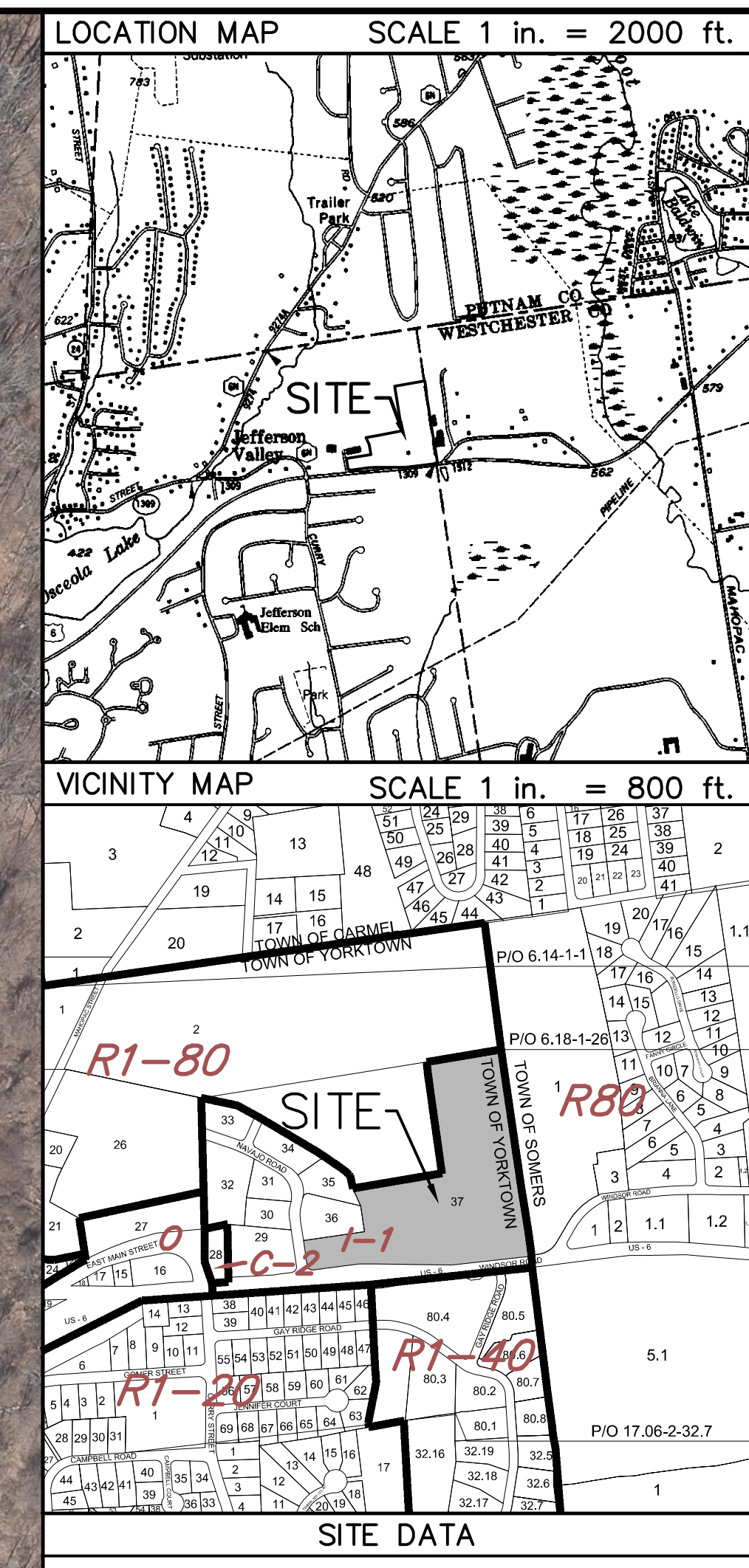


**ZONING DATA**

DISTRICT: I-1 (LIGHT INDUSTRIAL PARK)						
	REQUIRED	6.18-1-34 EXISTING	6.18-1-35 EXISTING	6.18-1-36 EXISTING	6.18-1-37 EXISTING	6.18-1-37 PROPOSED
MINIMUM LOT SIZE	10 ACRES	1.28 AC	1.28 AC	1.65 ACRES	18.093 AC	18.093 AC
FOR A RECYCLING CENTER	40,000 S.F.	N/A	N/A	N/A	788,110 S.F.	788,110 S.F.
MINIMUM ROAD FRONTAGE	150 FT	224 FT	183 FT	241 FT	1,425 FT	1,425 FT
MINIMUM FRONT YARD SETBACK	75 FT	31 FT	46 FT	29 FT	N/A	486 FT
MINIMUM REAR/SIDE YARD SETBACK						
FROM LOT THAT ADJOINS A RESIDENTIAL DISTRICT	200 FT	94 FT	96 FT	121 FT	N/A	218 FT
FROM ALL OTHER BOUNDARIES	100 FT	108 FT	37 FT	96 FT	121 FT	101 FT
MAXIMUM RECYCLING CENTER LOT SEPARATION FROM ARTERIAL ROAD	500 FT	N/A	N/A	N/A	0 FT	0 FT
MAX. BUILDING COVERAGE OF TOTAL LOT	20 %	6.0 %	6.1 %	14.4 %	N/A	5.1 %
MAX. OUTDOOR STORAGE (% OF LOT)	20 %	N/A	1.8 %	20 %	N/A	1.8 %
PARKING SETBACK & SCREENING BUFFER	50 FT	0 FT	0 FT	17.5 FT	N/A	98 FT



TAX MAP NUMBER	
SECTION:	6.18
BLOCK:	1
LOT:	37
REVISIONS	
DATE	DESCRIPTION
12/27/23	ORIGINAL DRAWING
02/13/24	RESPONSE TO TOWN COMMENTS
06/12/24	ALTERNATIVE SKETCHES
07/27/24	ADD ADJACENT PROPOSED PROJECT

PROJECT LOCATION	76 ROUTE 6 TOWN OF YORKTOWN COUNTY OF WESTCHESTER STATE OF NEW YORK
PROPERTY OWNER	76 ROUTE 6 HOLDINGS INC. 76 ROUTE 6 TOWN OF YORKTOWN
APPLICANT	76 ROUTE 6 HOLDINGS INC. C/O PAT CARTALEMI, JR. 450 FURNACE DOCK ROAD TOWN OF CORTLANDT MANOR
PROJECT DESCRIPTION	CONSTRUCTION OF A NEW 40,000 SQ FOOT RECYCLING FACILITY, WITH ENTRANCE ROAD, WEIGHT STATION, PARKING, OUTDOOR STORAGE AND ASSOCIATED OFFICE SPACE

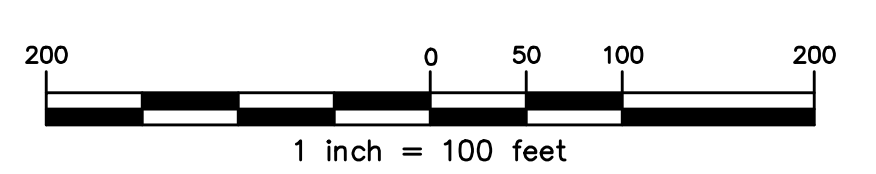
SITE PLAN SET  
PREPARED FOR  
**ATRAC RECYCLING CENTER SKETCH 1**  
SCALE : AS NOTED

RECEIVED  
PLANNING DEPARTMENT  
JUL 31 2024  
TOWN OF YORKTOWN

**PRELIMINARY PRINTED**  
July 31, 2024  
BADEY & WATSON  
Surveying & Engineering, D.P.C.  
LICENSE No. 103021

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Cold Spring, NY 10516  
www.Badey-Watson.com  
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877.3.141.989 (Toll Free)

SHEET 1 OF 2



DRAWING NAME: SP28099\_001\_V22.DWG  
LAYOUT: SKETCH 1  
W.O. NO. 28099  
CHECKED BY: JSM, SPELL CHECKED BY: JSM, DRAWN BY: MGS  
T.M. : 6.18-1-37