

Heike A. Schneider

Architect AIA, LEED AP
515 Croton Heights Road
Yorktown Heights, NY 10598
Tel 914 962-2119
heike@hs-architecture.com

September 28, 2023

Steven Kessler, Chairman
Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567



Re: APPLICATION FOR A TENT STORAGE STRUCTURE FOR THE ACE HARDWARE STORE
3120 Lexington Ave – Ace Hardware Store

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

We are proposing a 20' x 40' PVC-fabric tent structure as a semi-permanent storage building for the Ace hardware store. The tent will be 16' high along the ridge/peak.

It will not have footings, only stakes or anchors for a semi-permanent installation. Only minimal grading will be required to create a level storage surface.

The tent will be used as seasonal equipment and tool storage building until the proposed storage addition is completed and the certificate of occupancy has been issued.

The proposed location shown on the site plan is outside the wetland area and the code required 12' from the existing retail building as per the 2020 NYS Fire Code.

The building inspector accepted the proposed tent structure and its location if the structure is far enough away from the existing septic system. The structure will be a minimum of 5' away from the septic tank and more than 10' from the existing septic fields. The existing septic system layout has been submitted to the planning board for review.

Best regards,

Heike A. Schneider, R.A.



Copies 7 Planning Board

..... Town Board

..... Zoning Board

..... 1 Legal Dept.

..... DOTS Director

..... C.A.C.

..... A.R.C.

..... Applicant

..... 1 Joe Fusillo, P.E.

.....

Sent 9/29/23