

LOCATION MAP
NOT TO SCALE

Tax Lot 2
Total Area = 720,911.00 Sq.Ft. = 16.549 Acres
As Per Deed

Tax Lot 30
N/F Hymen Mendelowitz

NOTE:
THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY DANIEL T. MERRITT, DATED 06/10/19, LAST REVISED 01/20/20. THE HORIZONTAL DATUM USED IS THE SAME BEARING SYSTEM OF THE DEED FOR THE PROPERTY RECORDED AS DEED CONTROL NUMBER 591273617. THE VERTICAL DATUM THAT THE PROJECT IS IN IS THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). THE TOPO SHOWN BEYOND THE BORDERS OF THE SURVEY HAVE BEEN ACQUIRED FROM THE WESTCHESTER COUNTY GIS WEBSITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EITHER TOPO SOURCE.

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

SITE DATA:

OWNER / DEVELOPER: JACK AHEARN
20 PARK ROAD
BRIARCLIFF MANOR, NY, 10510
PROJECT LOCATION: 3451 LEXINGTON AVE
CORTLANDT, NEW YORK, 10547
EXISTING TOWN ZONING: HC, HIGHWAY COMMERCIAL
PROPOSED USE: AUTO STORAGE
TOWN TAX MAP DATA: SECTION 13.19, BLOCK 2, LOT 2
SITE AREA: 16.55 ACRES (720,911 SF)
SEWAGE FACILITIES: ONSITE SSTS
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING DISTRICT:		HC - Highway Commercial		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED	
MINIMUM SIZE OF LOT:				
MINIMUM LOT AREA:	20,000 SF.	720,911 SF.		NONE
MINIMUM LOT WIDTH:	100 FT.	407.4 FT.		NONE
MINIMUM YARD DIMENSIONS:				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	30 FT.	37.5 FT.		NONE
REAR YARD SETBACK:	30 FT.	706.6 FT.		NONE
SIDE YARD SETBACK:	30 FT.	48.2 FT.		NONE
ACCESSORY BUILDINGS:				
FRONT YARD SETBACK:	30 FT.	267.9		NONE
REAR YARD SETBACK:	30 FT.	644.9 FT.		NONE
SIDE YARD SETBACK:	30 FT.	82.2 FT.		NONE
MAXIMUM % OF LOT TO BE OCCUPIED:				
PRINCIPAL BUILDING COVERAGE:	20% OF LOT AREA 144,182.20 SF	4.9 % OF LOT AREA 34,880 SF		NONE
MAXIMUM HEIGHT:				
PRINCIPAL BUILDING - FEET:	35 FEET	34.51 FEET		NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2		NONE
ACCESSORY BUILDING - FEET:				NONE
ACCESSORY BUILDING - STORIES:				NONE

PARKING SCHEDULE


CAR STORAGE BUILDING:	1 SPACES PER 1000 SF OF BUILDING @56,000 = 56 SPACES
ACCESSORY STORAGE/ AUTO REPAIR BUILDING:	1 SPACES PER 1000 SF OF BUILDING @ 1880 = 2 SPACES
SHOWROOM BUILDING:	1 SPACES PER 150 SF OF BUILDING @ 1880 = 13 SPACES
SHOWROOM BUILDING:	1 PER 400 SF OF HABITABLE GROUND FLOOR SPACE @ 9,760 = 24 SPACES
TOTAL REQUIRED PARKING:	95 SPACES
TOTAL PROVIDED PARKING:	82 STANDARD & HANDICAP
TOTAL PROVIDED PARKING:	88 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

NOTE:
THE SITE IS LOCATED IN A FEMA ZONE X DESIGNATED AS BEING OUTSIDE OF 0.2% CHANCE FLOOD PLAIN

TOWN NOTES:


- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, ALL TOWN AND NYSDEC WETLANDS SHALL BE RE-FLAGGED AND SURVEYED. THE WETLAND BOUNDARIES SHALL BE INCLUDED IN THE STAKE OUT LIMIT SKETCH.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL OBTAIN COVERAGE UNDER THE NYSDEC SPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITY.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AN OWNER OR OPERATOR SHALL HAVE EACH CONTRACTOR AND SUBCONTRACTOR, THAT HAS BEEN IDENTIFIED AS BEING RESPONSIBLE FOR IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IDENTIFY AT LEAST ONE EMPLOYEE FROM THEIR COMPANY (TRAINED CONTRACTOR) THAT HAS RECEIVED 4 HOURS OF ENDORSED EASC TRAINING. THE TRAINED CONTRACTOR MUST BE ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED AND WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE PRACTICES INCLUDED IN THE SWPPP.
- AN OWNER OR OPERATOR OF A REGULATED CONSTRUCTION PROJECT, WITH SOME EXCEPTIONS, SHALL HAVE A QUALIFIED INSPECTOR CONDUCT SPECIFIC SITE INSPECTIONS. CERTAIN QUALIFIED INSPECTORS WHO WORK ON THESE SITES (I.E., INDIVIDUALS WORKING UNDER DIRECT SUPERVISION OF, AND AT THE SAME COMPANY AS, A LICENSED PROFESSIONAL ENGINEER OR REGISTERED LANDSCAPE ARCHITECT OF NYS) ARE REQUIRED TO COMPLETE 4 HOURS OF EASC TRAINING UNDER THE GENERAL PERMIT.
- A ROAD OPENING PERMIT FILED WITH THE TOWN'S DEPARTMENT OF ENVIRONMENTAL SERVICES IS REQUIRED FOR ANY WORK WITHIN THE TOWN RIGHT-OF-WAY. CONTACT DES AT 814-737-0100.
- A WATER AND SEWER SERVICE PERMITS SHALL BE FILED WITH THE TOWN'S DEPARTMENT OF ENVIRONMENTAL SERVICES AS SHOWN ON THE APPROVED PLANS PRIOR TO THE RELEASE OF ANY BUILDING PERMIT.
- NO RECYCLED MATERIAL SHALL BE BROUGHT TO THE SITE WITHOUT PRIOR TOWN OF CORTLANDT WRITTEN ACKNOWLEDGEMENT. ALL RECYCLED MATERIAL MUST BE COMPLIANT WITH THE NYSDEC'S BENEFICIAL USE DETERMINATION AND BE UNCONTAMINATED.
- FILL MATERIAL PROPOSED TO BE IMPORTED AS PART OF THIS PROJECT SHALL MEET THE MATERIALS TESTING PROTOCOLS OF THE TOWN OF CORTLANDT AND NYSDEC AS MEET THE CRITERIA OF UNRESTRICTED FILL.
- CONCRETE AND OTHER WASTE MATERIAL SHALL NOT BE LEFT ON SITE. ALL MATERIALS SHALL BE DISPOSED OF IN A LAWFUL MANNER.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE APPLICANT'S ENGINEER SHALL SUBMIT HYDROLOGIC AND HYDRAULIC CALCULATIONS AND SHALL CERTIFY THAT ALL STORM WATER INFRASTRUCTURE IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT NO IMPACT TO ADJACENT OR ADJOINING LANDOWNERS OCCURRED.
- THE APPLICANT IS AWARE THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLIANCE. DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY IN A TIMELY MANNER. A NOTICE OF TERMINATION SHALL BE FILED WITH THE NYSDEC PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLIANCE, THE DESIGNER OF RECORD SHALL PROVIDE A SIGNED AND SEALED LETTER ADDRESSED TO "WHOM IT MAY CONCERN," STATING THAT THERE IS NO ADVERSE IMPACT TO ADJACENT OR ADJOINING.
- THE TOWN SHALL NOT PROVIDE PICKUP FOR TRASH ENCLOSURE AT THIS LOCATION.





PROJECT # 13-05

Site Design Consultants
Civil Engineers & Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7366
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REVISIONS

No.	Date	Description
1	7/14/19	Town Comments

SCALE: 1" = 30'

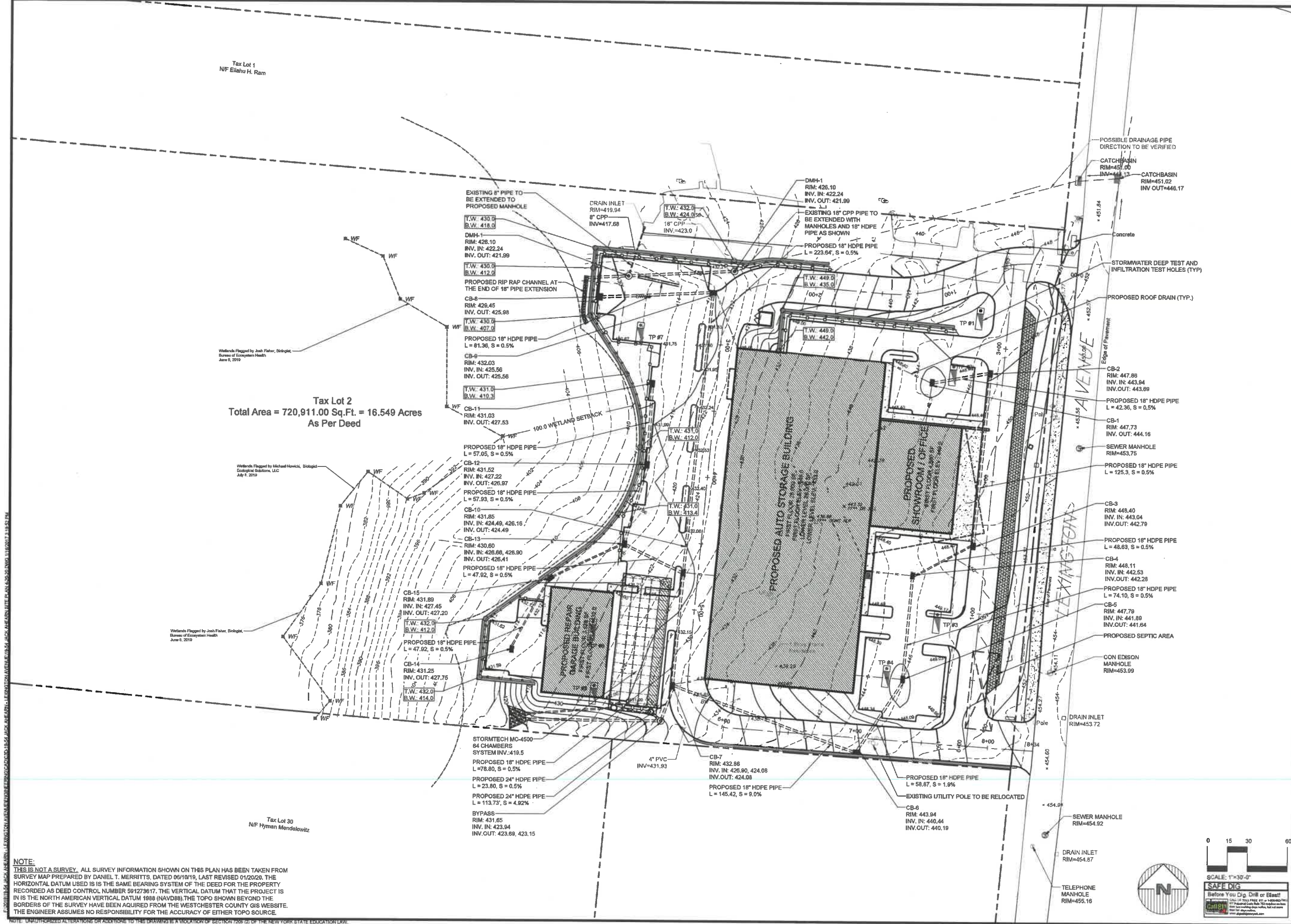
DRAWN BY: TK

DATE: 12/30/19

TITLE SHEET

PRELIMINARY SITE PLAN
PREPARED FOR
3451 LEXINGTON AVENUE LLC
3451 LEXINGTON AVENUE
Town of Cortlandt
Westchester County, NY

Sheet



Tax Lot 1
NF Elisha H. Ram

Tax Lot 2
Total Area = 720,911.00 Sq.Ft. = 16.549 Acres
As Per Deed

Wetlands Flagged by Josh Fisher, Biologist
Bureau of Ecological Health
June 5, 2019

Tax Lot 30
NF Hyman Mendelowitz

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Revision	Date	By	Check	Notes

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DATE: 12/20/19

IMPROVEMENT PLAN

PRELIMINARY SITE PLAN
PREPARED FOR:
3451 LEXINGTON AVENUE LLC
3451 LEXINGTON AVENUE
Town of Cortlandt
Westchester County, NY

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