

3 SOIL TYPES

Map Unit Symbol	Map Unit Name	Acres in AOT	Percent of AOT
Uc	Fluvaquents-Udultsents complex, frequently flooded	0.5	23.3%
Uf	Udorthents, wet substratum	1.8	75.6%
Uf	Urban land	0.0	1.2%
<b>Totals for Area of Interest</b>		<b>2.4</b>	<b>100.0%</b>



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 responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services  
Jeff Coleman, P.E., Director

Reviewed by the Department of Technical Services  
Michael Preziosi, P.E., Director

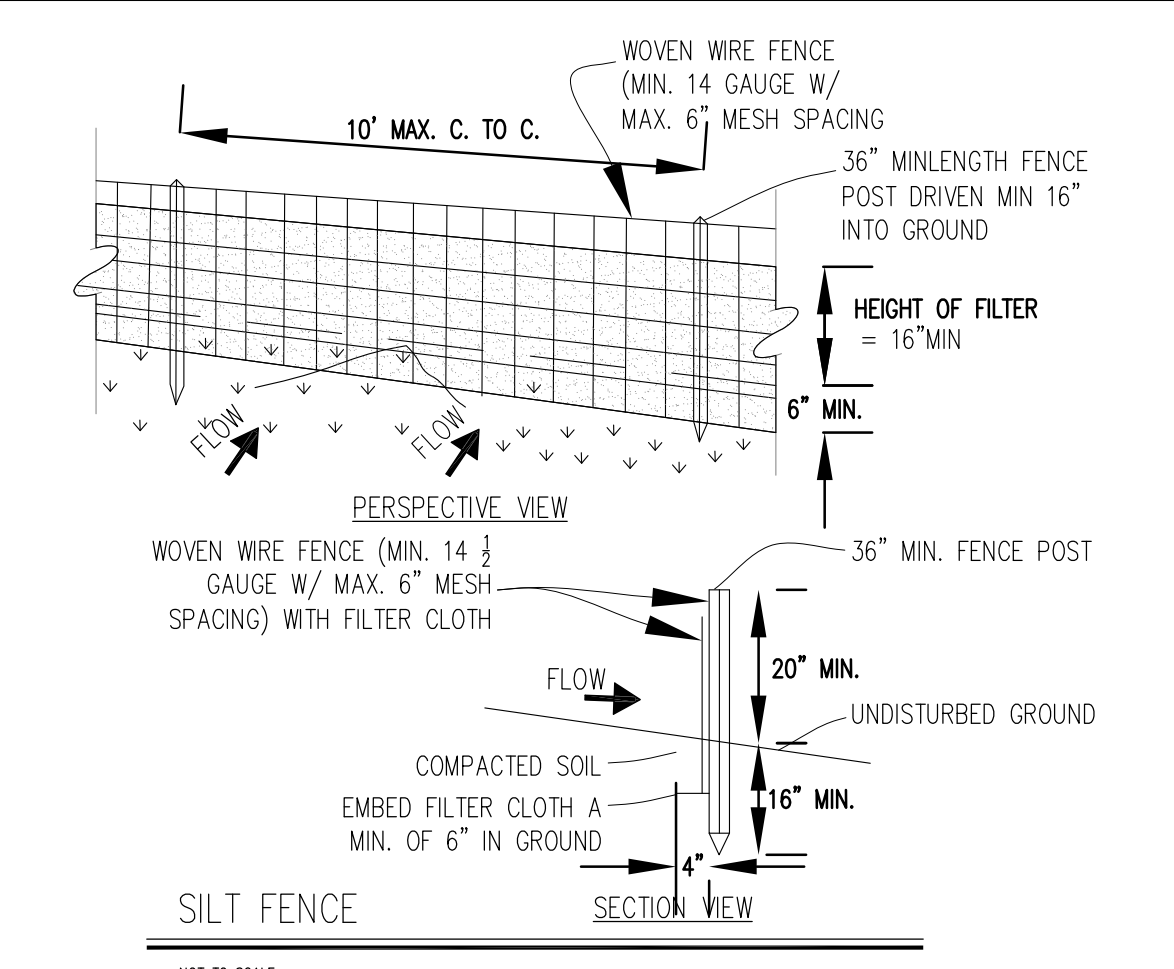
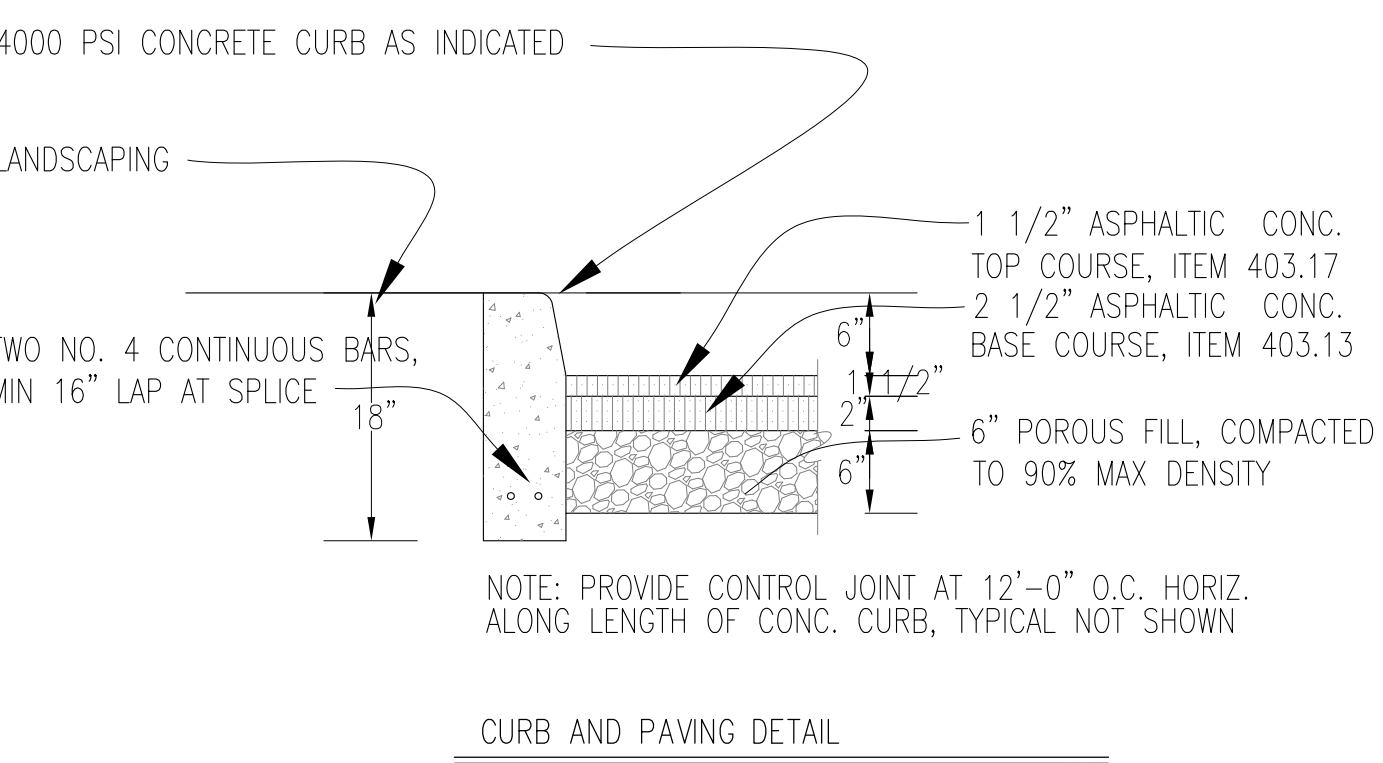
Approved by Resolution No. \_\_\_\_\_ of the Planning Board of the Town of Cortlandt, New York on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision except the addition of signatures, on this Plat or Site Plan, after the above date, shall void this approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ chairman of the Planning Board

PLANTING SCHEDULE

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	ROOT	QUANTITY
PH	BLACK DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES MOUDRY	3 GAL	CONT	76
BN	RIVER BIRCH BETULA NIGRA (3-TRUNK MAXIMUM)	8 GAL	CONT	12

NOTE:  
NO WORK WILL OCCUR WITHIN THE NYS DOT ROW.  
NO CONSTRUCTION WORK WILL BE DONE IN THE WETLANDS. ALL WORK CAN BE COMPLETED WITHOUT CROSSING THE LINE OF WETLANDS DELINEATION.  
EXISTING POLE SIGN AND LIGHT POLES TO REMAIN.  
THE SUBJECT WETLAND IS A NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) REGULATED WETLAND.  
THE APPLICANT INTENDS TO WORK WITH THE TOWN DEPARTMENT OF ENVIRONMENTAL SERVICES, THE NYS DEP AND EAST OF HUDSON FUND TO COMPLETE A PHOSPHOROUS REDUCTION PROJECT IN THE WETLAND.  
THERE IS NO CHANGE TO THE EXISTING STORMWATER.  
DISPLAY CARS FOR SALE ARE SHOWN IN THE FRONT AND SIDE OF THE PROPERTY.  
THERE WILL BE NO AUTO BODY WORK DONE ON THE PREMISES.



- CONSTRUCTION SPECIFICATIONS:
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENINGS.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
  - PRE-FABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

SITE DATA NOTES

NAME OF PROJECT / OWNER	WESTCHESTER AUTO EXCHANGE		
PROJECT ADDRESS	2311 CROMPOND ROAD CORTLANDT MANOR, NY 10567		
TELEPHONE NO.	914-402-4899		
TAX MAP #:	34.07-2-9		
ZONING DISTRICT	HC ZONE		
USE	AUTOMOBILE SALES AND SERVICE		
ZONING DATA			
ITEM	REQUIRED - ALLOWED	PROPOSED	VARIANCE REQUIRED
AREA	.459 ACRES (20,000 SF)	1.835 ACRES (79,963.63 SF)	NO
BUILDING COVERAGE	25%	4.5%	NO
FRONT YARD (NORTH)	30 FT	41.32 FT CROMPOND ROAD	NO
FRONT YARD (EAST)	30 FT	43.91 FT BUTTONWOOD ROAD	NO
SIDE YARD	25 EA	99.82 FT	NO
REAR YARD	25 FT	251.92 FT	NO
BUILDING HEIGHT	35 FT, 2 1/2 STORIES	25.75 FT, 1 STORY	NO
LANDSCAPE	25%	75.5%	NO
LANDSCAPE BUFFER @ STREET	25 FT	13.76' FT AT CROMPOND ROAD LAWN TO ST.	NO - EXISTING
LANDSCAPE BUFFER @ STREET	25 FT	14.56 FT AT BUTTONWOOD ROAD LAWN TO ST.	NO - (EXISTING ZERO)
PARKING	1 PER 300 SF, 3300 SF BUILDING/300 = 11 PARKING SPACES	12 PROVIDED, ONE IS HANDICAPPED ACCESSIBLE. 9 SPOTS FOR CUSTOMERS AND 3 SPOTS FOR EMPLOYEES.	NO

\* NOTE: THE PLANNING BOARD PREVIOUSLY GRANTED SITE PLAN APPROVAL FOR THE USED CAR LOT (PB-10-07) BY PLANNING BOARD RESOLUTION 4-08 ON FEBRUARY 5, 2008. THE EXISTING CURB CUTS AND LANDSCAPE AREAS ARE TO REMAIN UNTOUCHED ON CROMPOND ROAD AND AS WELL AS THE EXISTING CURB CUT AT BUTTONWOOD ROAD. WE HAVE ADDED A LANDSCAPE ISLAND ALONG BUTTONWOOD ROAD AND HAVE MOVED PARKING INTO THE SITE BY 14.56 FT.

**ARCHITECTURAL VISIONS P.L.L.C.**  
A GREENBERG DESIGN GROUP

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MAHOPAC NY, 10541  
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**PROJECT: WESTCHESTER AUTO EXCHANGE**

PROJECT ADDRESS: 2311 CROMPOND RD  
CORTLANDT MANOR, NY 10567  
TAX MAP NO. 34.07-2-9

MAILING ADDRESS: 2311 CROMPOND RD  
CORTLANDT MANOR, NY 10567

**ARCHITECTURAL SITE PLAN**

ISSUANCE

DATE	BY
5/13/2018	JL
5/13/2018	JL

SCALE AS NOTED

DRAWN BY/CHKD BY: MLS/- /JLG

PROJECT NO. 01-19-011

**AS-100**