

Heike A. Schneider

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Copies 7
May 10, 2019
..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 5/24/19

Re: Outdoor Display of merchandise

3120 Lexington Avenue
(SBL: 24:15-1-8)
Town of Cortlandt

Dear members of the Planning Board:

Based on section §307-65.8. we are proposing outdoor display areas as shown on the attached partial site plan.

The outdoor display will be limited to the area in front of the West and street facing facade and to the loading dock, on days where no deliveries are made. The merchandise will be limited to outdoor equipment and seasonal products like lawn mowers, outdoor grills, outdoor furniture, etc.

The merchandise will not take up any parking space or be displayed too closely to the parking lot entrance to block the view into traffic for cars ready to pull out of the parking lot.

The area will be limited to the allowable 10% of the available retail space which amounts to 630 square feet.

If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

Heike Schneider

**ENTIRE LOADING DOCK:
APPROX. 300 SF DISPLAY AREA**

449.65

GAR FLR

1 Story Frame Building

Electric
Meter

PROPOSED CONCRETE STAIRS
WITH HANDRAILES

T.C.=448.50
B.C.=448.00

PROPOSED 6'-WIDE CONCRETE
WALKWAY WITH 2% CROSS
SLOPE

449.90
DOOR SILL

449.26

**MERCHANDISE DISPLAY AREA
LIMITED TO 630 SQUARE FEET
INCLUDING LOADING DOCK DISPLAY**

Slope Easement
Per Liber 6086,
Page 435

Electric Line
Marked by Others

24.15-1
Now or Form
Town of C
Liber 6086

