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

Re: Ace Hardware Storage space addition in Rear

3120 Lexington Ave
Town of Cortlandt

(SBL: 24.15-1-8)

Dear members of the Planning Board:

We are proposing a 1-story, 2,700 square foot storage space addition with exterior access from the existing gravel path in the back of the existing storage building. The interior connection to the proposed addition is on the gable side of the existing storage building.

The proposed 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.

That said, we are also aware of the ecological challenge of the property. The existing Ace hardware store is in the wetland buffer and my client has worked diligently with the town conservationist, Paul Jaehnig, and the town engineers to establish the existing Ace Hardware store in 2018/2019.

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 additional storage space will solely help to facilitate customer's demand for a wider selection and larger quantities.

We are also considering a green roof for the storage addition.

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.