

April 17, 2023

Chairperson Steven Kessler and Members of the  
Town of Cortland Planning Board  
1 Heady Street  
Cortlandt Manor, New York 10567

Re: APPLICATION FOR SITE PLAN AMENDMENT - PROPOSED EXTERIOR STORAGE  
3120 Lexington Ave – Ace Hardware Store

Dear Chairperson Steven Kessler and Members of the  
Town of Cortland Planning Board:

The owners of the Ace Hardware Store, Jack & Larry Ahearn, have requested permission to make site improvements to their property located at 3120 Lexington Avenue, Cortlandt, NY, 10547 (Section 24.15 Block 1 Lot 8). The Ace Hardware store is situated between Lowe's on Route 202 in Yorktown and Home Depot on Route 6 in Cortlandt and it created a financial hardship over the last three years. Additional outdoor storage is essential to keep their business afloat.

Following is a description of proposed improvements for which we are seeking planning board approval:

- Install 300 square feet of outdoor storage on the East side which is the rear facing side of the storage building
- The proposed storage racks will not be visible by customers using the parking lot
- The proposed storage racks will be within the existing Wetland buffer and a previously disturbed area. The storage racks will be installed alongside the existing storage building on the existing asphalt area only

Please review the calculation chart provided on sheet S2 and based on paragraph 307-65.8 of the town code. § 307 – 65.8 states: 'The outdoor display of merchandise shall not exceed 10% of the gross area available within the retail establishment. We are only asking for 300 square foot of storage racks and we are well within the allowable 10%.

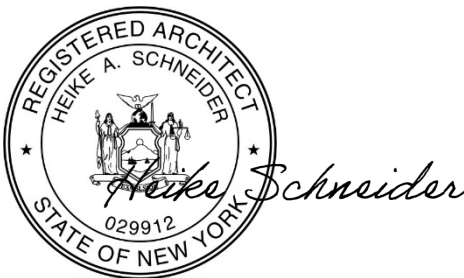
Heike A. Schneider

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A copy of all application materials and associated drawings will be submitted to the board.  
Please call us if there are any further questions.  
Thank you.

Very truly yours,



Heike A. Schneider