

LOCATION MAP
NOT TO SCALE



SITE DATA:

OWNER / DEVELOPER: 3717 CROMPOND ROAD, LLC
10 JULIA LANE, SUITE 103
COLD SPRING, NY 10516
PROJECT LOCATION: 3717 CROMPOND ROAD
TOWN OF YORKTOWN
EXISTING TOWN ZONING: C-4, BUSINESS
PROPOSED USE: C-4, BUSINESS
TOWN TAX MAP DATA: SECTION 35.8, BLOCK 1, LOT 13
SITE AREA : 1.556 ACRES (67,795 SF)
SEWAGE FACILITIES: PUBLIC SEWERS
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

| ZONING DISTRICT: C-4, BUSINESS | | | |
|---|----------------------|------------------|-------------------|
| DIMENSIONAL REGULATIONS: | REQUIRED | PROVIDED | VARIANCE REQUIRED |
| MINIMUM SIZE OF LOT: | | | |
| MINIMUM LOT AREA: | NONE | 67,795 SF. | NONE |
| MINIMUM LOT WIDTH AT MAIN BUILDING: | 25 FT | 178 FT. | NONE |
| MINIMUM LOT DEPTH: | 100 FT | 347.74 FT. | NONE |
| MINIMUM YARD DIMENSIONS: | | | |
| PRINCIPAL BUILDING: | | | NONE |
| FRONT YARD SETBACK: | 15 FT. | 43.5 FT | NONE |
| REAR YARD SETBACK: | 30 FT. | 83.1 FT. | NONE |
| SIDE YARD SETBACK: | NONE - SEE NOTE - 1 | 16.5 FT. | NONE |
| ACCESSORY BUILDINGS: | | | |
| FRONT YARD SETBACK: | 15 FT. | NA | NONE |
| REAR YARD SETBACK: | 30 FT. | NA | NONE |
| SIDE YARD SETBACK: | NONE - SEE NOTE - 1 | NA | NONE |
| MAXIMUM % OF LOT TO BE OCCUPIED: | | | |
| BUILDING COVERAGE (ALL BUILDINGS): | 30% OF LOT AREA | 30 % OF LOT AREA | NONE |
| MAXIMUM HEIGHT: | | | |
| PRINCIPAL BUILDING - FEET: | 35 FEET | 35 FT MAX | NONE |
| ACCESSORY BUILDING - FEET: | 20 FEET | NA | NONE |
| REQUIRED OFF STREET LOADING: | | | |
| | SEE NOTE - 2 | 1 | NONE |
| REQUIRED OFF STREET PARKING: | | | |
| | SEE TABLE & NOTE - 3 | | NONE |

ZONING REGULATION NOTES:

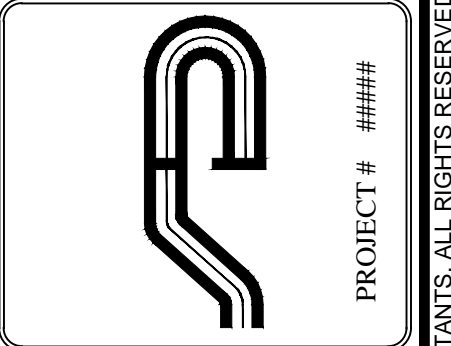
- None, but if provided shall be 10 feet; if used as one-way vehicular access, shall be 17 feet; two way vehicular access, 25 feet; if adjoins an R-District, shall be 50 feet.
- Spaces as required by § 300-186 of the Code of the Town of Yorktown.
- Parking plan approval required in accordance with § 300-179 through § 300-182 and § 300-183 through § 300-186.
- Separate structures less than 500 square feet shall not be permitted.

GENERAL NOTE:

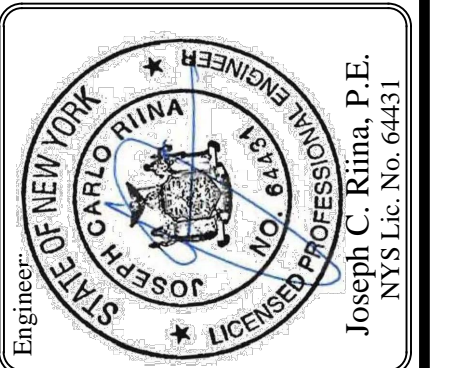
- Stormwater management facilities are schematic only and do not reflect the final design. Subsurface infiltration or other means may be required.

PARKING SCHEDULE: WHOLESALE, STORAGE, UTILITY OR OTHER COMMERCIAL

| PROPOSED USE: | |
|---------------------|---|
| WAREHOUSE BUILDING: | 1 SPACE PER 2 PERSONS FOR WHICH THE BUILDING IS DESIGNED |
| RETAIL: | 4 SPACES PER 1,000 SF OF OFFICE |
| REQUIRED PARKING: | 12 WAREHOUSE SPACES WITH 6 EMPLOYEES: 36 SPACES 4,000 SF OF RETAIL @ 4 PER 1,000 SF = 16 SPACES TOTAL REQUIRED: 52 SPACES |
| PROVIDED PARKING: | 50 STANDARD 2 HANDICAP 52 TOTAL |



Site Design Consultants
Civil Engineers • Land Planners
251-F Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
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| Revisions: | No. | Date | Comments |
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| SCALE: 1" = 30' | DRAWN BY: ## | DATE: 12/07/21 |
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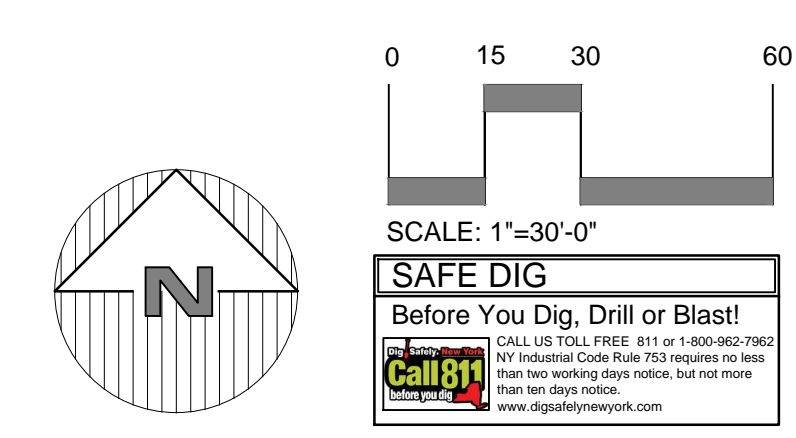
TITLE SHEET

Site Plan
PREPARED FOR
3717 CROMPOND ROAD, LLC.
3717 CROMPOND ROAD
Town of Yorktown
Westchester County, NY

Sheet 1 of 2

NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XX/XX/XX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

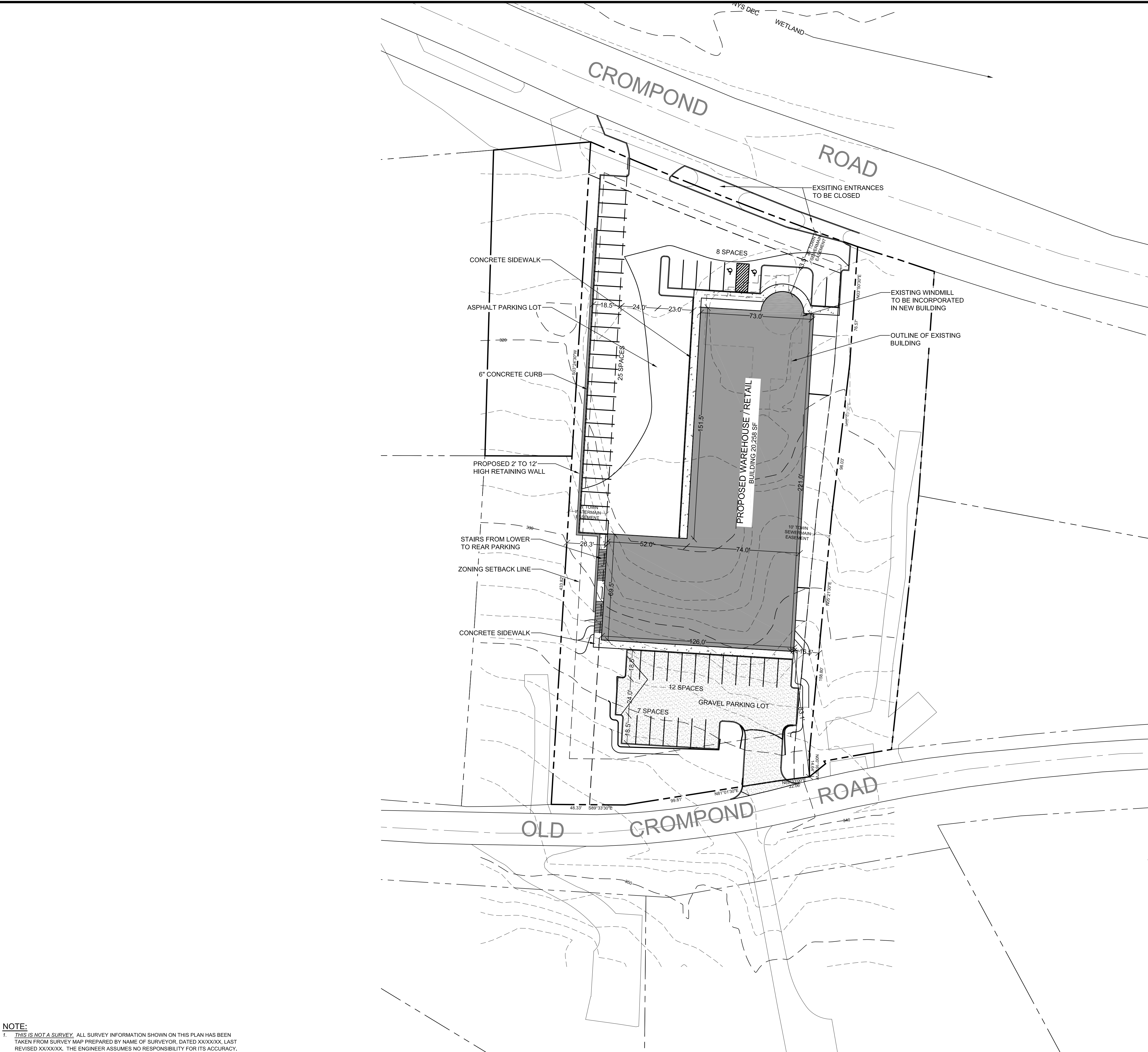


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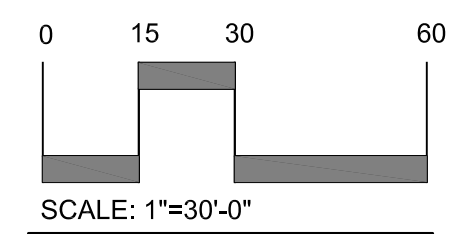
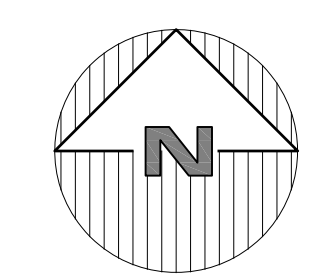
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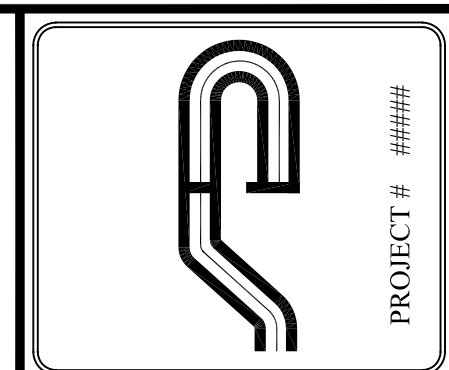


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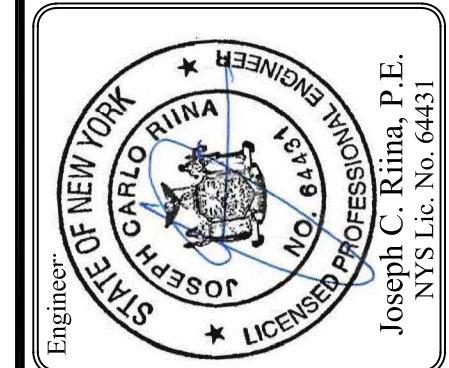
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SITE PLAN

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 3717 CROMPOND ROAD
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