

**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 87.06, BLOCK 2, LOT 16  
 SITE AREA: 4117 ACRES (17,935 SF)  
 SEWAGE FACILITIES: SEPTIC SYSTEM  
 WATER FACILITIES: PUBLIC WATER FACILITIES



**ZONING SCHEDULE:**

ZONING DISTRICT:		HC - HIGHWAY COMMERCIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED	
<b>MINIMUM SIZE OF LOT:</b>					
MINIMUM LOT AREA:	20,000 SF.	17,935 SF. (3)	—	NONE	
MINIMUM LOT WIDTH:	100 FT.	56 FT. (3)	—	NONE	
MINIMUM LOT DEPTH:	100 FT.	291 FT.	—	NONE	
<b>MINIMUM YARD DIMENSIONS:</b>					
FRONT YARD SETBACK:	30 FT.	25.7 FT.*	—	NONE	
REAR YARD SETBACK:	30 FT.	228.1 FT.	—	NONE	
ONE SIDE YARD SETBACK:	30 FT.	5.7 FT.*	—	NONE	
<b>ACCESSORY BUILDINGS:</b>					
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. (3)	NONE	
<b>MAXIMUM % OF LOT TO BE OCCUPIED:</b>					
PRINCIPAL BUILDING COVERAGE:	—	4.7%	—	—	
ACCESSORY BUILDING COVERAGE:	—	—	6.1%	—	
DRIVEWAY COVERAGE:	—	—	34.2%	—	
TOTAL IMPERVIOUS COVERAGE:	—	54.0% (4)	—	NONE	
<b>MAXIMUM HEIGHT:</b>					
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	35 FT MAX	NONE	
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	2 1/2 MAX	NONE	

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

**PARKING SCHEDULE**

REQUIRED PARKING:	1 SPACE PER 300 SF OF BUILDING & 1 SPACE PER 500 SF OF UPPER FLOORS = 6 SPACES
PROVIDED PARKING:	7 STANDARD 1 HANDICAP
TOTAL PROVIDED PARKING:	8 SPACES

**NOTES:**

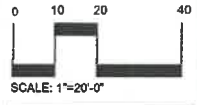
- THE SUBJECT SPECIAL PERMIT EXPIRES ON OCTOBER 10, 2022. THE APPLICANT SHALL SUBMIT AN APPLICATION TO THE PLANNING BOARD FOR RENEWAL OF THE SUBJECT SPECIAL PERMIT AT THE JULY 2022 PLANNING BOARD MEETING.
- NO OUTSIDE STORAGE OF MATERIALS IS PERMITTED.
- THE ZONING BOARD HAS APPROVED THE APPLICANTS REQUEST FOR A VARIANCE FOR LOT SIZE AND SETBACK. THE VARIANCE WAS GRANTED ON SEPTEMBER 23, 2016 WITH A CASE NUMBER OF 2016-14
- TOTAL IMPERVIOUS AREA INCLUDES THE AREA OF THE EXISTING HOUSE, PROPOSED ACCESSORY BUILDING, DRIVEWAY, AND TRASH ENCLOSURE
- NOTE ON THE SUBJECT SITE PLAN THAT ONLY VEHICLES AND EQUIPMENT RELATED TO BUSINESS OPERATIONS SHALL BE PERMITTED TO BE STORED ON SITE UNLESS OTHERWISE DEPICTED AND APPROVED BY THE PLANNING BOARD.

**SIGNATURE BLOCK**

Required for Subdivisions and Site Plan  
 The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.  
 Reviewed by the Department of Environmental Services  
 Director \_\_\_\_\_ Date \_\_\_\_\_  
 Reviewed by the Department of Technical Services  
 Director \_\_\_\_\_ Date \_\_\_\_\_  
 Approved by Resolution No. \_\_\_\_\_ of the Planning Board of the Town of Cortlandt, New York on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ subject to all requirements and conditions of said Resolution. Any change, erratum, modification or revision in this plat or site development plan, after the above date, shall void this approval.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

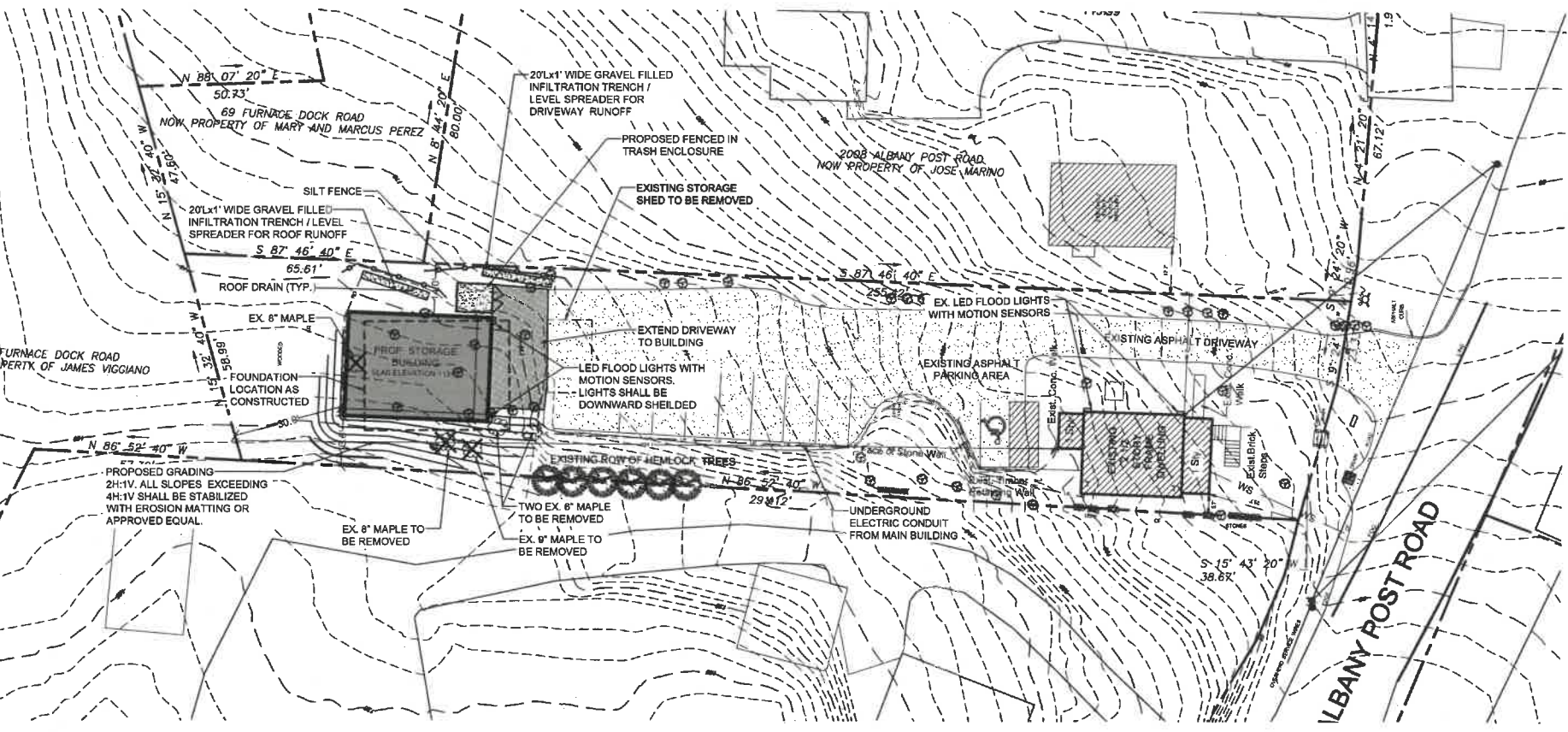
Chairman of the Planning Board

Stephen J. Ferreira, P.E., Director DES 787-0100  
 Michael Preziosi, P.E., Director DOTs 784-1060



**S-1 TRASH ENCLOSURE DETAIL**  
NOT TO SCALE

**D-1 ROOF LEADER DISCHARGE DETAIL**  
NOT TO SCALE



**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 06/07/18. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NO UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209(12) OF THE NEW YORK STATE EDUCATION LAW.



**Site Design Consultants**  
 Civil Engineers • Land Planners  
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Revisions:

No.	Date	Description
1	7/1/19	Initial
2	8/1/19	Revised
3	9/1/19	Revised
4	10/1/19	Revised

SCALE: 1" = 20'  
 DRAWN BY: MDJR  
 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

Sheet \_\_\_\_\_ of \_\_\_\_\_