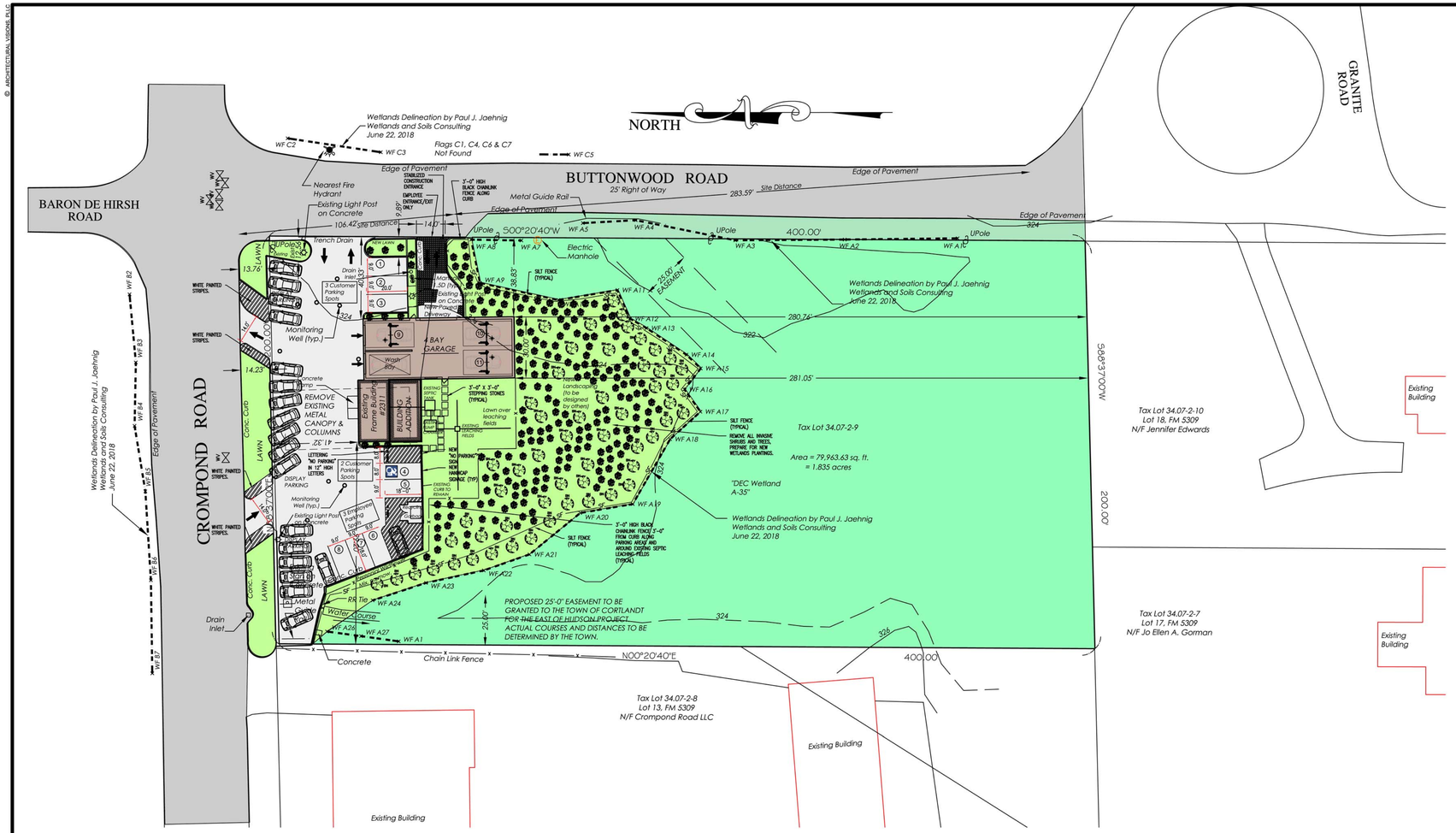
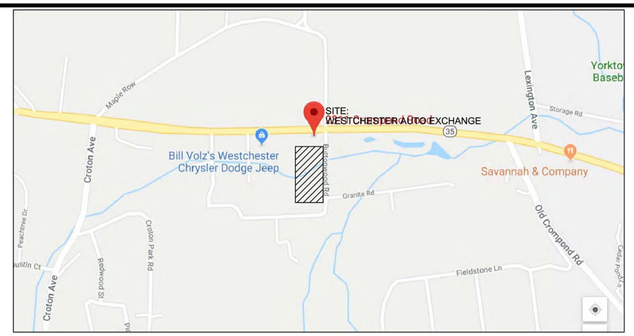
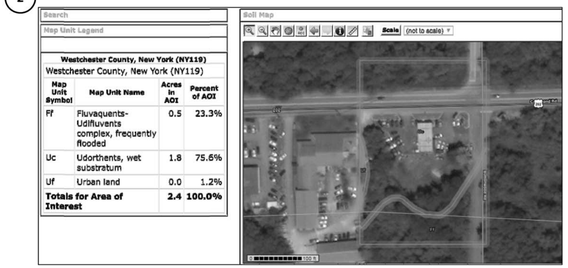


1 SITE PLAN
1" = 30'-0"



2 LOCATION PLAN



3 SOIL TYPES

4 EXISTING SIGN (TO REMAIN)

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

Steve Ferreira, P.E., Director — Date

Reviewed by the Department of Technical Services

Michael Preziosi, P.E., 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, 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

NOTE:

NO WORK WILL OCCUR WITHIN THE NYSDOT ROW.

NO CONSTRUCTION WORK WILL 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 NYSDEP 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.

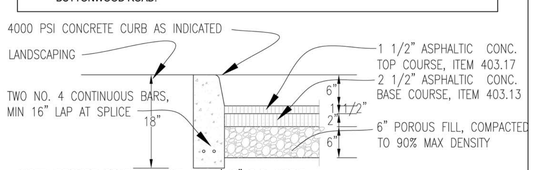
NOTE, CAR REPAIRS, BRAKES, TIRE INSTALLATIONS AND CAR CLEANING AND PREP WILL BE DONE IN THE NEW BUILDING. NO ONSITE STORAGE OF PARTS OR TIRES OR OIL. THESE WILL BE ON DEMAND AND DELIVERED AS NEEDED.

ALL DELIVERIES TO BE BY UPS, FEDEX, USPS OR SMALL LOCAL DELIVERY VANS - SMALL PACKAGES DELIVERED AS NEEDED, NO ONSITE STORAGE. NO BOX TRUCK DELIVERIES.

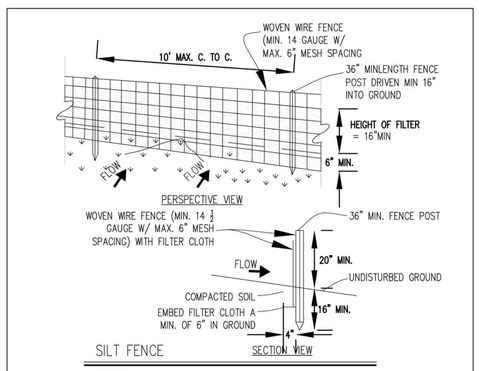
FIRE TRUCK CAN ENTER THE SITE FROM ONE ENTRANCES ON CROMPOND ROAD AND TWO ENTRANCES ON BUTTONWOOD ROAD. IT IS NOT NECESSARY FOR A FIRE TRUCK TO DRIVE AROUND THE BUILDING AS IT CAN BE ACCESSED FROM THREE SIDES. NEAREST FIRE HYDRANT IS ACROSS FROM ONE OF THE ENTRANCES ON BUTTONWOOD ROAD.

GARBAGE COMPANY TO ENTER THE SITE OFF OF CROMPOND ROAD AND GO TO THE BACK TO THE TRASH ENCLOSURE AND THEN EXIT THE PROPERTY ON CROMPOND ROAD OR BUTTONWOOD ROAD.

PLANTING SCHEDULE				
SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	ROOT	QUANTITY
	TO BE DETERMINED			
BN	RIVER BIRCH BETULA NIGRA (3–TRUNK MAXIMUM)	8 GAL	CONT	



CURB AND PAVING DETAIL



CONSTRUCTION SPECIFICATIONS:

1. 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.
2. 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 OPENING.
3. 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.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BUILGES" DEVELOP IN THE SILT FENCE.

SITE DATA NOTES			
NAME OF PROJECT / OWNER PROJECT ADDRESS TELEPHONE NO. TAX MAP #:	WESTCHESTER AUTO EXCHANGE 2311 CROMPOND ROAD CORTLANDT MANOR, NY 10567 914-402-4959 34.07-2-9		
ZONING DISTRICT USE	HC ZONE 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%	3.9%	NO
FRONT YARD (NORTH)	30 FT	41.32 FT CROMPOND ROAD	NO
FRONT YARD (EAST)	30 FT	38.83 FT BUTTONWOOD ROAD	NO
SIDE YARD	25 EA	99.2 FT	NO
REAR YARD	25 FT	280.76 FT	NO
BUILDING HEIGHT	35 FT, 2 1/2 STORIES	25.75 FT, 1 STORY	NO
LANDSCAPE	25%	82.2%	NO
LANDSCAPE BUFFER @ STREET	25 FT *	0 FT AT CROMPOND ROAD	PRE–EXISTING ZERO FT
LANDSCAPE BUFFER @ STREET	25 FT *	9.89 FT AT BUTTONWOOD ROAD	PRE–EXISTING .93 FT
PARKING	1 PER 300 SF. 3154 SF BUILDING/300=10.5 =11 PARKING SPACES	11 PROVIDED, ONE IS HANDICAPPED ACCESSIBLE. 8 SPOTS FOR CUSTOMERS (5 SPOTS AT PARKING LOT AND 3 SPOTS INSIDE FOR SERVICE) PLUS 3 SPOTS AT PARKING LOT FOR EMPLOYEES.	NO
IMPERVIOUS SURFACE	12,007 S.F. EXISTING	14,129 S.F. PROPOSED (15.0% INCREASE FOR ADDITION & NEW PAVEMENT)	

* NOTE: THE TOTAL NEW LAND DISTURBANCE IN THE BUFFER IS 2,289 S.F.

* 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. ON CROMPOND ROAD THE CURB CUTS ARE TO BE PAINTED TO REDUCE WIDTH AND MAKE SINGLE IN AND SINGLE OUT. THE EXISTING CURB CUT AT BUTTONWOOD ROAD TO REMAIN. WE HAVE ADDED A LANDCAPE ISLAND ALONG BUTTONWOOD ROAD AND HAVE MOVED PARKING INTO THE SITE BY 9.89 FT. INCREASE IN IMPERVIOUS SURFACE IS 15.0% MORE THAN EXISTING.

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MAHOPAC NY, 10541
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P: 845-628-6613
F: 845-628-2807

PROJECT:
WESTCHESTER AUTO EXCHANGE

PROJECT ADDRESS
2311 CROMPOND RD
CORTLANDT MANOR, NY 10567

MAILING ADDRESS
2311 CROMPOND RD
CORTLANDT MANOR, NY 10567

TAX MAP NO. 34.07-2-9

ARCHITECTURAL SITE PLAN

ISSUANCE	
ISSUANCE	DATE
FOR REVIEW	5-14-2019
FOR REVIEW	7-17-2019
FOR REVIEW	8-28-2019
FOR REVIEW	9-23-2019
FOR REVIEW	9-25-2019
FOR REVIEW	11-19-2019
FOR REVIEW	12-6-2019
FOR REVIEW	12-18-2019

SCALE
AS NOTED

DRAWN BY/CHKD BY
MLS / — / JJLG

PROJECT NO.
01-19-011

AS-100

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