

- GENERAL NOTES**
- SURVEY DATA SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., ENTITLED: "SURVEY OF PROPERTY PREPARED FOR TWO BAYVIEW ROAD, LLC SITUATE AT TOWN OF CORTLANDT WESTCHESTER COUNTY NEW YORK" DATED MARCH 14, 2018.
  - TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM WESTCHESTER COUNTY'S GEOGRAPHIC INFORMATION WEBSITE AT <http://giswww.westchestergov.com/>. THIS TOPOGRAPHIC DATA WAS COMPILED FROM A FLOWN SURVEY DONE IN APRIL OF 2004.
  - PARCEL IS LOCATED IN THE TOWN OF CORTLANDT MANOR M-1A (LIGHT INDUSTRIAL) ZONING DISTRICT.
  - THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
  - THIS PLAN WAS PREPARED FOR THE PURPOSE OF CONSTRUCTING THE IMPROVEMENTS PROPOSED AS SHOWN HEREON. NO REPRESENTATION TO THE SUB-SURFACE SOIL CONDITIONS ON THIS LOT ARE MADE OR IMPLIED BY THIS PLAN. IMPROVEMENTS SHOWN ARE FOR SCHEMATIC PURPOSES.
  - IT IS THE OWNERS RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
  - 100 YEAR FLOOD ELEVATION IS 7.7' (NGVD) ACCORDING TO THE MAP AND REPORT PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, "FEMA" FLOOD INSURANCE STUDY, DATED OCTOBER 17, 1984, AND THE FLOODWAY - FLOOD BOUNDARY AND FLOODWAY MAP, DATED APRIL 17, 1985.

**ZONING DATA CHART - ZONE M-1A**

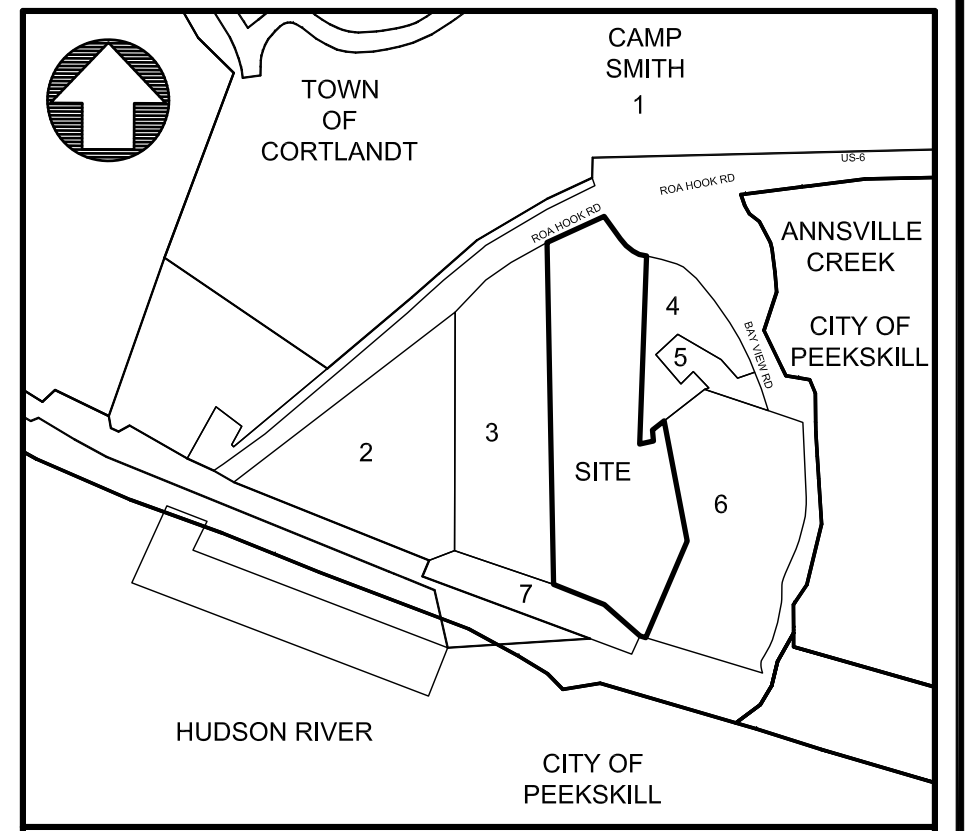
LIGHT INDUSTRIAL							
LOT DESCRIPTION	LOT AREA (SF)	LOT WIDTH (FT)	MAXIMUM HEIGHT	FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	MAX. BLDG. COV. (% LOT AREA)
MIN./MAX.	20,000	100	40	40	20	30	35%
EXISTING	278,261	292	±20	54.5	52.9	675	22%
PROPOSED BLDG	278,261	292	±25	224.2	76.8	472	25%

**SPECIAL PERMIT NOTE**

- THIS SITE RECEIVED A SPECIAL PERMIT FOR A CONTRACTOR'S YARD AS PER SECTION 307-65-6 OF THE TOWN OF CORTLANDT CODE ON MAY 1, 2012.

**PARKING DATA CHART**

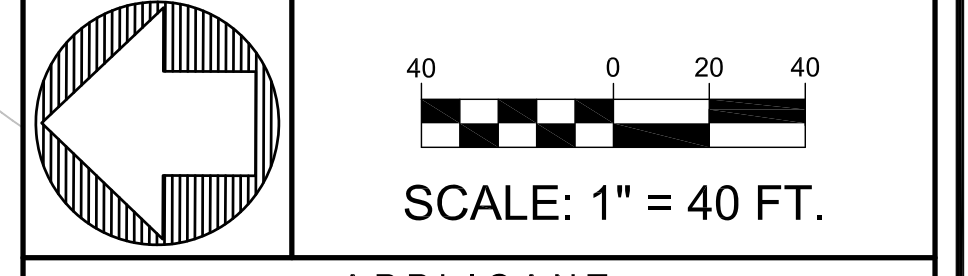
PROPOSED USE	REQUIRED	GROSS AREA	SPACES REQUIRED
CRP SANITATION (OFFICES)	1 PER 400 SF (HABITABLE SPACE)	2,300 S.F.	5.8 SPACES
CRP SANITATION (WAREHOUSE/GARAGE)	1 PER 1,000 SF (GROSS AREA)	8,000 S.F.	8 SPACES
CRP SANITATION (EXISTING MECH. BLDG)	1 PER 300 SF (GROSS SPACE)	2,200 S.F.	7.3 SPACES
CRP SANITATION (PROPOSED MECH. BLDG)	1 PER 300 SF (GROSS SPACE)	8,000 S.F.	26.7 SPACES
	TOTAL REQUIRED		48 SPACES
	TOTAL PROVIDED		61 SPACES



- TOWN OF CORTLANDT GENERAL NOTES**
- PARCEL TAX MAP DESIGNATION: SECTION: 22.19, BLOCK: 1, LOT 1
  - TOTAL AREA OF LOT: ±278,261 SQ. FT. (6.388 ACRES)
  - THE CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.

**ADJOINER PROPERTY INFORMATION**

#	TAX I.D.	PARCEL OWNER ADDRESS
1	22.15-2-1	NYSTATE 00 MARK WARNECKE, 11 BEAR MOUNTAIN BRIDGE ROAD, STATE CAMP, CORTLANDT MANOR, NEW YORK 10567
2	22.18-1-3	PLYMOUTH REALTY GROUP INC., 51 ROUTE 100, BRARCLIFF MANOR, NY 10510
3	22.18-1-4	TOWN OF CORTLANDT, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
4	22.19-1-2	PARADO FUEL CORP., 800 WESTCHESTER AVENUE - SUITE 604, RYE BROOK, NY 10573
5	22.19-1-3	PARADO FUEL CORP., 800 WESTCHESTER AVENUE - SUITE 604, RYE BROOK, NY 10573
6	22.19-1-4	MEENAN OIL CO. L.P., 1000 WOODBURY ROAD-SUITE 1, WOODBURY, NY 11797
7	22.19-1-5	ROA HOOK ASSOCIATES INC., 51 ROUTE 100, BRARCLIFF MANOR, NY 10510



**APPLICANT**

**TWO BAYVIEW ROAD, LLC**

2 BAYVIEW ROAD  
CORTLANDT MANOR, NEW YORK 10567

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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**REVISIONS**

#	REASON	DATE
5		
4		
3		
2		
1		

MUNICIPAL TAX IDENTIFICATION:

SECTION: 22.19  
BLOCK: 1  
LOT: 1  
SUBLOT: ---  
DRAWN BY: JCA  
CHECKED: TC3  
PROJECT: CARBONE  
DATE: JUNE 28, 2019  
JOB #: 181104

**TIMOTHY L. CRONIN III, P.E.**  
LICENSE #062980

**CRONIN ENGINEERING**  
PROFESSIONAL ENGINEERING & CONSULTING  
(914) 736-3664

39 Arlo Lane  
Cortlandt Manor, New York 10567

**PROPOSED SITE PLAN**

**AMENDED SITE PLAN FOR TWO BAYVIEW ROAD, LLC**

LOCATION:  
2 BAYVIEW ROAD  
CORTLANDT MANOR, NEW YORK

SHEET 3 OF 4 **SP-2.1**

