

Heike A. Schneider

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

September 27, 2023

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

Re: APPLICATION FOR STORAGE SPACE ADDITION TO THE ACE HARDWARE STORE – PLAN
REVISION
3120 Lexington Ave – Ace Hardware Store

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

Based on the planning board meeting on September 5th we have revised the site plan and the architectural plan application; The members of the planning board had asked for a smaller footprint and going higher instead to create additional storage space.

Therefor we are now proposing a 25' x 90' storage space addition, moved entirely out of the previously outlined wetland.

We are moving the proposed storage addition forward, towards the retail building, aligning the back side with the exterior back wall of the storage building. We are proposing an overhead garage door entrance from the existing gravel path in the back. We will be keeping the existing storage building garage door as the interior connection to the proposed addition. There will be no access from the retail building. The addition will be solely serving the existing storage structure.

The height of the proposed addition has been calculated as the maximum reach of the existing fork lift. The fork lift specifications have been provided.

As has been stated before, this revised addition is a financial and economical necessity for the owner of the Ace Hardware store, being situated between Home Depot in Cortlandt and Lowe's in Yorktown. Both are big chain stores with easy access to major highways.

However, we are aware of the ecological challenge of the property and we are glad to present you a revised solution that does not reach into the wetland.

The following application has been prepared with the utmost attention to all details regarding the preservation of the NYS Freshwater wetlands and considering the following guidelines:

- a. must be the only practicable alternative that could accomplish the applicant's objectives and have no practicable alternative on a site that is not a freshwater wetland or adjacent area.

- b. must minimize degradation to the wetland.
- c. must minimize adverse impacts to the functions and benefits of the wetlands; and
- d. must be compatible with the public health and welfare.

No additional personal will be needed and therefore no additional parking space will be required. The proposed space will only be used for pallet storage and the number of employees will not be increased.

It will help to facilitate customer's demand for a wider selection and larger quantities to compete with the larger hardware chains.

We are also considering a green roof for the storage addition to reduce stormwater and to ensure a longer life expectancy for the proposed roof.

The proposed addition will be a metal structure like the existing storage building. Most pieces will be prefabricated which makes the impact on the wetland buffer less than standard framing.

Best regards,



Heike A. Schneider, R.A.

