

RALPH G. MASTROMONACO, P.E., P.C.
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Civil / Site / Environmental
Copies 1 Planning Board
..... Town Board www.rgmpepc.com
..... Zoning Board
..... Legal Dept. March 29, 2023
..... DOTs Director
..... C.A.C. Hand Deliver
..... A.B.C.
..... Applicant
..... Joe Frullo, P.E.
.....
Sent 4/29/23

Chris Kehoe, AICP
Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, New York 10567

PS 2023-6

Re: Palisades Enterprises, LLC
Section 23.20, Block 2, Lot 10

Dear Chris:

Please find enclosed twelve (12) copies of the Grading / Layout Proposed Convenience Store / Gas Station Rehabilitation, prepared for Palisades Enterprises, LLC, dated August 1, 2022 revised March 1, 2023, Sheet 1 of 9 Sheets.

The Applicant would like to modify the original approved Site Plan to include the following revisions:

- 1. Proposing a slightly longer building by 16 feet, from 84' long to 100' long.
- 2. Elimination of the second story.

In the original approval the total building floor space was 4,665 square feet including the second floor and drive thru. For the second modification that your Board approved, the total building floor space increased to 5,253 square feet, and still contained a second floor, with no drive thru.

For this current revision the client wished to eliminate the second floor, and the total floor space will be only **4,200** square feet. This revision does not include a drive thru.

The revised Site Plan complies with zoning and parking requirements in all respects.

We are requesting the Planning Board approve this modified Site Plan.

Please place this on the agenda of the April 4, 2023 meeting of the Planning Board.

Please call if you have any questions.

Sincerely,

Ralph G. Mastromonaco, PE

Cc: Russell Rodriguez, VP Palisades Fuel

