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Copies 7 Planning Board
 Town Board
 Zoning Board
 Legal Dept.
 DOTS Director
 C.A.C.
 A.B.C.
 Applicant

 Sent 10/25/18

3 Executive Drive
 Suite 150
 Somerset, NJ 08873
 732.537.0811
 www.greenbergfarrow.com
 We Are Global

October 12, 2018

Via Fedex Delivery
 To: Town of Cortlandt
 Attn: Chris Kehoe
 Town Hall Office # 4
 1 Heady Street
 Cortlandt Manor, NY 10567
 (914) 734-1080

Re: HD Development of Maryland, Inc
 Minor Site Plan Application #2018-9
 Section 24.10, Block 1 Lot 1.3
 3051 E. Main Street
 Mohegan Lake, NY 10547

To whom it may concern:

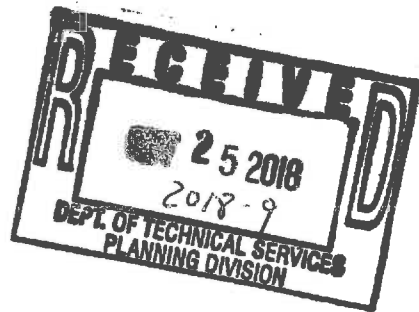
On behalf of the applicant, HD Development of Maryland, we are hereby submitting two (2) full-size and ten (10) copies of revised site plans for Home Depot Application #2018-9. The intent of the application is to provide additional areas for staging, storage and display of merchandise. By this submission we are kindly requesting to be placed on the Board's October 2, 2018 meeting. As per comments made by the planning board during meeting held on October 2nd, 2018, the seasonal sales area shall not include the "Carpet Caravan Tent" seasonal event. By this submission we are kindly requesting to be placed on the Board's November 7th, 2018 meeting.

If you have any questions, please do not hesitate to contact this office.

Sincerely, *

Richard Procanik, PE, LEED AP
 Project Manager

CC Debbie Straw – The Home Depot (Digital w/enclosures)



**TOWN OF CORTLANDT
PLANNING BOARD
PB 2018-9**

DRAFT

RESOLUTION NO. 40-18

WHEREAS, an application for Amended Site Development Plan approval was submitted by Home Depot Store 1251 for outdoor storage and display areas as described in a letter from James Mandato, Assistant Store Manager, received by the Planning Division on May 23, 2018 and as shown on a 4 page set of drawings entitled "Minor Site Plan Application-Proposed Outdoor Sales, Staging and Display Areas" prepared by Stephen J. Powers, P.E. latest revision dated October 12, 2018 and

WHEREAS, the subject property is designated on the Town of Cortlandt Tax Maps as Section 24.10, Block 1, Lot 1.3, and

WHEREAS, the applicant requests Planning Board approval for cart storage and outdoor display areas on all sides of the existing Home Depot store to include areas for the display of stockade fencing, flowers, grills/wheel barrows/tractors, and other live goods in the front of the existing store, pallet storage, and extra racking storage in the rear of the store and for a proposed approximately 21,000 sq. ft. fenced area for the seasonal sale of pallet goods and Christmas trees located in an existing parking area on the west side of the store, and

WHEREAS, the total area proposed for outdoor storage is approximately 34,805 sq. ft., and

WHEREAS, the applicant is also proposing speed bumps and additional pavement markings to help slow traffic in the existing internal ring road located between the building and the proposed fenced in seasonal sale area, and

WHEREAS, sufficient parking exists on the Home Depot parcel and throughout the entire Cortlandt Town Center shopping center, and

WHEREAS, the proposed outside storage has been reviewed by the Town Fire Inspector, and

WHEREAS, the subject request is considered a Type II action under the State Environmental Quality Review Act (SEQRA).

NOW THEREFORE BE IT RESOLVED, that the request of Home Depot Store 1251 for Amended Site Development Plan approval for temporary outdoor storage areas as described in a letter from James Mandato, Assistant Store Manager, received by the Planning Division on May 23, 2018 and as shown on a 4 page set of drawings entitled "Minor Site Plan Application-Proposed

(continued on page 2)

Outdoor Sales, Staging and Display Areas” prepared by Stephen J. Powers, P.E. latest revision dated October 12, 2018 is hereby **approved** subject to the conditions listed below:

CONDITIONS AND MODIFICATIONS:

- 1. (a) Obtain the signature of the Planning Board Chairperson and the required Department Heads on a paper set of prints. Following the signatures submit four paper sets of prints with signatures to the Planning Office, (b) After the Planning Board Chairperson’s signature submit an electronic version, .pdf is acceptable, of the entire drawing set (c) Upon completion of all improvements submit a comprehensive as-built survey in hard copy, AutoCAD and PDF formats.**
- 2. Add a detail of the fence proposed to enclose the seasonal sale area located in the existing parking area to the west of the existing store to the satisfaction of the Director of Technical Services.**
- 3. Remove the variance summary and general notes from Sheet C-2.0 of the drawing set.**

TO BE CONSIDERED FOR ADOPTION: NOVEMBER 7, 2018