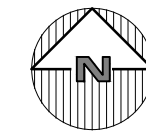


LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: MCAS ROOFING & CONTRACTING INC.
3342 PETER LANE
YORKTOWN HEIGHTS, NY, 10598

PROJECT LOCATION: 2006 ALBANY POST ROAD
CORTLANDT, NY, 10520

EXISTING TOWN ZONING: HC, HIGHWAY COMMERCIAL (SPECIALTY TRADE)

PROPOSED USE: HC, HIGHWAY COMMERCIAL (SPECIALTY TRADE)

TOWN TAX MAP DATA: SECTION 67.06, BLOCK 2, LOT 15

SITE AREA: 4117 ACRES (17,935 SF)

SEWAGE FACILITIES: PUBLIC SEWER

WATER FACILITIES: PUBLIC WATER FACILITIES

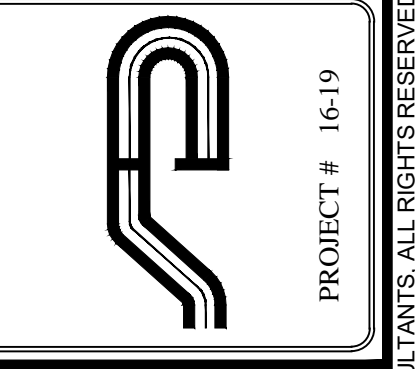
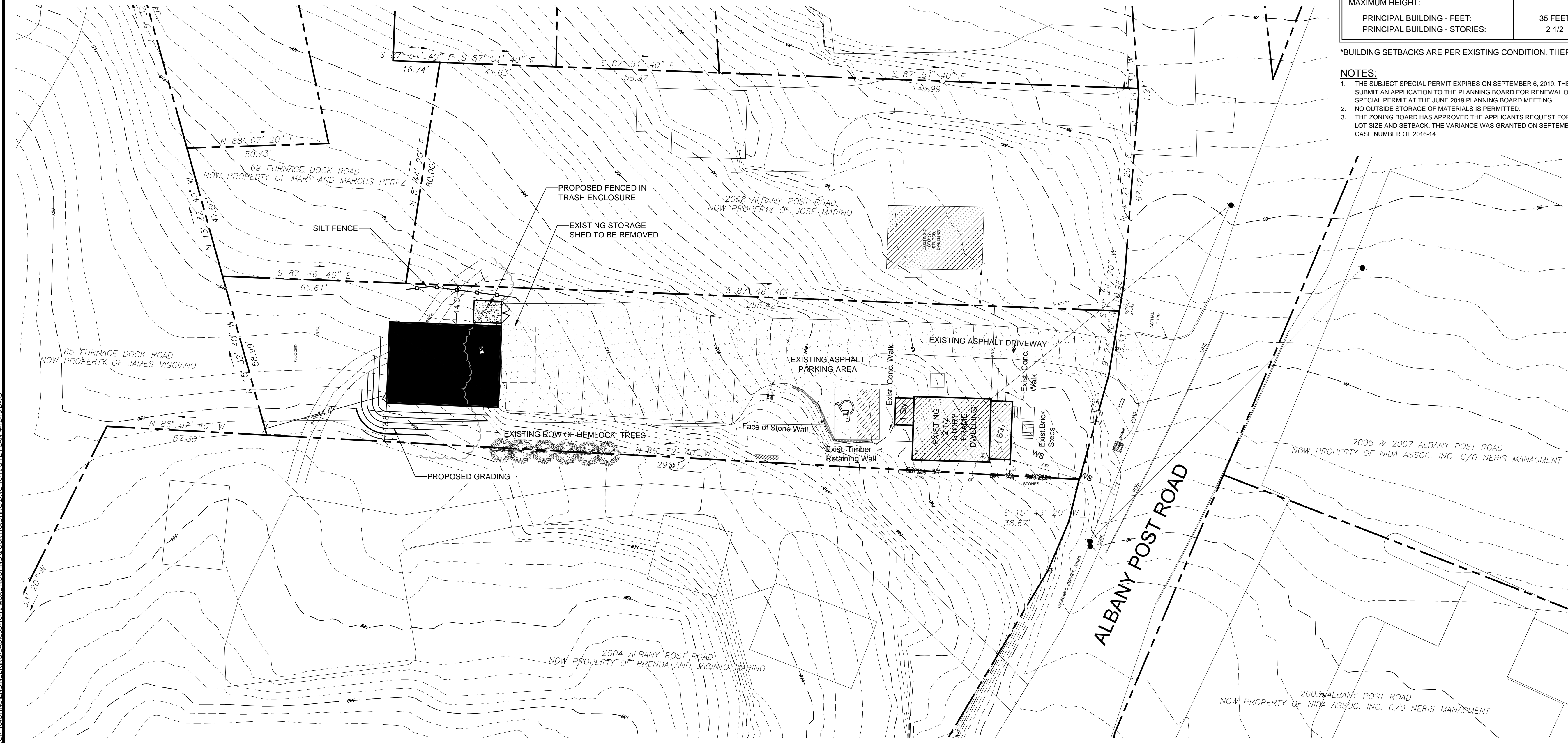
ZONING SCHEDULE:

ZONING DISTRICT:		HC - HIGHWAY COMMERCIAL		
DIMENSIONAL REGULATIONS:	REQUIRED	EXISTING	VARIANCE REQUIRED	
MINIMUM SIZE OF LOT:				
MINIMUM LOT AREA:	20,000 SF.	17,935 SF.	2,065 SF	
MINIMUM LOT WIDTH:	100 FT.	56 FT.	44 FT	
MINIMUM LOT DEPTH:	100 FT.	291 FT.	NONE	
MINIMUM YARD DIMENSIONS:				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	30 FT.	25.7 FT.*	NONE	
REAR YARD SETBACK:	30 FT.	226.1 FT.	NONE	
ONE SIDE YARD SETBACK:	30 FT.	5.7 FT.*	NONE	
ACCESSORY BUILDINGS:				
FRONT YARD SETBACK:	30 FT.	202 FT.	NONE	
REAR YARD SETBACK:	30 FT.	86 FT.	NONE	
ONE SIDE YARD SETBACK:	30 FT.	13.7 FT.	NONE	
MAXIMUM % OF LOT TO BE OCCUPIED:				
PRINCIPAL BUILDING COVERAGE:	20% OF LOT AREA	4.7 % OF LOT AREA	NONE	
MAXIMUM HEIGHT:				
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	NONE	
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	NONE	

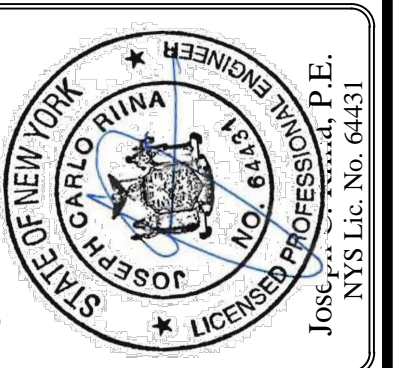
*BUILDING SETBACKS ARE PER EXISTING CONDITION. THERE ARE NO PROPOSED CHANGES TO THE BUILDING ON SITE

NOTES:

1. THE SUBJECT SPECIAL PERMIT EXPIRES ON SEPTEMBER 6, 2019. THE APPLICANT SHALL SUBMIT AN APPLICATION TO THE PLANNING BOARD FOR RENEWAL OF THE SUBJECT SPECIAL PERMIT AT THE JUNE 2019 PLANNING BOARD MEETING.
2. NO OUTSIDE STORAGE OF MATERIALS IS PERMITTED.
3. THE ZONING BOARD HAS APPROVED THE APPLICANTS REQUEST FOR A VARIANCE FOR LOT SIZE AND SETBACK. THE VARIANCE WAS GRANTED ON SEPTEMBER 23, 2016 WITH A CASE NUMBER OF 2016-14



Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com

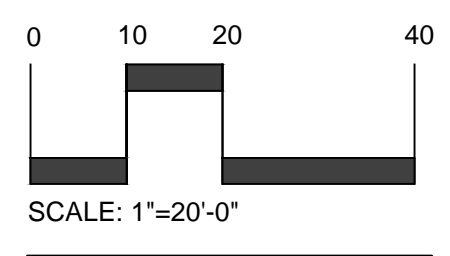
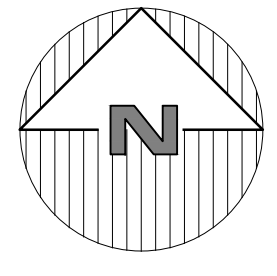


Revisions:	No.	Date	Comments

SCALE: 1" = 20'
DRAWN BY: MD/IR
DATE: 5/21/19

PROPOSED STORAGE SHED SITE PLAN

AMENDED SITE PLAN
PREPARED FOR
MCAS ROOFING & CONTRACTING INC.
2006 ALBANY POST ROAD
Westchester Co., New York
Town of Cortlandt



SCALE: 1"=20'-0"
SAFE DIG
Before You Dig, Drill or Blast!
Call 811. It's free. It's fast. It's the only way to find out what's underground.
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NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY JRL LAND SURVEYING P.C., DATED 05/07/16. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.