

**KEY MAP**  
SCALE: 1"=1000'



# MINOR SITE PLAN APPLICATION PROPOSED OUTDOOR SALES, STAGING AND DISPLAY AREAS CORTLANDT, NY STORE #1251

3051 EAST MAIN STREET  
SECTION 24.10 BLOCK 1 LOT 1.3  
WESTCHESTER COUNTY  
ZONED: CD (DESIGNED COMMERCIAL) DISTRICT

**OWNER:**  
HD DEVELOPMENT OF MARYLAND, INC.  
2455 PACES FERRY ROAD, NW, BUILDING C-20  
ATLANTA, GA 30339-4024  
ATTENTION: DEBORAH L. STRAW

**APPLICANT/OPERATOR:**  
HD DEVELOPMENT OF MARYLAND, INC.  
2455 PACES FERRY ROAD, NW, BUILDING C-20  
ATLANTA, GA 30339-4024  
ATTENTION: DEBORAH L. STRAW

**ENGINEER:**  
**GREENBERG FARROW**  
**STEPHEN POWERS, PE**  
3 EXECUTIVE DRIVE, SUITE 150, SOMERSET, NJ 08873  
(732) 537-0811

## SHEET INDEX

- C-1.0 COVER SHEET
- C-2.0 PROPOSED LAYOUT PLAN
- C-3.0 PROPOSED STORE FRONT LAYOUT
- C-4.0 DETAIL SHEET

**PROJECT TEAM**

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**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
09/18/18	INITIAL REVIEW
10/12/18	REVISED PER 10/02/18 PB MEETING

**PROFESSIONAL SEAL**



**PROFESSIONAL IN CHARGE**  
**STEPHEN J. POWERS**  
PROFESSIONAL ENGINEER  
LICENSE NO. 093652

**PROJECT MANAGER**  
RICHARD PROCANIK

**QUALITY CONTROL**  
RICHARD PROCANIK

**DRAWN BY**  
ALVARO GUILLEN-SANDI

**PROJECT NAME**

**THE HOME DEPOT  
CORTLANDT, NY  
CORTLANDT  
NEW YORK  
3051 E. MAIN ST  
MOHEGAN LAKE  
NY 10547**



**PROJECT NUMBER**  
201811870

**SHEET TITLE**

**COVER SHEET**

**SHEET NUMBER**

**C-1.0**

**SIGNATURE BLOCK**

Required for Subdivisions and Site Plans

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Reviewed by the Department of Environmental Services

Director \_\_\_\_\_ Date \_\_\_\_\_

Reviewed by the Department of Technical Services

Director \_\_\_\_\_ Date \_\_\_\_\_

Approved by Resolution No. \_\_\_\_\_ of the Planning Board of the Town of Cortlandt, New York on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plat or site development plan, after the above date, shall void this approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

Chairman of the Planning Board

Kathleen Burleson, Director DES  
Edward F. Vergano, P.E., Director DOTS

734-1050  
734-1060



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**SHEET TITLE**  
**PROPOSED LAYOUT PLAN**

**SHEET NUMBER**

**C-2.0**

PROJECT INFORMATION			
SITE AREA			
ENTIRE SITE			15.53 AC
BUILDING AREA			
BASE BUILDING			103,818 S.F.
GARDEN CENTER			27,926 S.F.
TOTAL			131,744 S.F.
PARKING AREA SUMMARY			
	REQUIRED	PROVIDED	
THE HOME DEPOT	659 SPACES (1 SPACES/200 S.F.)	571 SPACES	
OUTDOOR AREA SUMMARY			
INTENDED PURPOSE	EXISTING	PROPOSED	TOTAL
CART STORAGE (STORE FRONT)	1,296 S.F. (8 CART CORRALS)	699.6 S.F. (2 AREAS)	1,995.6 S.F.
PALLET/MERCH. STAGING AND RACKING (STORE REAR)	6,095.1 S.F. (6 AREAS)	578 S.F. (3 AREAS)	6,673.1 S.F.
MERCH. DISPLAYS (STORE FRONT)	100 S.F. (TO BE REPLACED)	2,036.4 S.F. (12 AREAS)	2,036.4 S.F.
SEASONAL SALES (SIDE PARKING AREA)	0 S.F.	20,923.7 S.F. (MISC. GOODS)	20,923.7 S.F.
LOADING AREA (SIDE PARKING AREA)	3,076.2 S.F. (3 AREAS)	513.1 S.F. (TO BE REMOVED)	2,563.1 S.F.
TOTAL AREA	10,567.3 S.F.	24,237.7 S.F.	34,805 S.F.
VARIANCE SUMMARY			
SECTION	REQUIREMENT		
(307-14/307-15) TABLE OF PERMITTED USES	USE VARIANCE REQUIRED FOR OUTDOOR DISPLAY AND STORAGE OF GOODS OR EQUIPMENT (LIVE PLANT MATERIALS PERMITTED)		
(307-65.8 (D)) OUTDOOR DISPLAYS OF MERCHANDISE	NO PARKING SPACE SHALL BE ELIMINATED BY THE OUTDOOR DISPLAY OF MERCHANDISE		
307-65.8 (B) OUTDOOR DISPLAY AREA	MAXIMUM USAGE OF OUTDOOR DISPLAY TO BE 10% OF BUILDING (13,174 S.F. PERMITTED) (34,805 S.F. PROVIDED)		
(307.29) OFF STREET PARKING	1 SPACE PER 200 S.F. OF HABITABLE GROUND FLOOR SPACE (659 REQUIRED) (571 PROVIDED)		

**GENERAL NOTES:**

- This design has been prepared for the following applicant:  
The Home Depot  
3051 East Main Street  
Mohegan Lake, NY 10547  
(914) 528-1539
- Boundary, existing conditions from plans by KATO Services Inc., dated 11/01/06.
- Topography from plans by KATO Services Inc., dated 11/01/06.
- This property is located in the CD Zone.
- Trees, Light Poles, Inlets and other surface features are to be protected and preserved to current existing conditions.
- All utilities are to be protected and preserved to current existing conditions and design.
- This property is in the Commercial District. Applicant to conform with all zoning regulations.
- This site, buildings, or district area not listed on the State or National Historic Register.
- Applications have been filed for in request of Variance for the codes listed under "Variance Summary."
- There are no regulated flood plains on the site.
- Contractor to ensure all Fire Department Connections are identified and clearly marked around building
- Applicant to ensure all FDC and doorways remain free of obstruction.

**SIGNATURE BLOCK**  
Required for Subdivisions and Site Plans

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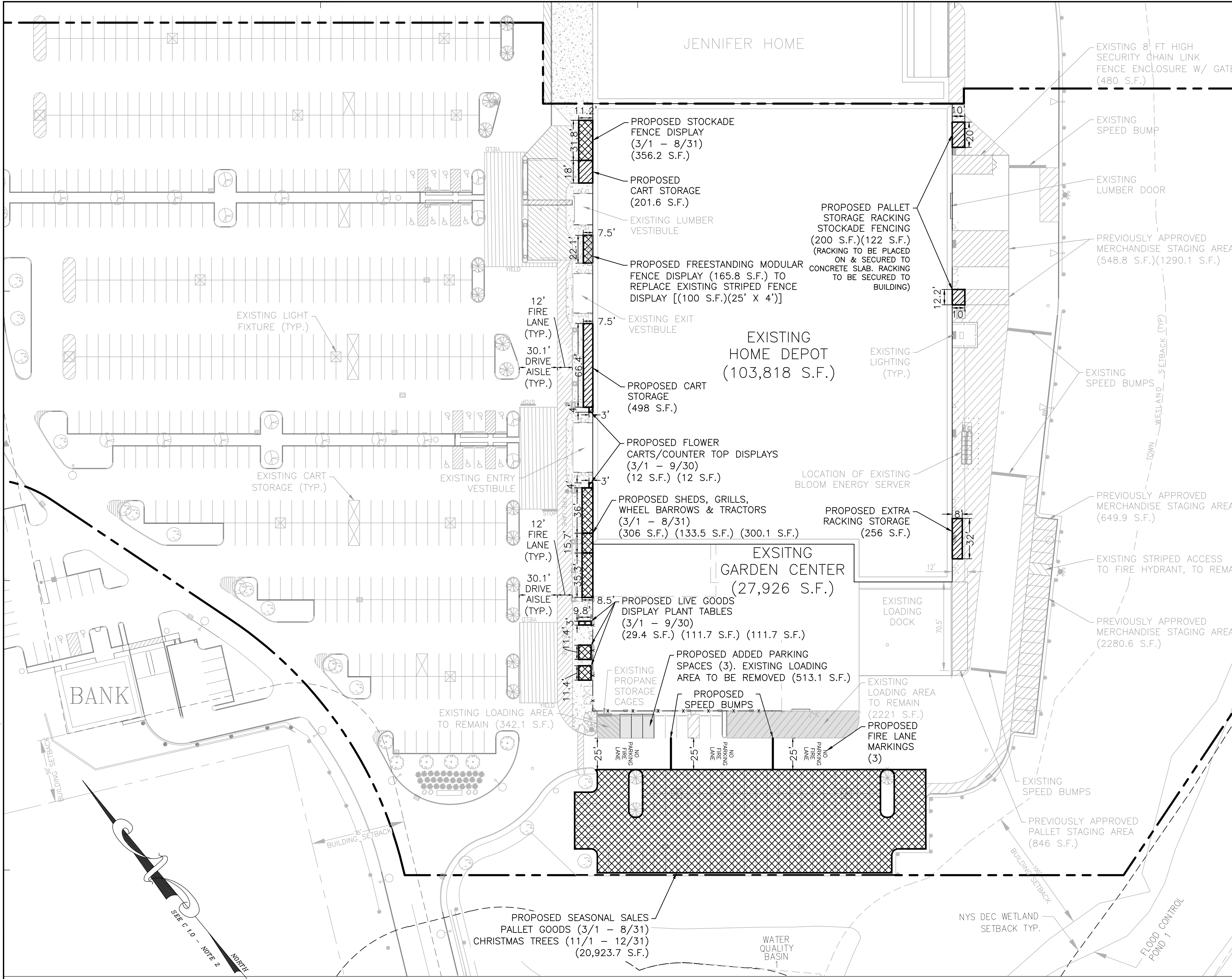
Reviewed by the Department of Environmental Services  
Director \_\_\_\_\_ Date \_\_\_\_\_

Reviewed by the Department of Technical Services  
Director \_\_\_\_\_ Date \_\_\_\_\_

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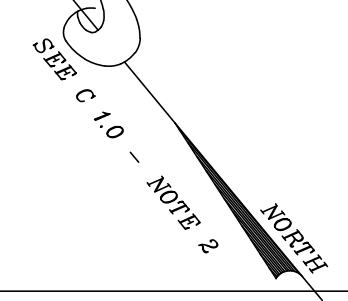
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

Chairman of the Planning Board  
\_\_\_\_\_  
Kathleen Burleson, Director DES 734-1050  
Edward F. Vergano, P.E., Director DOTS 734-1060



**PROPOSED LAYOUT PLAN**

SCALE: 1"=40'



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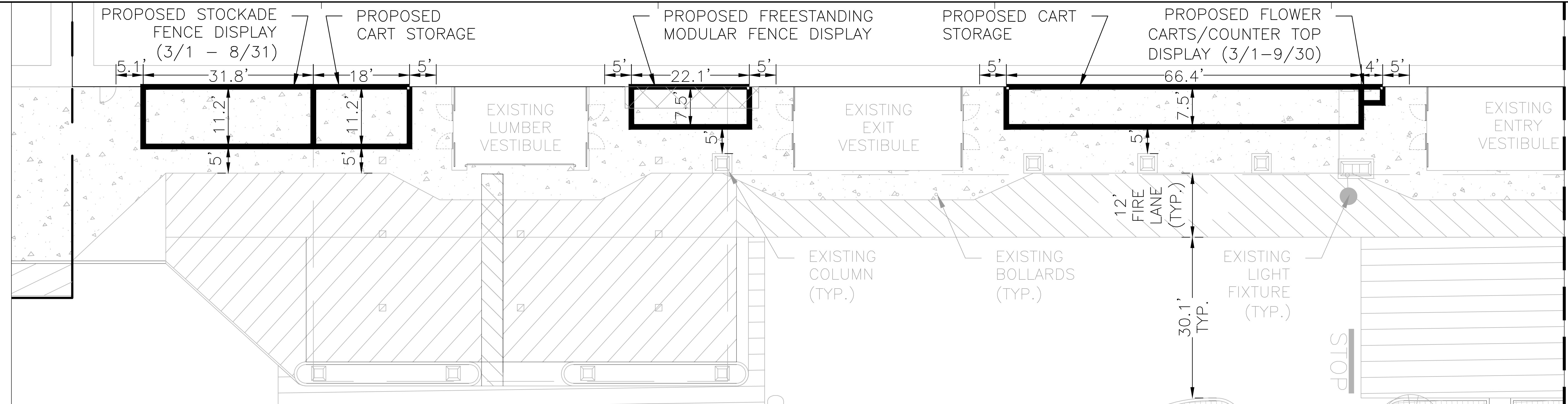


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**SHEET TITLE**  
**PROPOSED STORE FRONT LAYOUT**

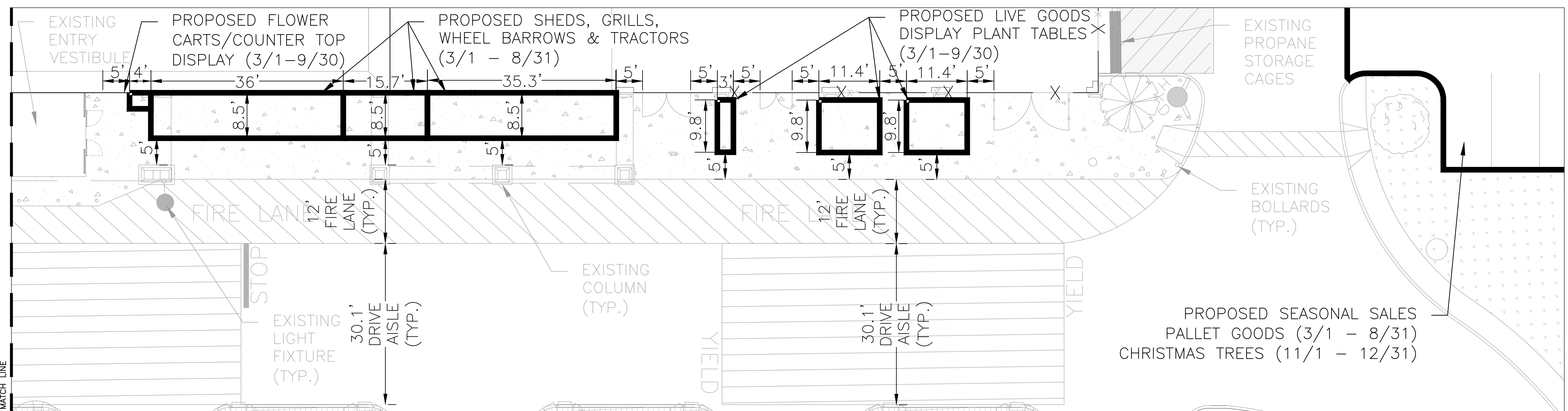
**SHEET NUMBER**

**C-3.0**



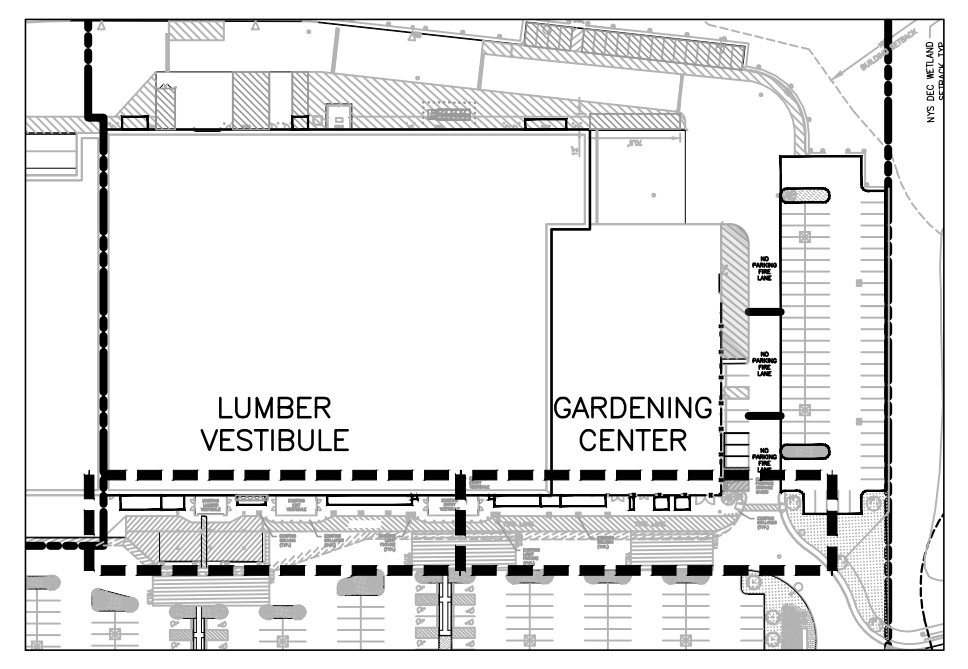
**DETAILED AREA ENLARGEMENT - LUMBER VESTIBULE**

SCALE: 1"=10'



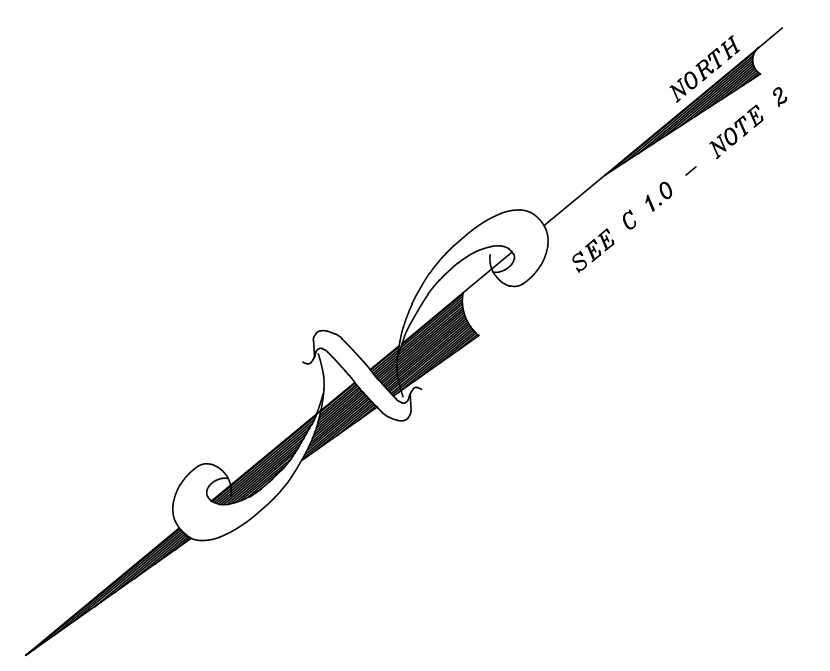
**DETAILED AREA ENLARGEMENT - GARDENING CENTER**

SCALE: 1"=10'



**KEY MAP**

SCALE: 1"=150'



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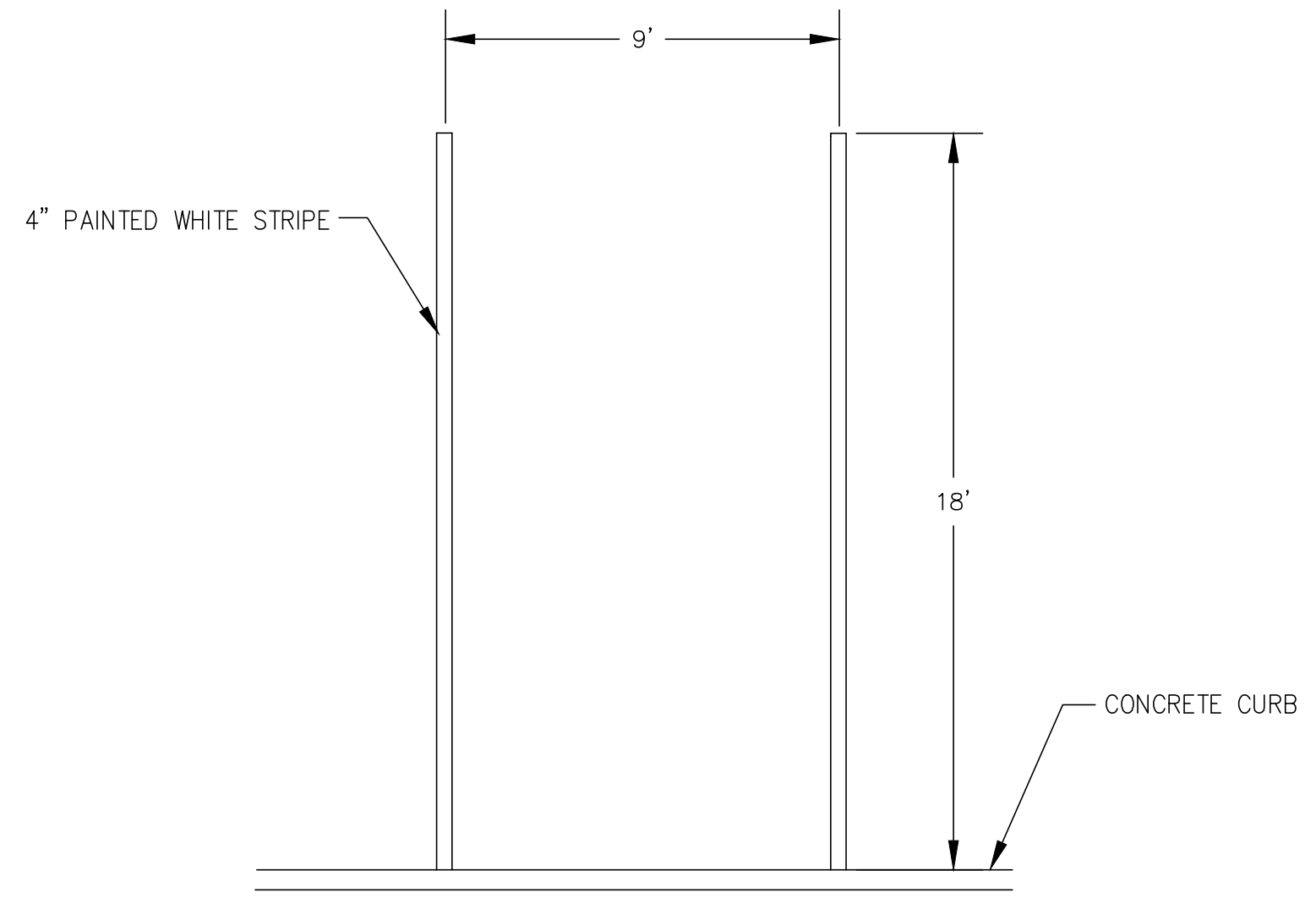
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**SHEET TITLE**

**DETAILS**

**SHEET NUMBER**

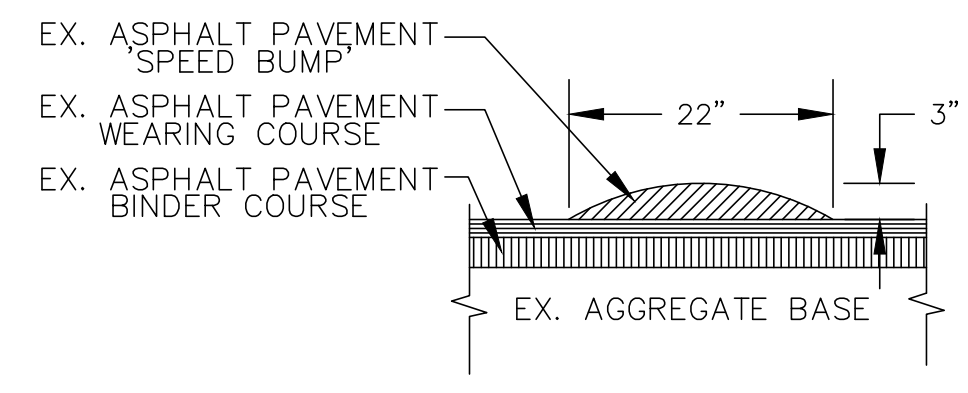
**C-4.0**



TYPICAL PARKING SPACE DETAIL

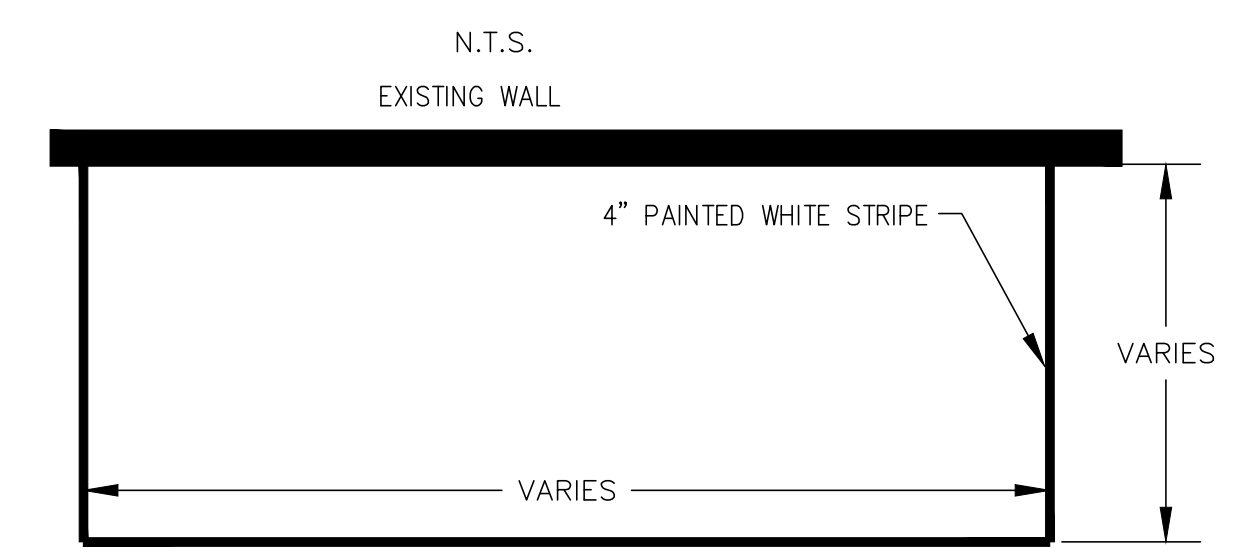
N.T.S.

NOTE: EXISTING SPEED BUMPS ARE TO BE REPAIRED, REPAINTED OR REPLACED AS INDICATED IN MILONE & MACBROOM LETTER OF 10-14-08. TIMING OF THESE REPAIRS SHALL BE IN CONJUNCTION WITH IMPLEMENTATION OF OTHER SITE IMPROVEMENTS INCLUDED IN THIS APPROVED SITE PLAN.



TYPICAL SPEED BUMP DETAIL

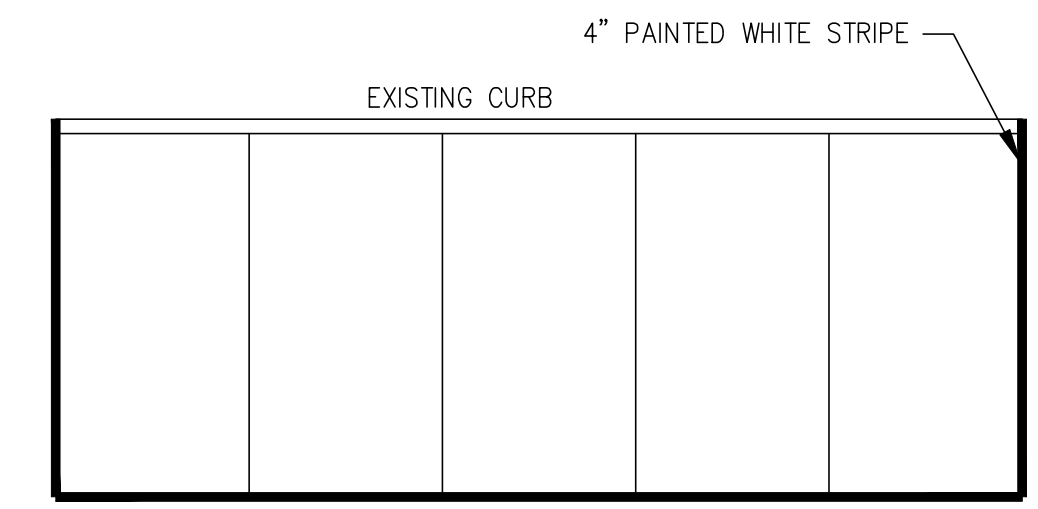
N.T.S.



NOTES  
 1.) CONTRACTOR TO INSTALL A SOLID WHITE LINE AROUND ALL STORAGE AND DISPLAY AREAS

TYPICAL DISPLAY ALONG BUILDING

N.T.S.



TYPICAL STAGING AROUND PARKING LOT

N.T.S.

NOTES  
 1.) CONTRACTOR TO INSTALL A SOLID WHITE LINE AROUND ALL STORAGE AND DISPLAY AREAS

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