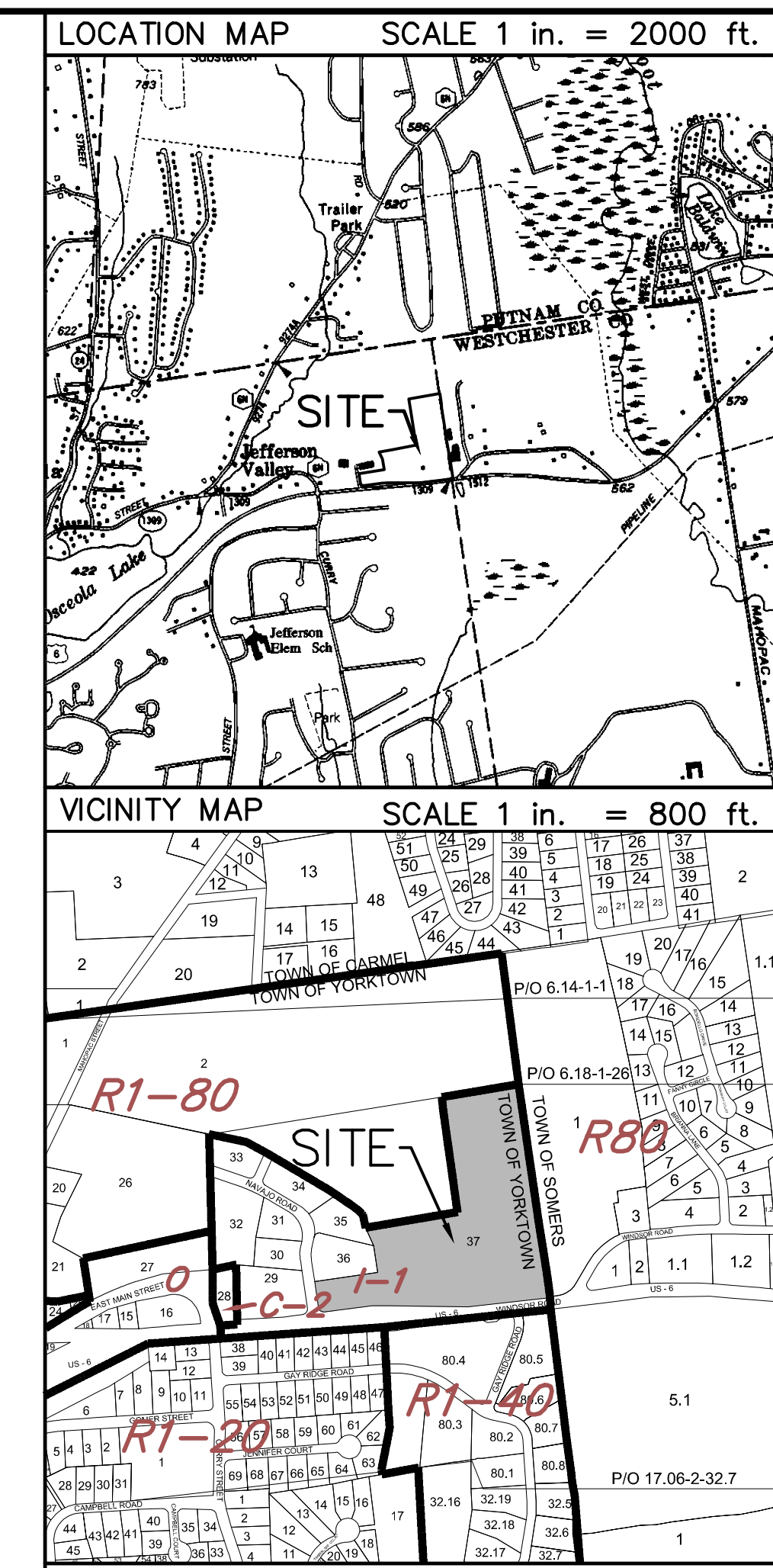


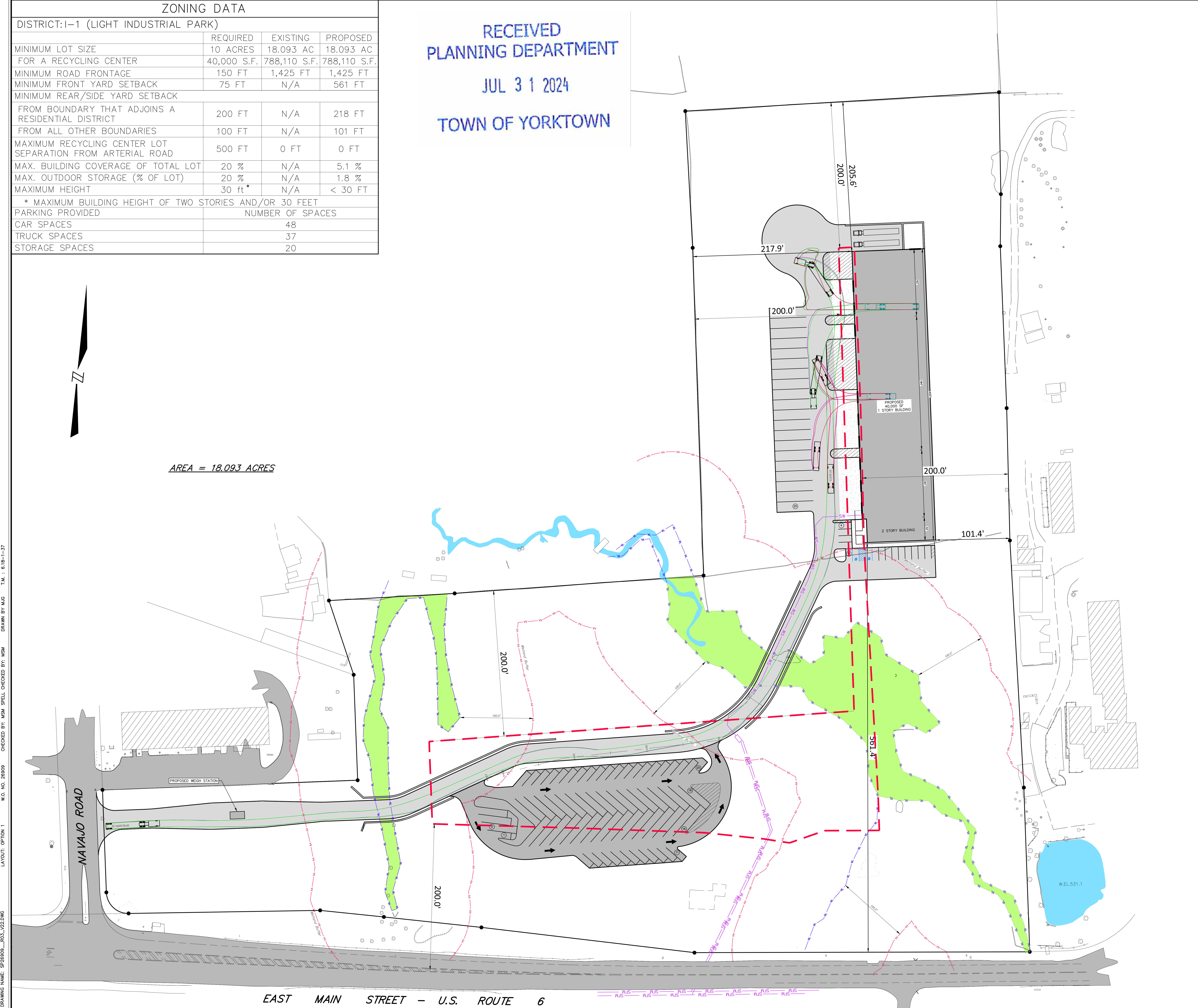
ZONING DATA

DISTRICT: I-1 (LIGHT INDUSTRIAL PARK)			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	10 ACRES	18.093 AC	18.093 AC
FOR A RECYCLING CENTER	40,000 S.F.	788,110 S.F.	788,110 S.F.
MINIMUM ROAD FRONTAGE	150 FT	1,425 FT	1,425 FT
MINIMUM FRONT YARD SETBACK	75 FT	N/A	561 FT
MINIMUM REAR/SIDE YARD SETBACK			
FROM BOUNDARY THAT ADJOINS A RESIDENTIAL DISTRICT	200 FT	N/A	218 FT
FROM ALL OTHER BOUNDARIES	100 FT	N/A	101 FT
MAXIMUM RECYCLING CENTER LOT SEPARATION FROM ARTERIAL ROAD	500 FT	0 FT	0 FT
MAX. BUILDING COVERAGE OF TOTAL LOT	20 %	N/A	5.1 %
MAX. OUTDOOR STORAGE (% OF LOT)	20 %	N/A	1.8 %
MAXIMUM HEIGHT	30 ft*	N/A	< 30 FT
* MAXIMUM BUILDING HEIGHT OF TWO STORIES AND/OR 30 FEET			
PARKING PROVIDED	NUMBER OF SPACES		
CAR SPACES	48		
TRUCK SPACES	37		
STORAGE SPACES	20		

RECEIVED
PLANNING DEPARTMENT
JUL 31 2024
TOWN OF YORKTOWN



AREA = 18.093 ACRES



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 480 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
SITE PLAN OPTION 1

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www.Badey-Watson.com

845.265.9217
877.3.141.993 (Toll Free)

SITE PLAN OPTION 1
SCALE 1" = 40'
1 inch = 40 feet

DRAWING NAME: SP28099_BOL_V22.DWG
LAYOUT: OPTION 1
W.G. NO. 28099
CHECKED BY: MSM, SPELL CHECKED BY: MSM
DRAWN BY: JMG
T.M.: 6.18.24-1-37