location in relation to similar uses, necessity of turning movements in relation to its access to public roads and intersections, or its location in relation to other buildings or proposed buildings on or near the site and the traffic patterns from such buildings.

The use of this space as a fully enclosed lounge with eating, drinking, event room, recreational room with a pool table, shuffleboard, and darts will benefit from the design and layout of the building and readily available parking. The cigar lounge peak hours (noon to 3 p.m. and 6 p.m. to 9 p.m.) will coincide with existing periods of peak activity by adjacent restaurants and business and will not conflict with the current on-site retail operations. Changing the use from general allowable commercial use to recreational with eating, drinking, and retail facilities, as contemplated herein will not create additional traffic or pedestrian hazard as the parcel has both adequate available parking and easy access to the property entrance and exit. This type of facility has low density automobile traffic that will not create a pedestrian or automobile traffic hazard.

6. Each special permit use shall not include the display of signs, noise, fumes, or lights that will hinder normal development of the district or impair the use, enjoyment and value of adjacent land and buildings.

Said special use as a recreational lounge with eating and drinking facilities will not add additional fumes, noise, or lights beyond that which currently exists today.

There will be no external site work of any kind.

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In support of this Application, the applicant submits the following:

- (1) Affidavit of Ownership;
- (2) Disclosure form;
- (3) Special Use Permit Application form;
- (4) Town Environmental Clearance Form;
- (5) Survey;
- (6) Floor Plan;
- (7) Abutters information; and
- (8) Two checks totaling \$2,300 (\$1,500 Special Permit Fee, \$150 Environmental Clearance Form, \$250 Legal, \$400 Escrow).

We respectfully submit this application for Special Use Permit in accordance with Section 285-29.1B(5.1)(b)[1]. In the interim, please do not hesitate to contact me if you have any questions or need additional information.

Thanking the Committees time and attention in this matter, I remain,

Respectfully yours,

/s/  
JAMES ROCCO MONTELEON, ESQ

JRM:ct