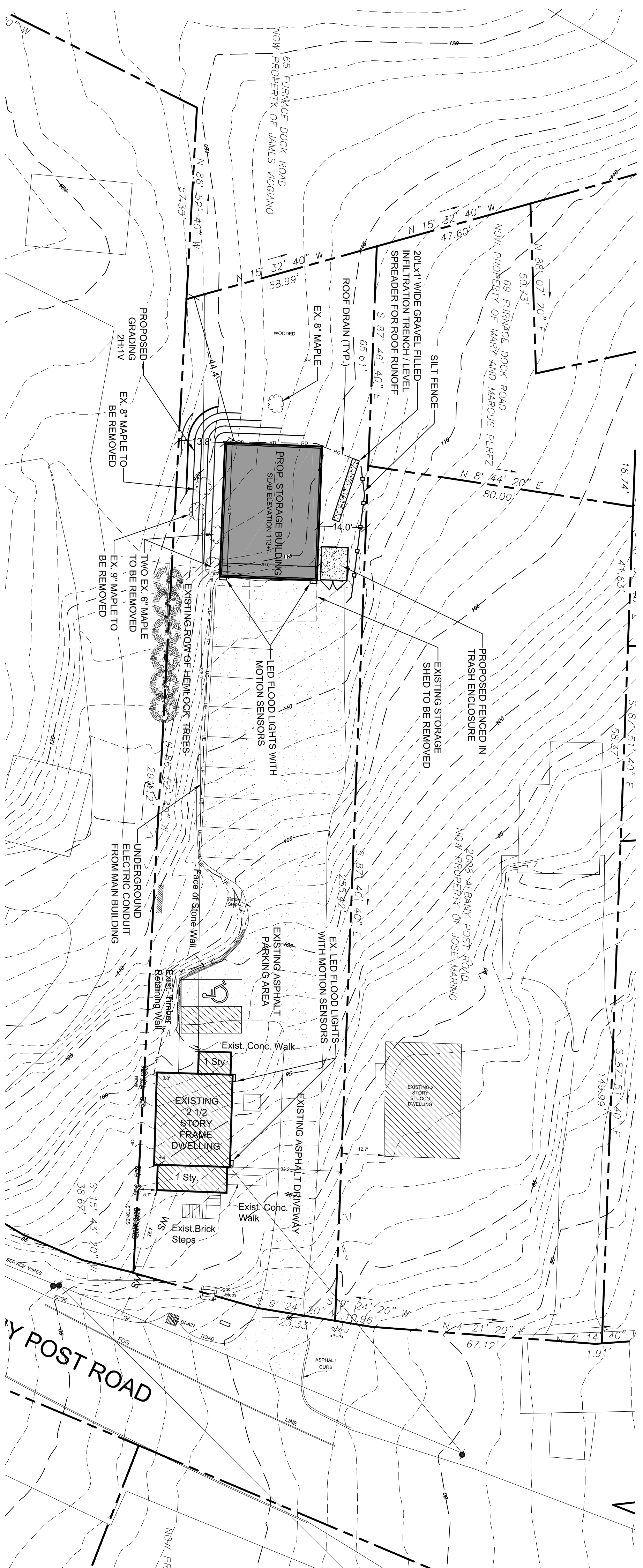
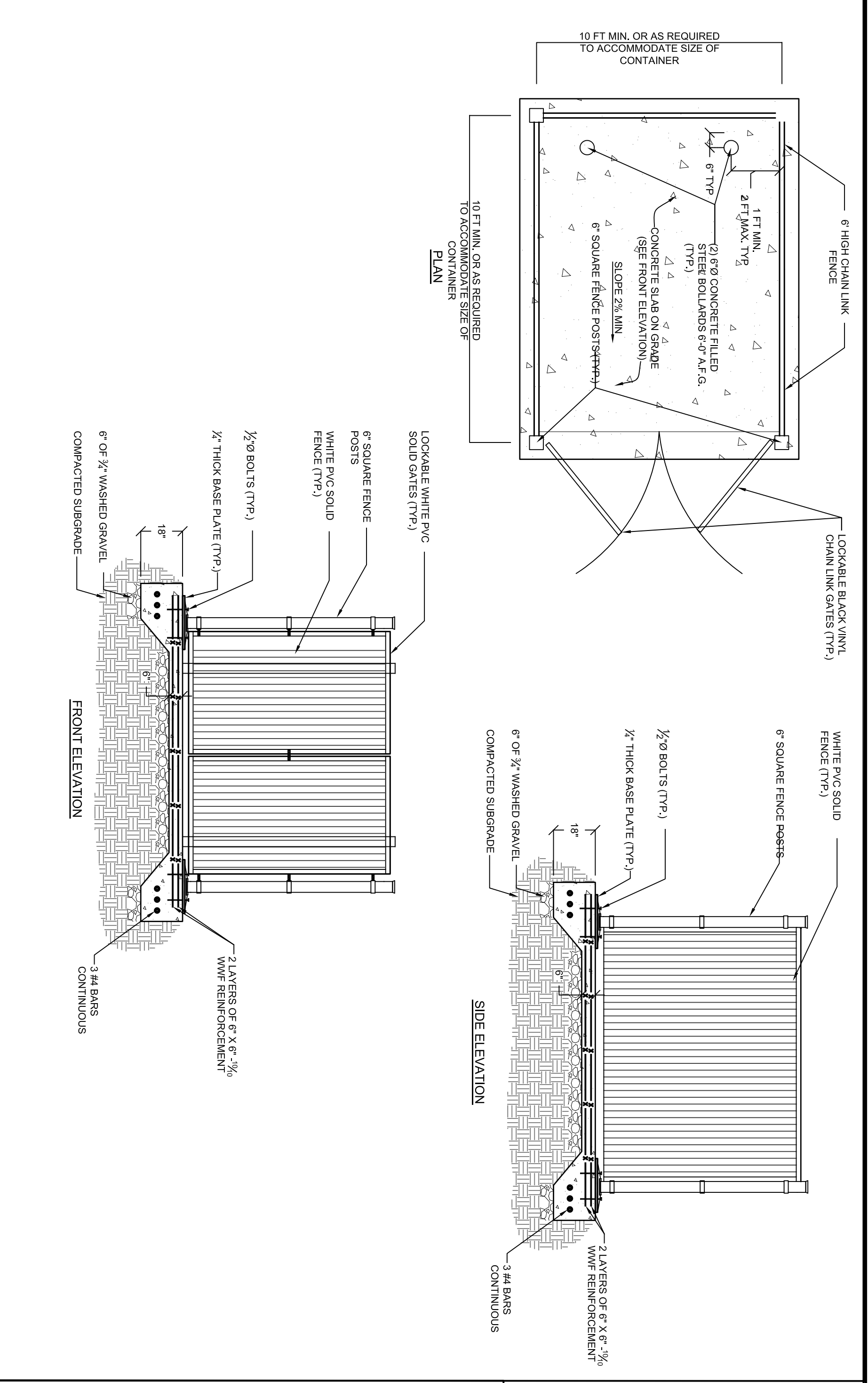


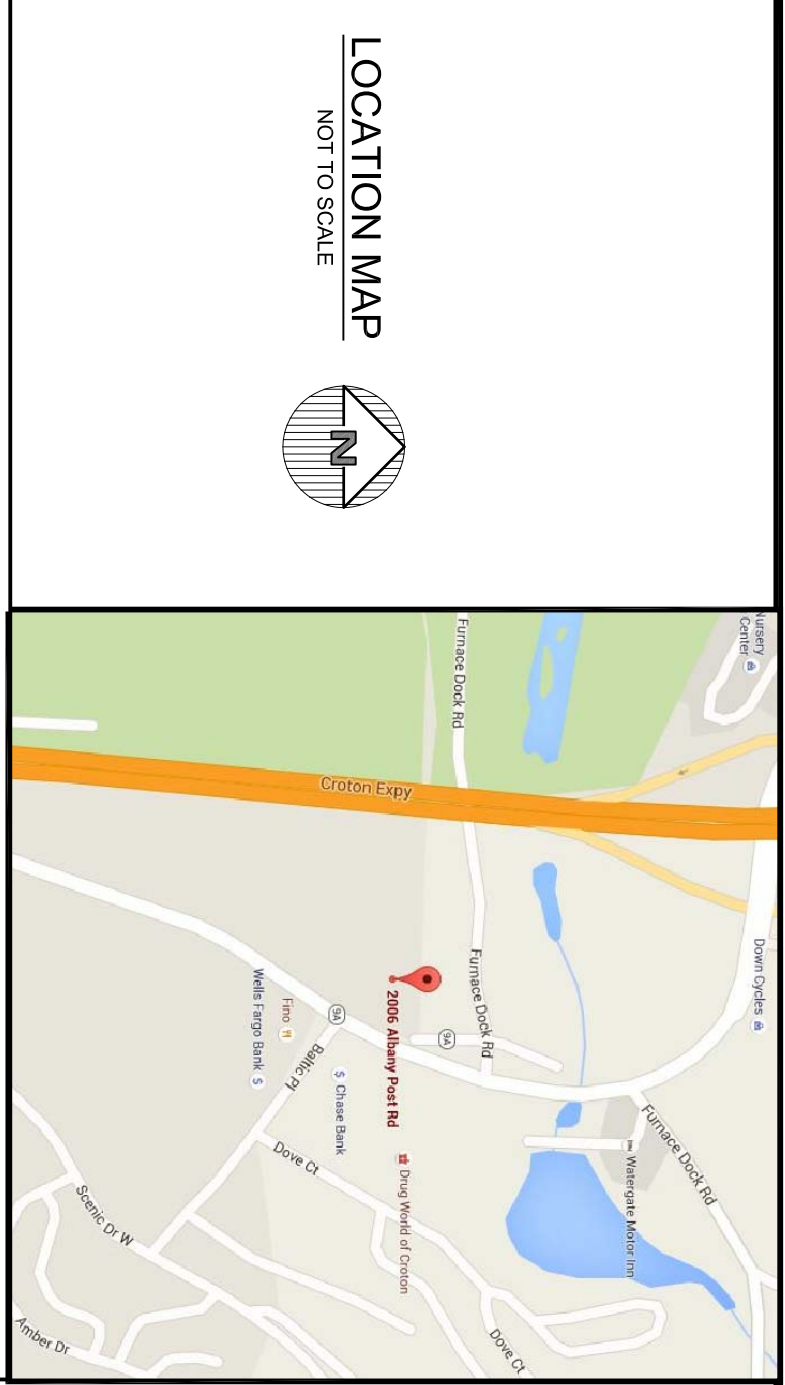
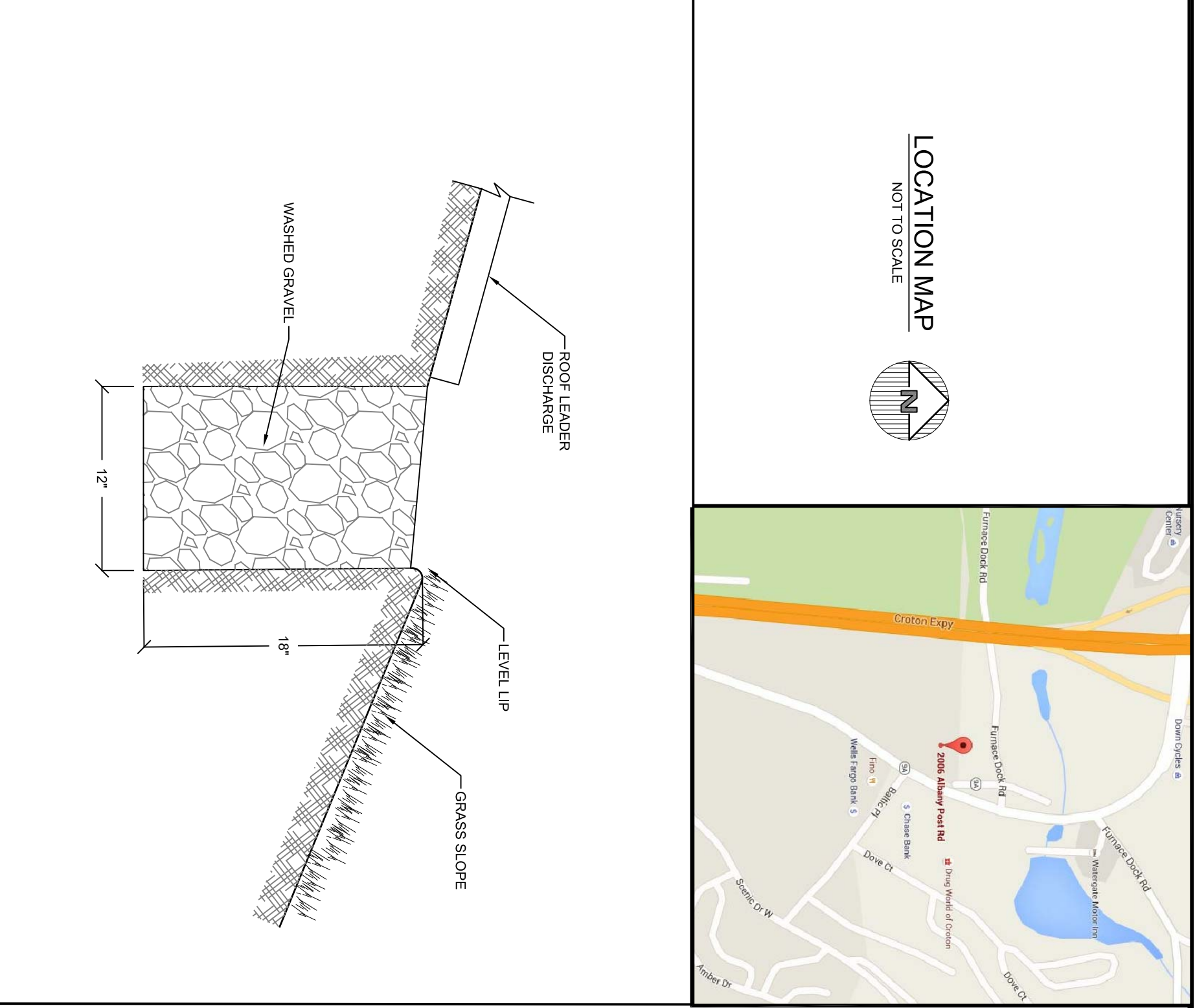
NOTE:
 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY JRL LAND SURVEYING P.C., DATED 05/07/16. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



S-1 TRASH ENCLOSURE DETAIL
 NOT TO SCALE



D-1 ROOF LEADER DISCHARGE DETAIL
 NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: MCAS ROOFING & CONTRACTING INC.
 2006 ALBANY POST ROAD
 YORKTOWN HEIGHTS, NY 10598

PROJECT LOCATION: 2006 ALBANY POST ROAD
 CORTLANDT, NY 10520

EXISTING TOWN ZONING: HC - HIGHWAY COMMERCIAL (SPECIALTY TRADE)
 PROPOSED USE: SECTION 67.06, BLOCK 2, LOT 15
 TOWN TAX MAP DATA: 4117 ACRES (17,935 SF)
 SITE AREA: 4117 ACRES (17,935 SF)
 SEWER FACILITIES: PUBLIC WATER FACILITIES
 WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

HC - HIGHWAY COMMERCIAL			
DIMENSIONAL REGULATIONS:	REQUIRED	EXISTING	PROPOSED
MINIMUM SIZE OF LOT:	20,000 SF.	17,935 SF. (3)	---
MINIMUM LOT AREA:	100 FT.	56 FT. (3)	---
MINIMUM LOT WIDTH:	100 FT.	291 FT.	---
MINIMUM LOT DEPTH:	100 FT.	---	---
MINIMUM YARD DIMENSIONS:	---	---	---
PRINCIPAL BUILDING:	30 FT.	25.7 FT.*	---
FRONT YARD SETBACK:	30 FT.	226.1 FT.	---
REAR YARD SETBACK:	30 FT.	5.7 FT.*	---
ONE SIDE YARD SETBACK:	---	---	---
ACCESSORY BUILDINGS:	---	---	---
FRONT YARD SETBACK:	30 FT.	---	202 FT.
REAR YARD SETBACK:	30 FT.	---	86 FT.
ONE SIDE YARD SETBACK:	---	---	13.7 FT. (3)
MAXIMUM % OF LOT TO BE OCCUPIED:	55%	4.7%	---
PRINCIPAL BUILDING COVERAGE:	---	---	6.1%
ACCESSORY BUILDING COVERAGE:	---	---	34.2%
DRIVEWAY COVERAGE:	---	---	---
TOTAL IMPERVIOUS COVERAGE:	---	54.0% (4)	---
MAXIMUM HEIGHT:	---	---	---
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT MAX	35 FT MAX
PRINCIPAL BUILDING - STORES:	2 1/2	2 1/2 MAX	2 1/2 MAX
VARIANCE REQUIRED:	---	---	NONE

PARKING SCHEDULE

REQUIRED PARKING:	1 SPACE PER 300 SF OF BUILDING & 1 SPACE PER 500 SF OF UPPER FLOORS = 8 SPACES
PROVIDED PARKING:	7 STANDARD 11'HANDICAP
TOTAL PROVIDED PARKING:	8 SPACES

NOTES:

- THE SUBJECT SPECIAL PERMIT EXPIRES ON SEPTEMBER 6, 2019. THE APPLICANT SHALL SUBMIT A SPECIAL PERMIT RENEWAL APPLICATION TO THE TOWN OF CORTLANDT FOR RENEWAL OF THE SUBJECT SPECIAL PERMIT PRIOR TO THE EXPIRATION DATE.
- NO OUTSIDE STORAGE OF MATERIALS IS PERMITTED.
- THE ZONING BOARD HAS APPROVED THE APPLICANT'S REQUEST FOR A VARIANCE FOR THE FRONT YARD SETBACK. THE VARIANCE WAS GRANTED ON SEPTEMBER 23, 2016 WITH A CONDITION THAT THE VARIANCE BE LIMITED TO THE EXISTING HOUSE. PROPOSED TOTAL IMPERVIOUS COVERAGE INCLUDES THE AREA OF THE EXISTING HOUSE, PROPOSED ACCESSORY BUILDING, DRIVEWAY, AND TRASH ENCLOSURE.

REQUIRED SIGNATURE BLOCK

Required for Subdivisions and Site Plan

Director	Date
Reviewed by the Department of Technical Services	Date
Reviewed by the Department of Environmental Services	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, modification or revision in this plan 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. Ferrelia, P.E., Director DES 737-0100
 Michael Prud'homme, P.E., Director DOTS 734-1080

SAFE DIG
 Before You Dig, Dig it Right!

SCALE: 1"=20'-0"

0 10 20 40

Sheet 1 of 1 AMENDED SITE PLAN PREPARED FOR MCAS ROOFING & CONTRACTING INC. 2006 ALBANY POST ROAD Town of Cortlandt Westchester Co., New York	PROPOSED STORAGE SHED SITE PLAN	SCALE: 1" = 20" DRAWN BY: MD/JR DATE: 5/21/19	Revisions: No. Date Comments: 1. 7-16-19 Town Comments	Engineer: Joseph J. Ferrelia, P.E. NYS Lic. No. 64431	Site Design Consultants Civil Engineers • Land Planners 251-F Underhill Avenue, Yorktown Heights, NY 10598 (914) 962-4488 - Fax: (914) 962-7386 www.sitedesignconsultants.com	PROJECT # 16-19
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