

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

LOCATION MAP SCALE 1 in. = 2000 ft.

VICINITY MAP SCALE 1 in. = 800 ft.

SITE DATA

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
06/11/24	ALTERNATIVE SKETCHES
07/30/24	SKETCH 3



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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

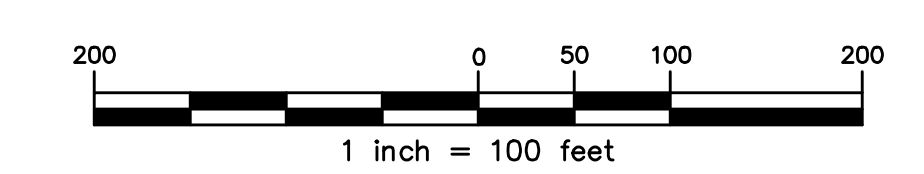
SITE PLAN SET
PREPARED FOR
ATRAC RECYCLING CENTER
SKETCH 3
SCALE : AS NOTED

RECEIVED
PLANNING DEPARTMENT
JUL 31 2024
TOWN OF YORKTOWN

PRELIMINARY PRINTED
July 31, 2024
BADEY & WATSON
Surveying & Engineering, D.P.C.
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BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com 845.365.9317
877.3.141.985 (Toll Free)

SHEET 3 OF 3



DRAWING NAME: SP28009_ROW_FOR_003-ALT_V22.DWG LAYOUT: SKETCH 3
W.O. NO. 28009 CHECKED BY: JSM, SPELL CHECKED BY: JSM DRAWN BY: MGS T.M. : 6.18-1-37