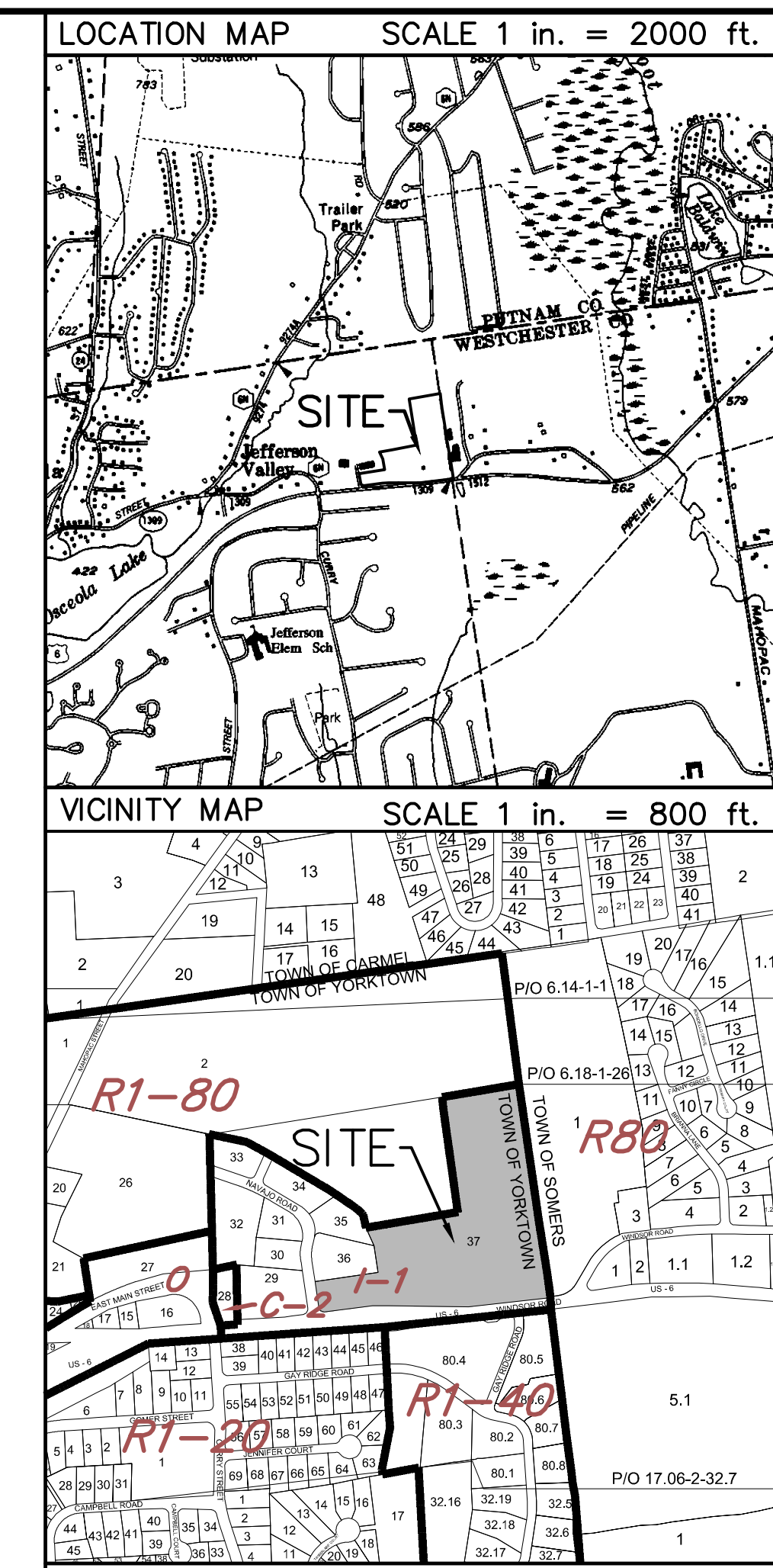


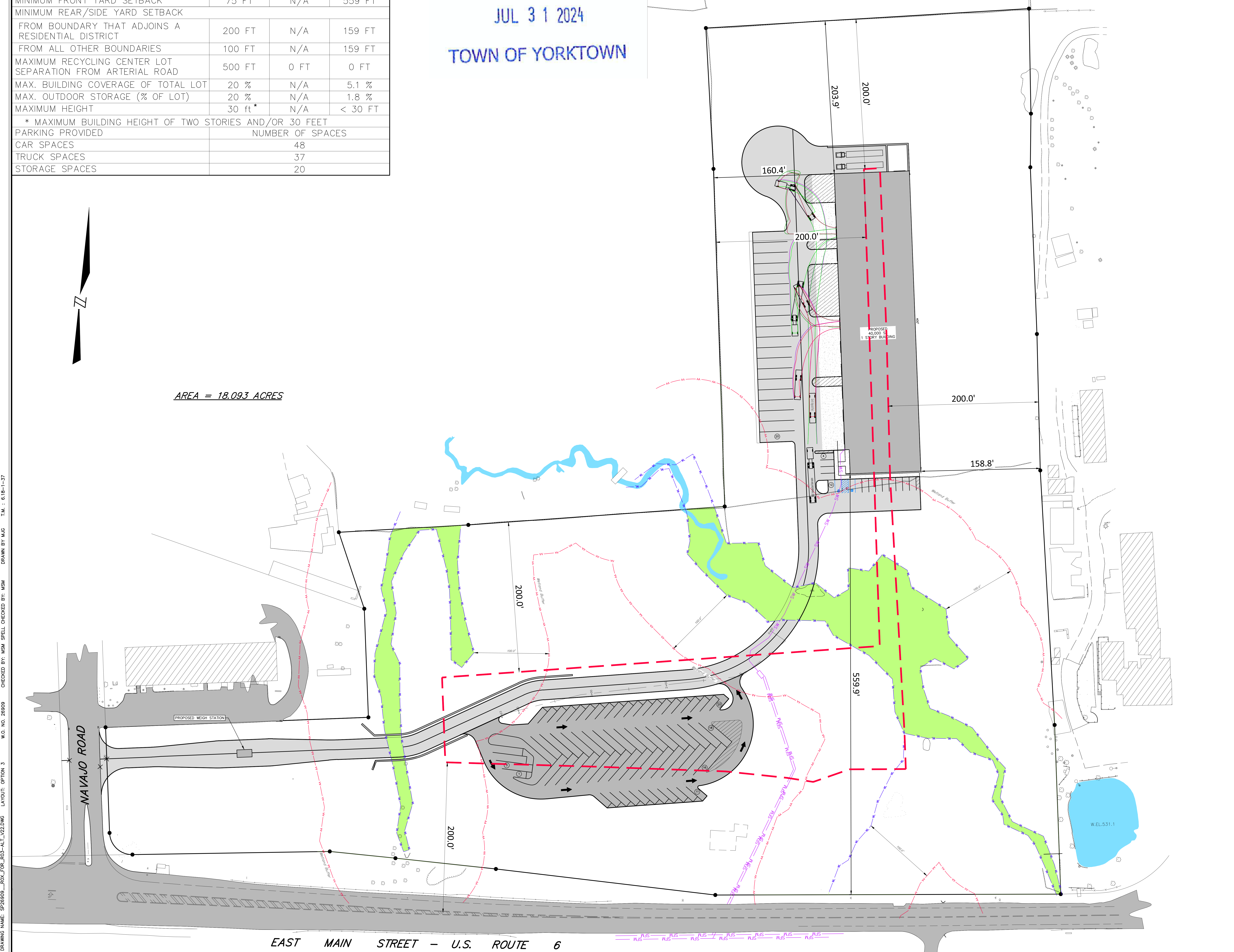
ZONING DATA

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	559 FT
MINIMUM REAR/SIDE YARD SETBACK			
FROM BOUNDARY THAT ADJOINS A RESIDENTIAL DISTRICT	200 FT	N/A	159 FT
FROM ALL OTHER BOUNDARIES	100 FT	N/A	159 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 3**

RIGHTS RESERVED BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C.

**BADEY & WATSON**  
Surveying & Planning, D.P.C.  
3060 Route 9  
Cortlandt Manor, NY 10566  
www.Badey-Watson.com 845.265.9217  
877.3.141.993 (Toll Free)

**SITE PLAN OPTION 3**  
SCALE 1" = 40'  
0 20 40 80  
1 inch = 40 feet

DRAWING NAME: SP28099\_BROK\_FOR\_B03-ALT\_V22.DWG LAYOUT: OPTION 3 W.G. NO. 28099 CHECKED BY: MSM, SPELL CHECKED BY: MSM, DRAWN BY: JMG, T.M.: 6.18.24-1-37