

RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

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

August 24, 2022

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

Dear Chris:

As discussed, please find enclosed three (3) copies of Grading / Layout Proposed Convenience Store / Gas Station Rehabilitation, prepared for Palisades Ventures, LLC, dated August 1, 2022, Sheet 1 of 8 Sheets and Architectural drawings by JTA Architect revised August 16, 2022 (5 sheets).

The applicant decided not to have the drive through section of the store so we eliminated the drive behind the building. This change allowed more green space, a slightly longer building and the zoning chart has been revised to reflect that.

The modification of the Site Plan consisted of the following:

1. The proposed impervious area of the site is decreased by 3,360 SF.
2. By increasing the length of the building, the square footage increased by 560 SF, however, the habitable floor area remained the same.
3. This modification also allowed for more parking to be located on the site. The parking was increased from 14 spaces to 18 spaces. An increase of 4 parking spaces is provided.

The modification of the Site Plan is not substantial and is well within the district requirements.

The enclosed revised drawing from Joe Thompson, AIA is included to show the revised interior of the store. The interior has not substantially changed.

We also attach a Comparison Schedule explaining our revisions to the Site Plan.

Sincerely,



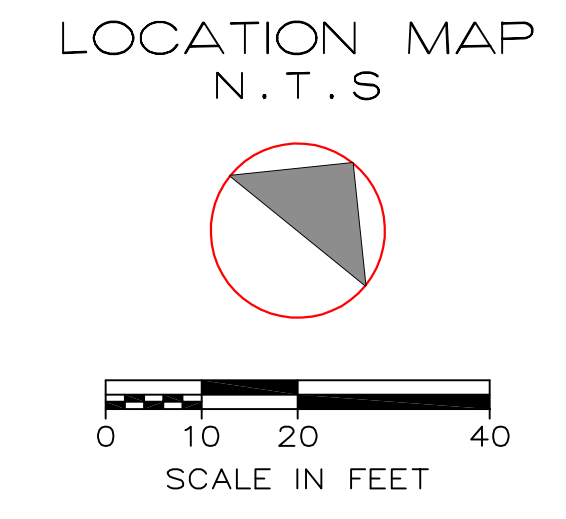
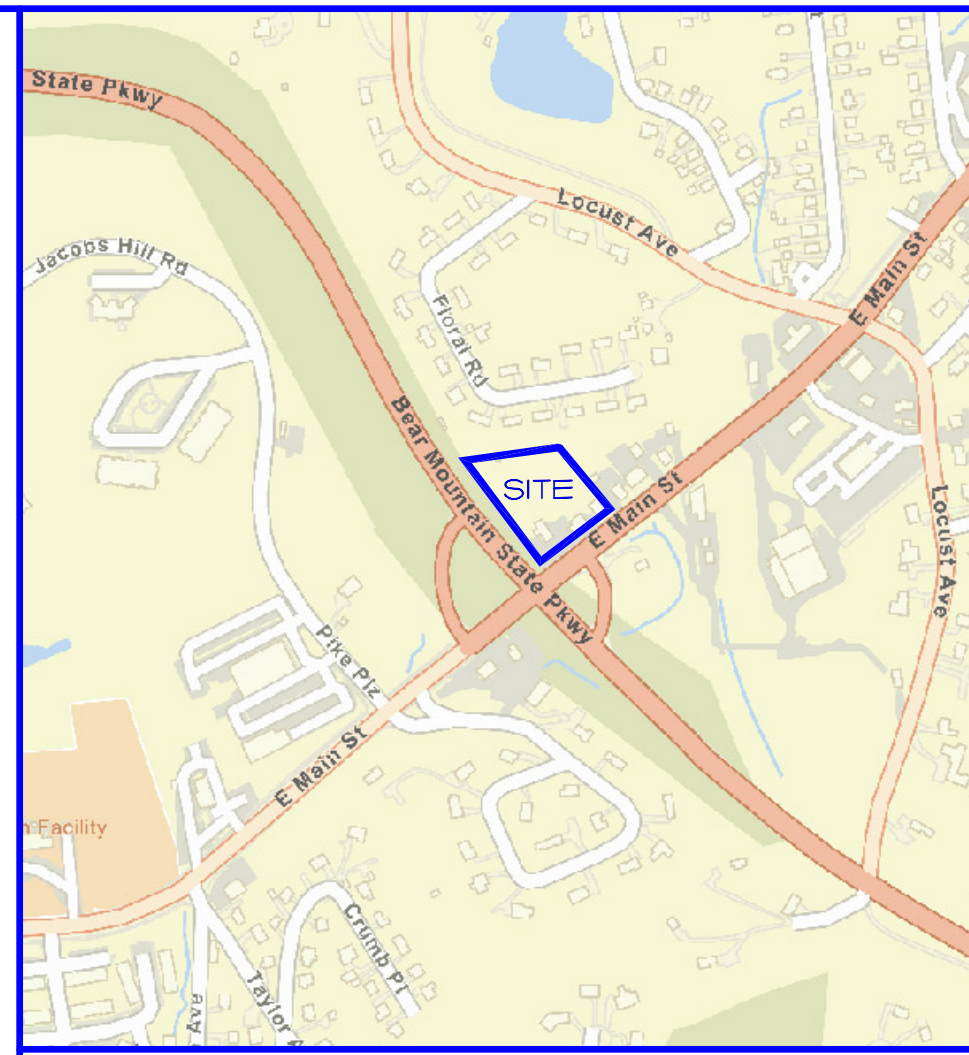
Ralph G. Mastromonaco, PE

Cc: Russell Rodriguez, VP Palisades Fuel

PALISADES FUEL - ROUTE 6		
SITE PLAN COMPARISON SCHEDULE		
	APPROVED PLAN	MODIFIED PLAN
BLDG. FOOTPRINT	2,940 S.F.	3,500 S.F.
F.F.GROSS FLOOR AREA	2,940 S.F.	3,500 S.F.
F.F. HABITABLE FLOOR AREA	2,230 S.F.	2,660 S.F.
S.F. GROSS FLOOR AREA	1,500 S.F.	1,500 S.F.
S.F. HABITABLE FLOOR AREA	1,090 S.F.	1,090 S.F.
PROPOSED DISTURBANCE	43,005 S.F.	43,005 S.F.
PROPOSED IMPERVIOUS	29,408 S.F.	26,048 S.F.
MAX. BLDG. COVERAGE	4.00%	4.70%
MIN. LANDSCAPE COVERAGE	60%	63%
OFF-STREET PARKING		
(BASED ON HABITABLE FLOOR AREA & USE)		
RETAIL (1/300 S.F.)	11	14
OFFICE (1/400 S.F.)	3	4



- NOTES:
1. The applicant is advised that the Town will not pick up garbage on the site and the applicant is responsible for private pick-up of garbage at the site.
 2. No audio or visual advertisements are permitted at the pump unless integrated into the pump unit and complies with the Town noise ordinance.
 3. No driveway-thru is permitted by this approval. If the owner, or a future owner, wishes to modify the site and building to incorporate a drive-thru they shall be required to apply to and receive approval from the Planning Board.
 4. Deliveries are prohibited to the site between the hours of 11:00 p.m. and 6:00 a.m.



ZONING SCHEDULE

PALISADES ENTERPRISES LLC	REQUIRED	PROVIDED
ZONE: HC HIGHWAY COMMERCIAL	HC ZONE	
23.20'-10, 11, 12 & 13		
MINIMUM LOT AREA (S.F.)	20,000 SF	73,573 SF
MINIMUM LOT WIDTH	100'	247'
MAXIMUM HEIGHT	2 1/2	2 1/2
IN FEET	35	35
MINIMUM YARD DIMENSIONS		
FRONT	30'	30'
SIDE	30'	30'
REAR	30'	30'
MAXIMUM BUILDING COVERAGE	20%	4.7%
MINIMUM LANDSCAPE COVERAGE	30%	63%
BUFFER STRIP ABUTTING RESIDENTIAL DISTRICT	50'	50'
BUFFER STRIP ABUTTING STREET LINE	25'	25'
OFF-STREET PARKING SPACES (BASED ON USE)	Required	Provided
RETAIL STORE: 2680 SF HABITABLE (1300 SF)	9	14
OFFICE SPACE: 1090 SF HABITABLE (11400 SF)	3	4

NOTE: SITE IS NOT LOCATED IN FEMA FLOOD ZONE AS DEPICTED ON THE FEMA FIRM PANEL.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		SAN, SEWER MANHOLE
		HYDRANT
		DRAIN INLET
		WATER VALVE
		UTILITY POLE
		LIGHT POLE
		TREE
		CONTOUR LINE

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SKETCH PLAN/
GRADING/LAYOUT
PROPOSED
CONVENIENCE STORE
GAS STATION REHABILITATION
PREPARED FOR
PALISADES ENTERPRISES, LLC
ROUTE 6 - E. MAIN ST.
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY
AUGUST 1, 2022
SHEET 1 OF 8 SHEETS

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

2058 EAST MAIN STREET

TOWN OF CORTLANDT - WESTCHESTER COUNTY



DRAWING INDEX:

G0.01	TITLE SHEET
A1.01	FIRST FLOOR PLAN
A1.02	MEZZANINE PLAN
A2.01	ELEVATIONS
A3.01	SCHEMATIC BUILDING SECTION

2058 EAST MAIN STREET

FOR PLANNING BOARD REVIEW & APPROVAL

Palisades Enterprises, LLC
 2058 East Main Street
 Cortland Manor, New York 10567
 5-81-2320-2-11
 Town Of Cortlandt - Westchester County



SEAL
 Joseph G. Thompson, PA
 New York State License #036057

NOTES:
 1. THE SEALS OF THE ARCHITECT OR ENGINEER SHALL AFFIX TO HIS OR HER WORK ONLY AFTER THE WORK HAS BEEN COMPLETED AND THE ARCHITECT OR ENGINEER HAS REVIEWED THE WORK AND IS SATISFIED THAT THE WORK IS IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
 2. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER BY THE CLIENT.
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Joseph G. Thompson Architect, PLLC
 108 N Division Street, Suite 100
 Peekskill, New York 10566
 PH: (845) 632-8156
 EM: jg@jthompsonarch.com



Date: April 21, 2020
 Revisions:
 A August 16, 2022

G0.01

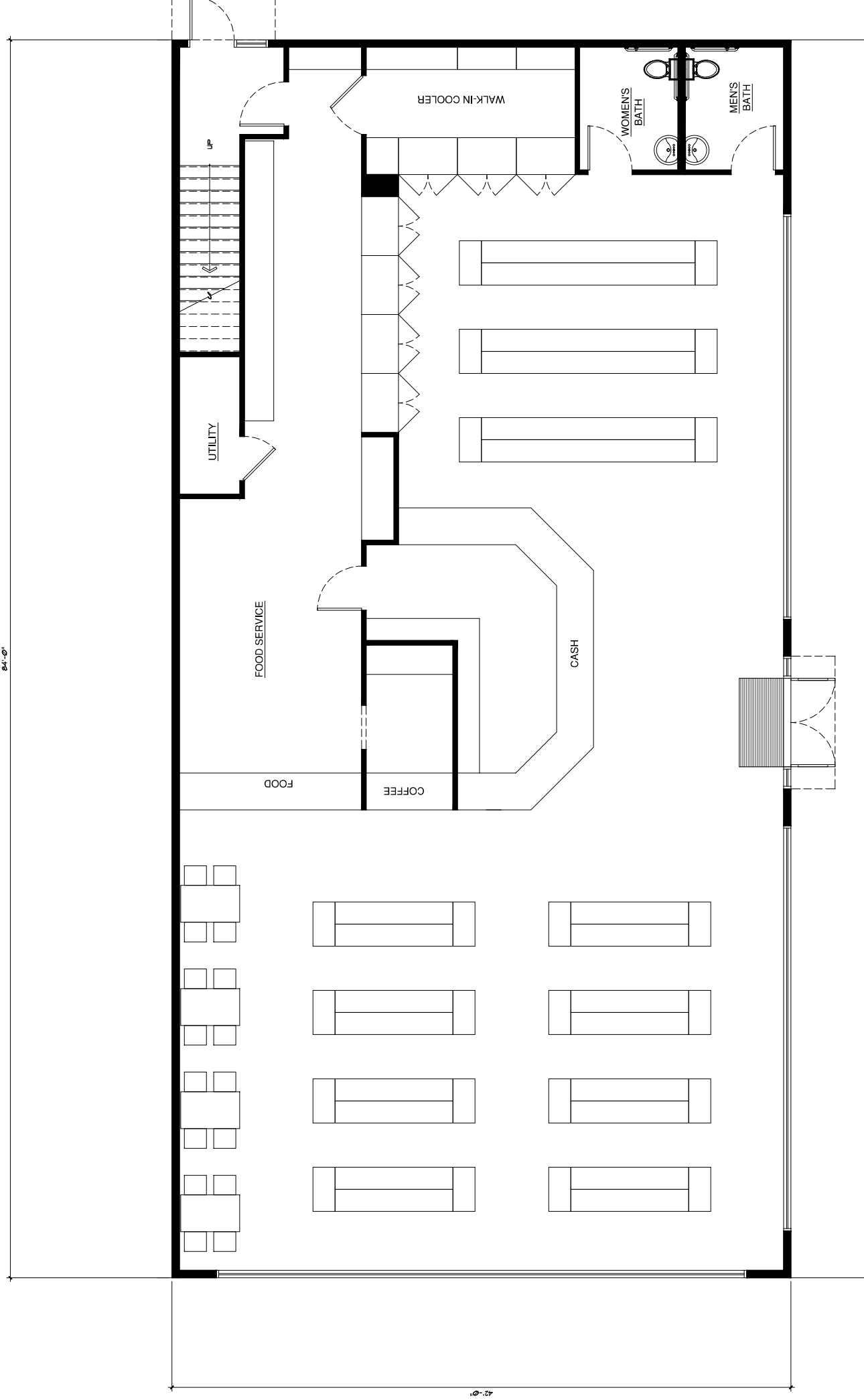


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 New York State License #034057

Date: April 21, 2020

Revisions:

1	August 16, 2022
2	
3	
4	



1 First Floor Architectural Plan (2,940 SF Footprint)
 A1.01 Scale: 3/16" = 1'-0"



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2058 EAST MAIN STREET
FOR PLANNING BOARD REVIEW & APPROVAL

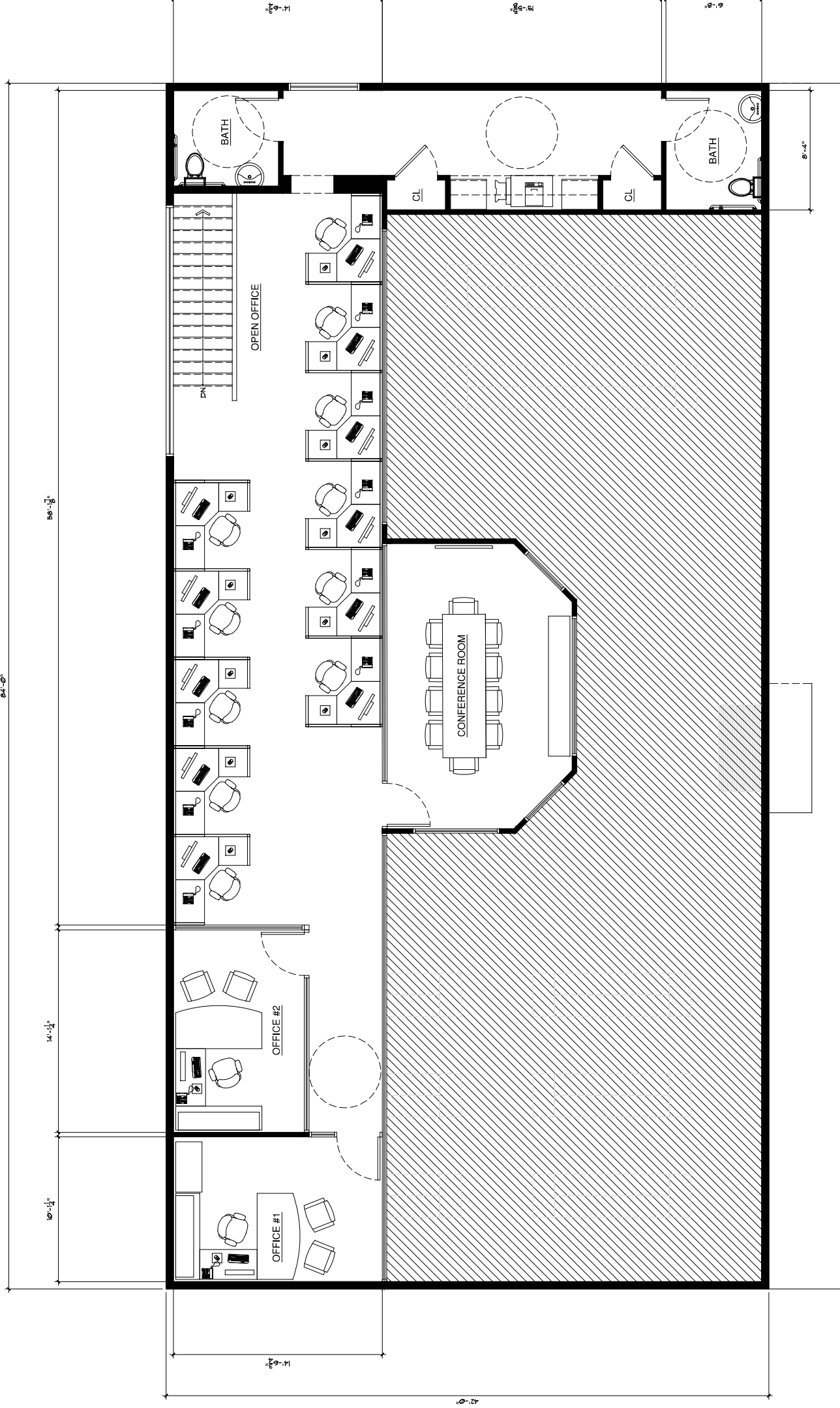
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Cortland Manor, New York 10567
5-8-1, 23, 29-2-11
Town Of Cortland - Westchester County

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Revisions:
▲ August 16, 2022



A1.02



1 Mezzanine Level Architectural Plan (1,725 Gross SF)

A1.02

Scale: 3/16" = 1'-0"



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New York State License #0348057

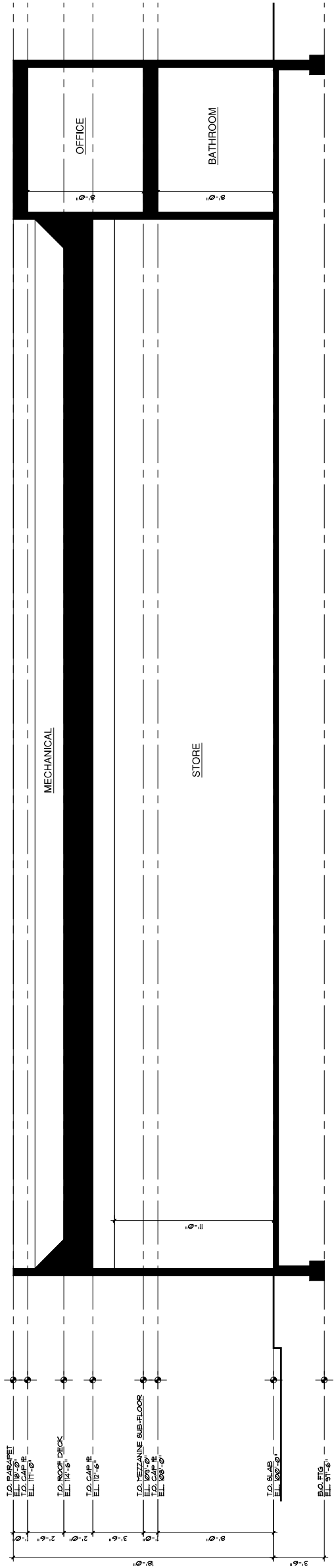
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5-8-1-2320-2-11

Date: April 21, 2020

Revisions:

△	August 16, 2022
△	
△	
△	



1 New Cross Section
A3.01 Scale: 1/4" = 1'-0"