

- GENERAL NOTES**
1. PARCEL TAX MAP DESIGNATION: SECTION: 56.19, BLOCK: 1, LOT(S): 3
  2. TOTAL AREA OF EXISTING LOT: 11,961 SQ. FT. (0.27 ACRES).
  3. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY WARD CARPENTER ENGINEERS INC., ENTITLED "SURVEY OF PROPERTY PREPARED FOR NK PROPERTIES 465 LLC IN THE TOWN OF CORTLANDT, WESTCHESTER COUNTY, N.Y." DATED JANUARY 16, 2023. TOPOGRAPHY ADDED APRIL 4, 2023
  4. NO RECORDS ON FILE AT THE WCDH FOR THE SEPTIC SYSTEM.
  5. SEPTIC TANK AND SEEPAGE PIT LOCATIONS ARE BASED ON A SITE PLAN BY RALPH MASTROMONACO ENTITLED "SITE PLAN, PROPOSED MIXED USE PREPARED FOR DAN MURO, TOWN OF CORTLANDT" DATED JANUARY 22, 1999
  6. PARCEL IS LOCATED IN THE TOWN OF CORTLANDT HC (HIGHWAY COMMERCIAL) ZONING DISTRICT.
  7. PARCEL IS LOCATED IN THE CROTON RIVER BASIN.

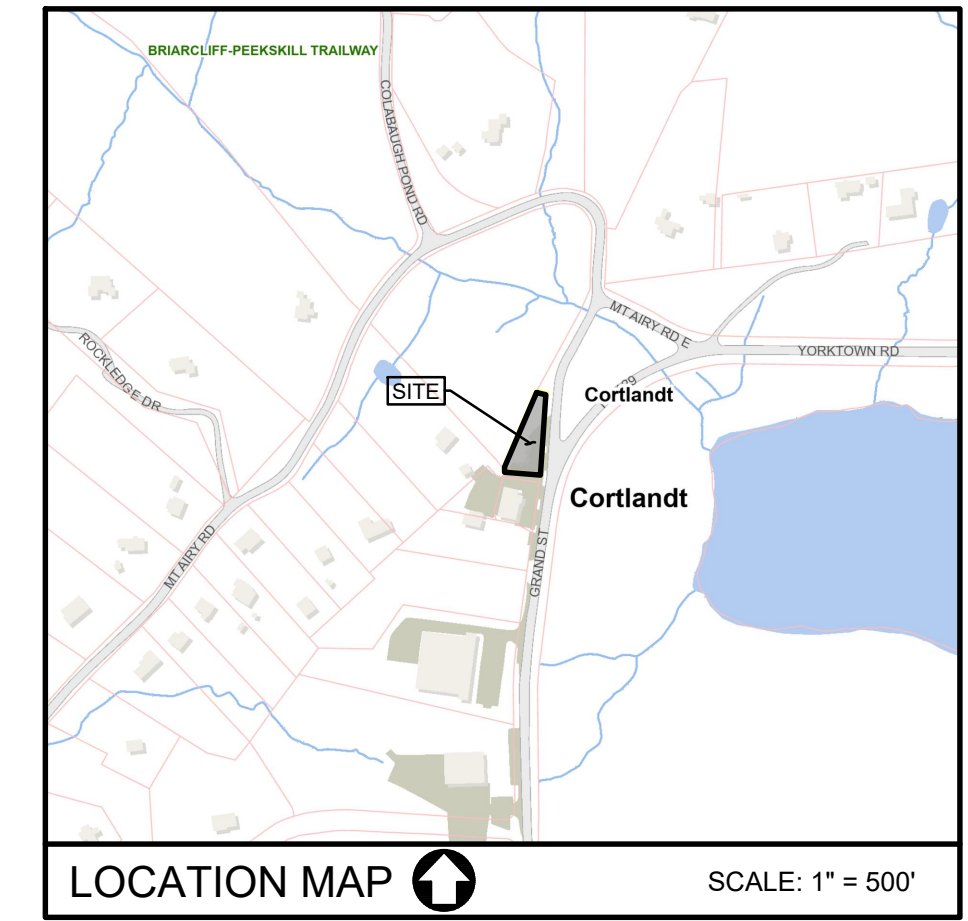
# SITE DEVELOPMENT PLAN

## NK ELECTRIC LLC

### 465 YORKTOWN ROAD

### TOWN OF CORTLANDT

### WESTCHESTER COUNTY, NY



**WORK VEHICLES**

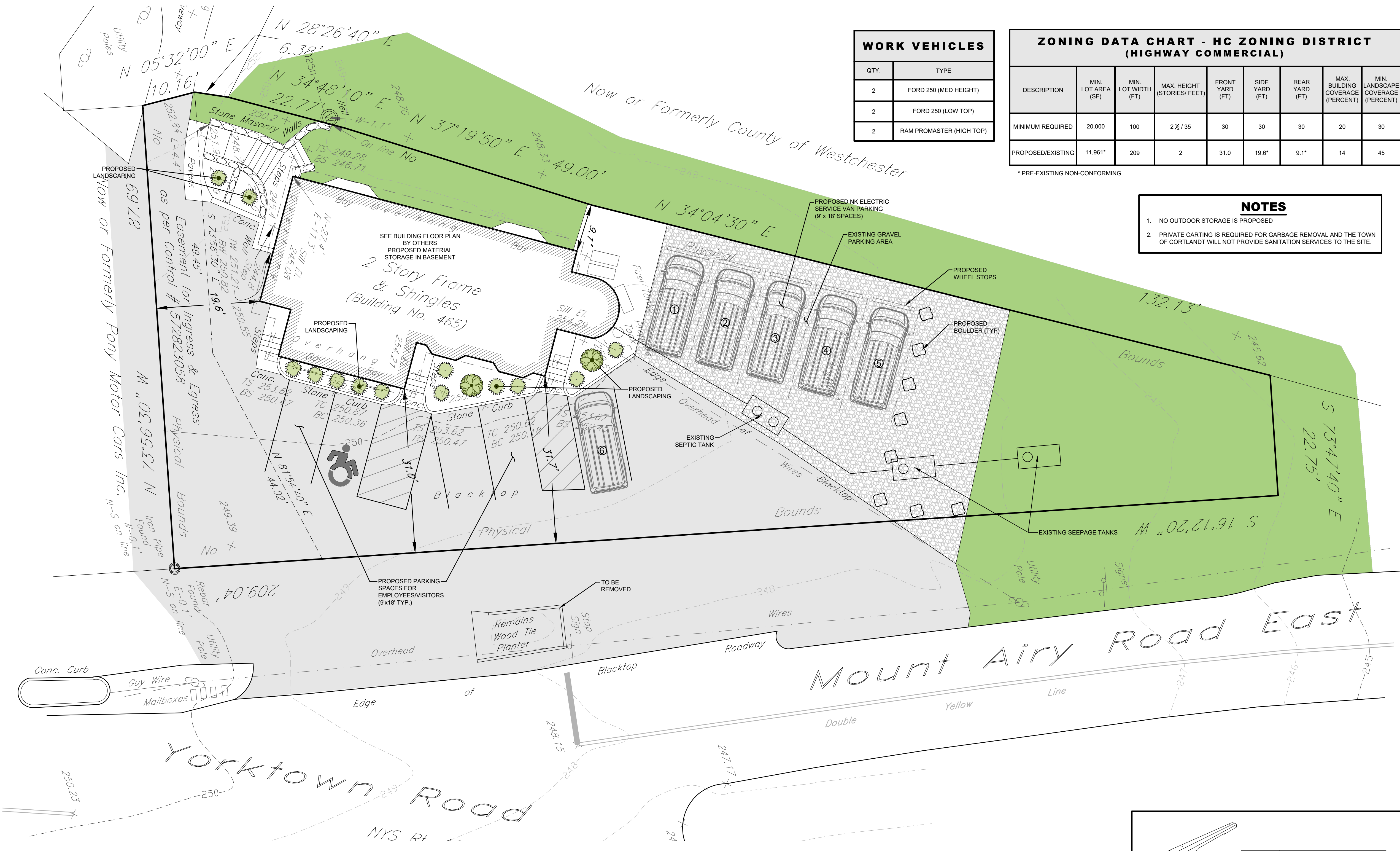
QTY.	TYPE
2	FORD 250 (MED HEIGHT)
2	FORD 250 (LOW TOP)
2	RAM PROMASTER (HIGH TOP)

**ZONING DATA CHART - HC ZONING DISTRICT (HIGHWAY COMMERCIAL)**

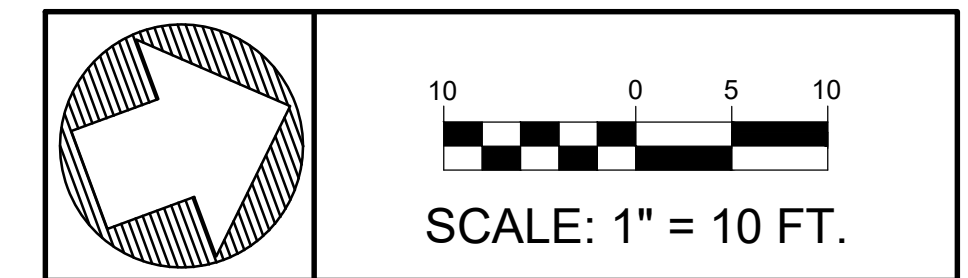
DESCRIPTION	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MAX. HEIGHT (STORIES/ FEET)	FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	MAX. BUILDING COVERAGE (PERCENT)	MIN. LANDSCAPE COVERAGE (PERCENT)
MINIMUM REQUIRED	20,000	100	2 1/2 / 35	30	30	30	20	30
PROPOSED/EXISTING	11,961*	209	2	31.0	19.6*	9.1*	14	45

\* PRE-EXISTING NON-CONFORMING

- NOTES**
1. NO OUTDOOR STORAGE IS PROPOSED
  2. PRIVATE CARTING IS REQUIRED FOR GARBAGE REMOVAL AND THE TOWN OF CORTLANDT WILL NOT PROVIDE SANITATION SERVICES TO THE SITE.



**Dig Safely.**  
**New York**  
 (800) 962-7962  
 www.digsafelynewyork.com



**APPLICANT**

NK ELECTRIC LLC  
 2055 ALBANY POST ROAD  
 CROTON-ON-HUDSON, NY 10520

• 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.  
 • COPYRIGHT "2023" BY CRONIN ENGINEERING, P.E., P.C. ALL RIGHTS RESERVED.

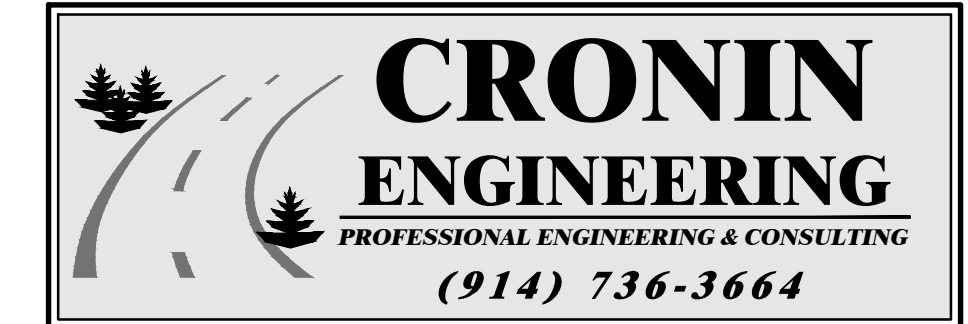
**REVISIONS**

#	REASON	DATE
3	NYC DEP COMMENTS	SEPT. 26, 2023
2	ADJUSTED SEPTIC LOCATIONS PER SITE INSPECTION	AUGUST 18, 2023
1	MEMO TO PLANNING BOARD DATED JUNE 12, 2023	JULY 19, 2023

**MUNICIPAL TAX IDENTIFICATION:**

SECTION:	56.19
BLOCK:	1
LOT:	3
SUBLOT:	----
DRAWN BY:	KJW
CHECKED:	JCA/PMB
PROJECT:	KALYAS - 465 YORKTOWN RD
DATE:	MAY 30, 2023
JOB #:	230319

**PATRICK M. BELL, P.E.**  
 LICENSE #087679



39 Arlo Lane  
 Cortlandt Manor, New York 10567

**SITE DEVELOPMENT PLAN**

SITE DEVELOPMENT PLAN FOR NK ELECTRIC LLC

LOCATION:  
 465 YORKTOWN ROAD  
 TOWN OF CORTLANDT, NEW YORK

SHEET 1 OF 1      SP-1.1

**SPECIAL NOTE**

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL, OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS. NOTHING ON THESE PLANS SHALL OBLIGATE THE DESIGN ENGINEER AS TO THE MEANS AND METHODS TO PERFORM THE TASKS ASSOCIATED WITH THE APPROVED DESIGN PLANS. THOSE OBLIGATIONS AT ALL TIMES REMAIN WITH THE CONTRACTOR(S).

