

LOCATION MAP  
NOT TO SCALE

**SITE DATA:**

OWNER / DEVELOPER: BRIAN BONSIGNORE  
8 WEST OXFORD STREET  
VALHALLA, NY, 10595

ANDY RYDER  
25 CREST DRIVE  
YORKTOWN HGTS., NY, 10598

PROJECT LOCATION: 2483 HUNTERBROOK ROAD  
YORKTOWN, NY, 10598  
SECTION 36.05, BLOCK 2, LOT 57

TOWN TAX MAP DATA: 3.422 ACRES (149,079 SF)

SITE AREA : PUBLIC SEWERS

SEWAGE FACILITIES: PUBLIC WATER

WATER FACILITIES: PUBLIC WATER

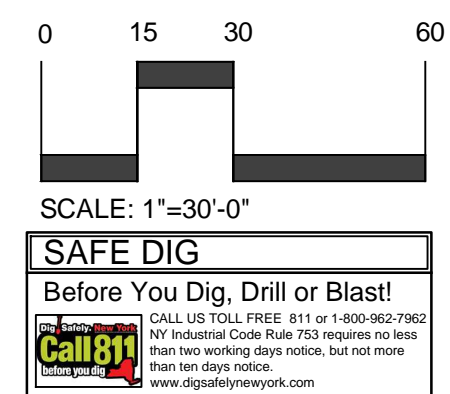
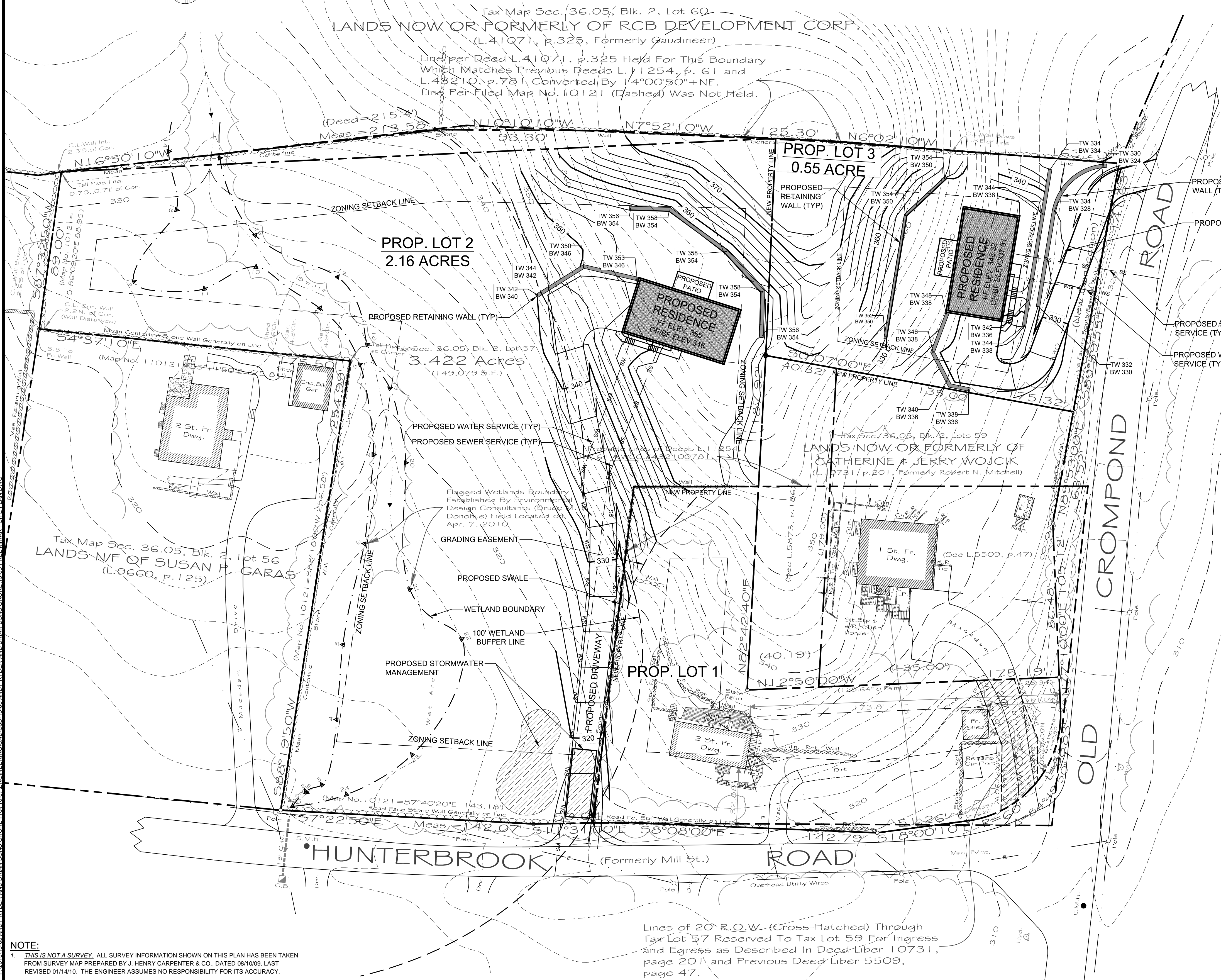
**WETLAND BUFFER DISTURBANCE:**

	EXISTING		PROPOSED	
	DISTURBANCE	IMPERVIOUS	DISTURBANCE	IMPERVIOUS
100' BUFFER	0 SF	0 SF	8,373 SF	3,167 SF

**ZONING SCHEDULE:**

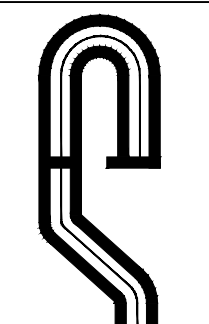
ZONING DISTRICT: R1-20, SINGLE FAMILY RESIDENTIAL				
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	PROVIDED	PROVIDED
MINIMUM SIZE OF LOT:		LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA:	20,000 SF	24,260 SF	93,981 SF	24,260 SF
MINIMUM LOT WIDTH:	100 FT.	248 FT.	234 FT.	136 FT.
MINIMUM YARD DIMENSIONS:				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	40 FT.	32.88 FT. (EXIST)	247 FT.	45 FT.
REAR YARD SETBACK:	40 FT.	131 FT.	71 FT.	101 FT.
ONE SIDE YARD SETBACK:	15 FT.	23.48 FT.	30 FT.	32 FT.
COMBINED SIDE YARD SETBACK:	40 FT.	61.31 FT.	89 FT.	73 FT.
ACCESSORY BUILDINGS:				
FRONT YARD SETBACK:	40 FT.	---	---	---
REAR YARD SETBACK:	10 FT.	---	---	---
ONE SIDE YARD SETBACK:	15 FT.	---	---	---
COMBINED SIDE YARD SETBACK:	40 FT.	---	---	---
MAXIMUM % OF LOT TO BE OCCUPIED:				
PRINCIPAL BUILDING COVERAGE:	20% OF LOT AREA	3.0 % OF LOT AREA	1.8% OF LOT AREA	7.1 % OF LOT AREA
ACCESSORY BUILDING COVERAGE:	20% OF LOT AREA	---	---	---
MAXIMUM HEIGHT:				
PRINCIPAL BUILDING - FEET:	35 FEET	25 FT MAX	35 FT MAX	35 FT MAX
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2 MAX	2 1/2 MAX	2 1/2 MAX
ACCESSORY BUILDING - FEET:	15 FEET	---	---	---
ACCESSORY BUILDING - STORIES:	1	---	---	---

NOTE:  
1. PROPOSED LOT 1 WILL REQUIRE A WETLAND PERMIT FOR DRIVEWAY CONSTRUCTION.



NOTE:  
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY J. HENRY CARPENTER & CO., DATED 08/10/09. LAST REVISED 01/14/10. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

Lines of 20' R.O.W. (Cross-Hatched) Through Tax Lot 57 Reserved To Tax Lot 59 For Ingress and Egress as Described In Deed-Liber 10731, page 201 and Previous Deed-Liber 5509, page 47.



PROJECT # 15-03

**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

Engineer:  
Joseph C. Rinna, P.E.  
NYS Lic. No. 64431

Revisions:	No.	Date	Comments

SCALE: 1" = 30'

DRAWN BY: EL

DATE: 3-18-15

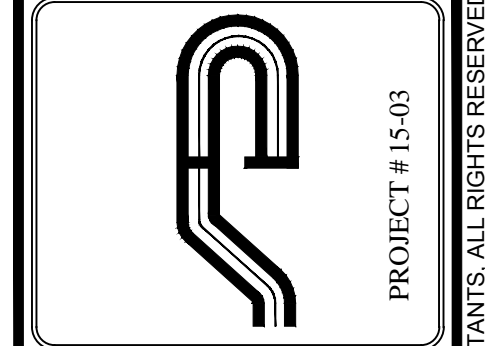
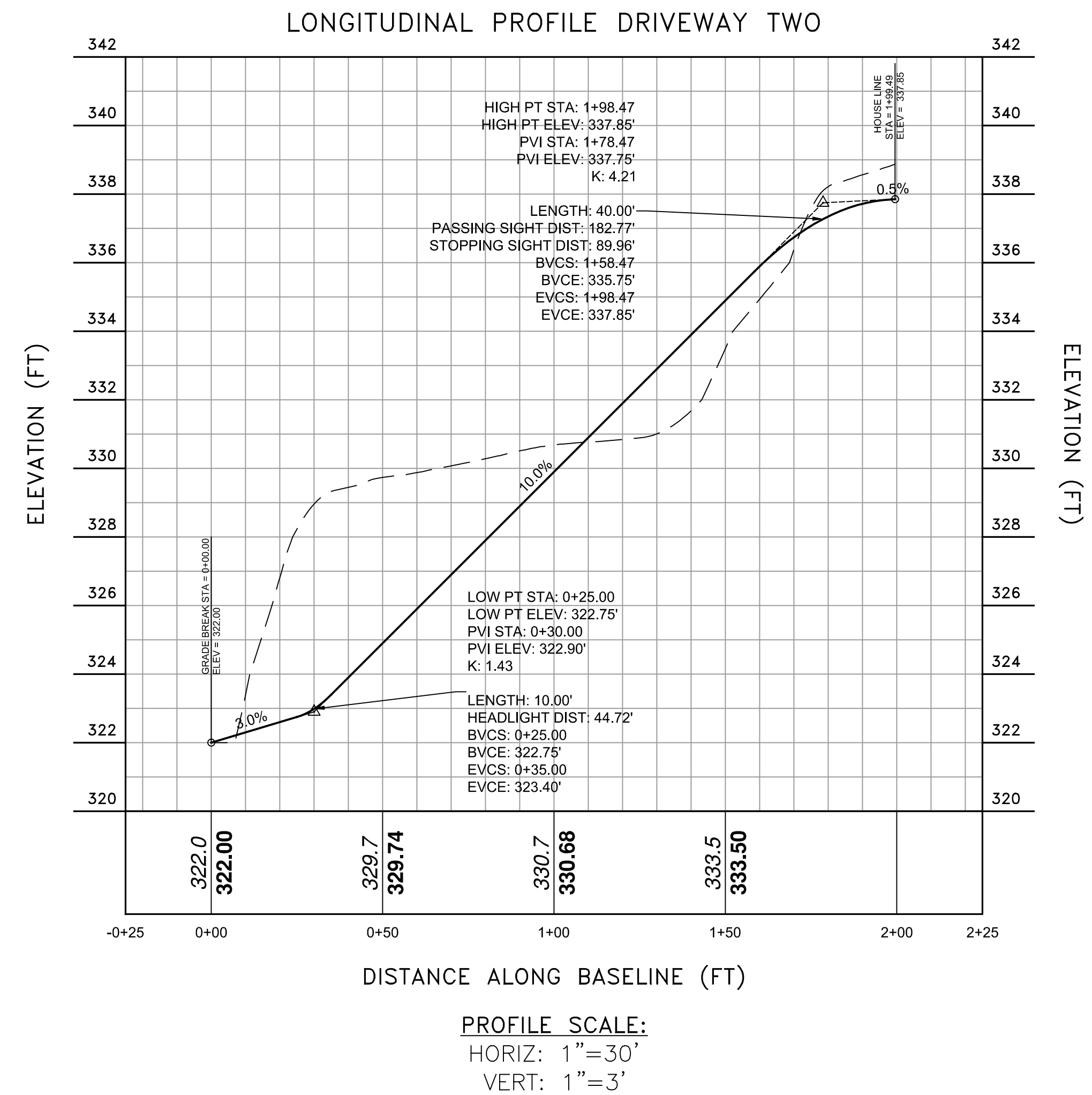
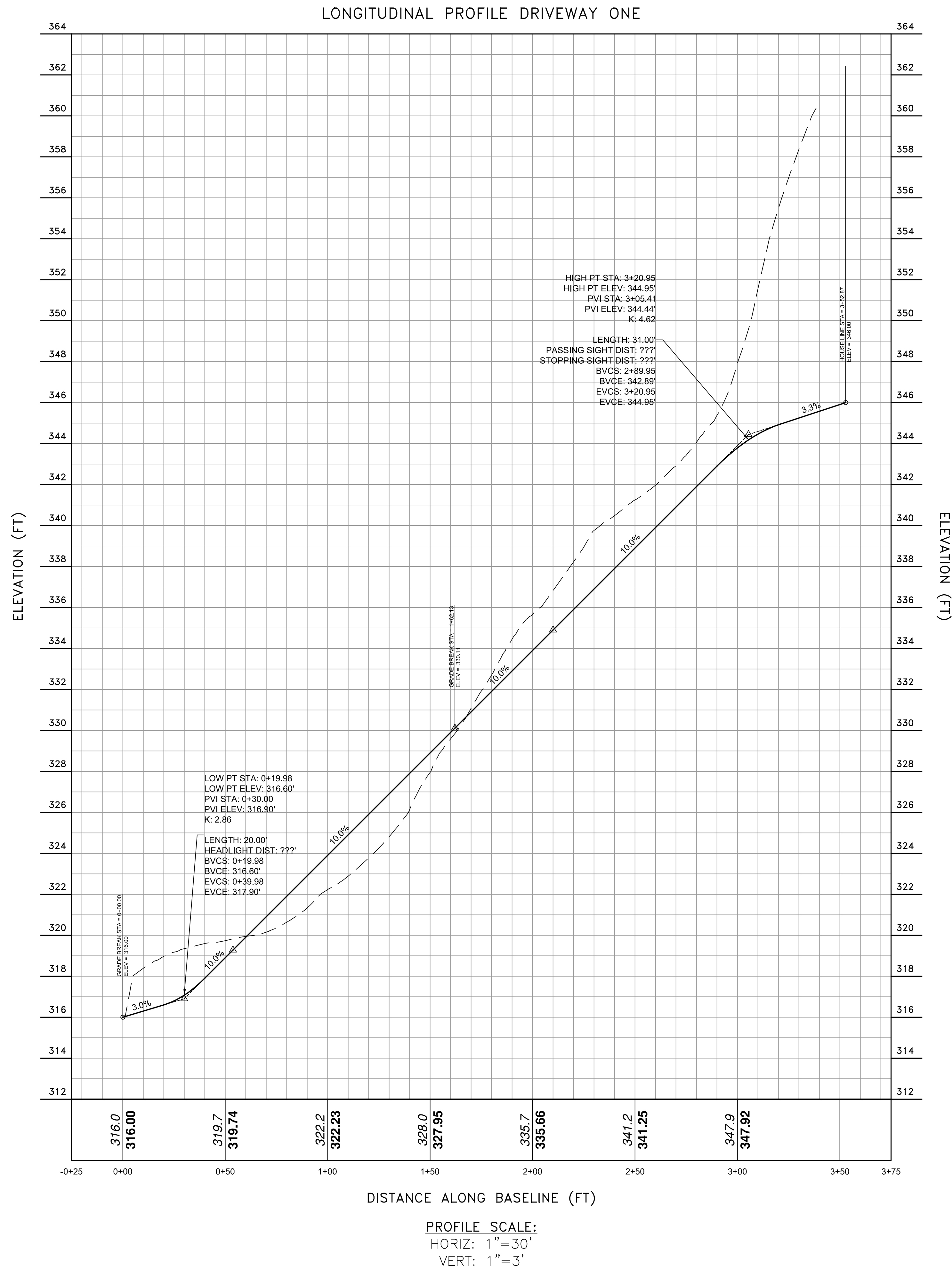
**PRELIMINARY SUBDIVISION PLAN**

PRELIMINARY SUBDIVISION PLAN  
PREPARED FOR  
**BRIAN BONSIGNORE & ANDY RYDER**  
2483 HUNTERBROOK ROAD  
Town Of Yorktown, Westchester Co., New York

Sheet 1 of 2

SAFE DIG  
Before You Dig, Drill or Blast!  
Call 811  
www.call811.com

E:\2016\16-03 ANDY RYDER AND BRIAN BONSIGNORE\16-03 PRELIMINARY SITE PLAN.DWG



PROJECT # 15-03

**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

Engineer:  
 Joseph C. Rina, P.E.  
 NYS Lic. No. 64431

Revisions:	No.	Date	Comments

SCALE: NTS  
 DRAWN BY: EL  
 DATE: 3-18-15

## DRIVEWAY PROFILES

PRELIMINARY SUBDIVISION PLAN  
 PREPARED FOR  
**BRIAN BONSIGNORE**  
**ANDY RYDER**  
 2483 HUNTERBROOK ROAD  
 Westchester Co., New York  
 Town Of Yorktown

COPYRIGHT © 2012 BY SITE DESIGN CONSULTANTS. ALL RIGHTS RESERVED