



Jeffrey Jordan
JJ Architecture, PC

October 19, 2022

Att: Garrett Duquesne, AICP
Commissioner
Dept. of Community Development and Conservation
Town of Greenburgh

**re: United Refrigeration Expansion, 420 Saw Mill River Road, Elmsford, NY
Submittal for Pre-submission Planning Conference on November 2nd, 2022**

Dear Garrett,

You will find attached (5) 24x36 copies of these drawings dated 10.04.2022:
A-001.00 and A-002.00, A-005.00, A-006.00, A-007.00, A-100.00, A-101.00, A-102.00 and A-103.00. I am sending by a separate email digital versions of these drawings.

Drawing A-005.00 shows the updated Site Plan with Parking which has been modified to show a reduced planting area in the parking lot to allow for a large tractor trailer's turnaround.

Drawing A-101.00 shows "land banked" parking of 55 indoor parking spaces that could be used by a future owner of the building should United Refrigeration ever sell the building in the future.

Drawing A-106.00 and A-107.00 show in detail the truck and vehicular circulation in the outdoor parking lot.

A-100.00, A-102.00 and A-103.00 are the floor plans of the building with palettes shown for the storage of air conditioning equipment.

As seen in A-002.00 we are seeking (3) variances for this project:

1. A parking variance of 121 spots required with 34 outdoor spots provided and 55 indoor "land banked" spots provided for a total of 89 spaces. We are seeking a variance of 121-89 or 32 parking places. Please note that the warehouse will require (5) personnel to operate it, requiring (5) parking places. Two or three times a year, training will occur of approximately 20 people, so the maximum parking the facility will actually need is 25 parking places.
2. A height variance. The Zone 1B, has a height limit of 25 ft. or (2) stories. United Refrigeration's proposed building would be 73 ft. high with (3) stores.

3. An Area Variance: The existing building's maximum coverage is 30% of site area or 30% of 108,464 sq.ft. (site area) or 32,539 sq.ft., whereas the existing building's footprint is 40,155 sq.ft.. We are not increasing the coverage of the building, but this is an issue to be addressed.

In a separate email to Aaron Schmidt, Deputy Commissioner, last week, I sent him United Refrigeration's landscaping proposal and a draft Tree Removal application for his review. This Spring, when the weather is appropriate, we can see about planting 15 ft. to 20 ft. high conifers which are included in our landscaping plan.

If you have any questions or require further information, please contact me.

Sincerely,



Jeffrey Jordan, Architect

cc: Steve Labroli, United Refrigeration, by email
Tom Blais, United Refrigeration, by email
Mark Weingarten, DelBello, Donnellan, Weingarten, Wise and Weiderkeher, LLP, by email
Janet Giris, DelBello, Donnellan, Weingarten, Wise and Weiderkeher, LLP, by email