

The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services

Steve Ferreira, P.E., Director

Date

Reviewed by the Department of Technical Services

Michael Preziosi, P.E., Director

Date

Approved by Resolution No. \_\_\_\_\_ of the Planning Board of the Town of Cortlandt, New York on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision except the addition of signatures, on this Plat or Site Plan, after the above date, shall void this approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

chairman of the Planning Board

#### PLANTING SCHEDULE

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	ROOT	QUANTITY
PH	BLACK DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES MOUDRY	3 GAL	CONT	76
BN	RIVER BIRCH BETULA NIGRA (3"-TRUNK MAXIMUM)	8 GAL	CONT	12

#### NOTE:

NO WORK WILL OCCUR WITHIN THE NYS DOT ROW.

NO CONSTRUCTION WORK WILL BE DONE IN THE WETLANDS. ALL WORK CAN BE COMPLETED WITHOUT CROSSING THE LINE OF WETLANDS DELINEATION.

EXISTING POLE SIGN AND LIGHT POLES TO REMAIN.

THE SUBJECT WETLAND IS A NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) REGULATED WETLAND.

THE APPLICANT INTENDS TO WORK WITH THE TOWN DEPARTMENT OF ENVIRONMENTAL SERVICES, THE NYSDEC AND EAST OF HUDSON FUND TO COMPLETE A PHOSPHOROUS REDUCTION PROJECT IN THE WETLAND.

THERE IS NO CHANGE TO THE EXISTING STORMWATER.

DISPLAY CARS FOR SALE ARE SHOWN IN THE FRONT AND SIDE OF THE PROPERTY.

THERE WILL BE NO AUTO BODY WORK DONE ON THE PREMISES.

NOTE: CAR REPAIRS, BRAKES, TIRE INSTALLATIONS AND CAR CLEANING AND PREP WILL BE DONE IN THE NEW BUILDING. NO ONSITE STORAGE OF PARTS OR TIRES OR OIL. THESE WILL BE ON DEMAND AND DELIVERED AS NEEDED.

ALL DELIVERIES TO BE BY UPS, FEDEX, USPS OR SMALL LOCAL DELIVERY VANS - SMALL PACKAGES DELIVERED AS NEEDED. NO ONSITE STORAGE. NO BOX TRUCK DELIVERIES.

FIRE TRUCK CAN ENTER THE SITE FROM TWO ENTRANCES ON CROMPOND ROAD AND TWO ENTRANCES ON BUTTONWOOD ROAD. IT IS NOT NECESSARY FOR A FIRE TRUCK TO DRIVE AROUND THE BUILDING AS IT CAN BE ACCESSED FROM THREE SIDES. NEAREST FIRE HYDRANT IS ACROSS FROM ONE OF THE ENTRANCES ON BUTTONWOOD ROAD.

GARBAGE COMPANY TO ENTER THE SITE OFF OF CROMPOND ROAD AND GO TO THE BACK TO THE TRASH ENCLOSURE AND THEN EXIT THE PROPERTY ON CROMPOND ROAD OR BUTTONWOOD ROAD.

4000 PSI CONCRETE CURB AS INDICATED

LANDSCAPING

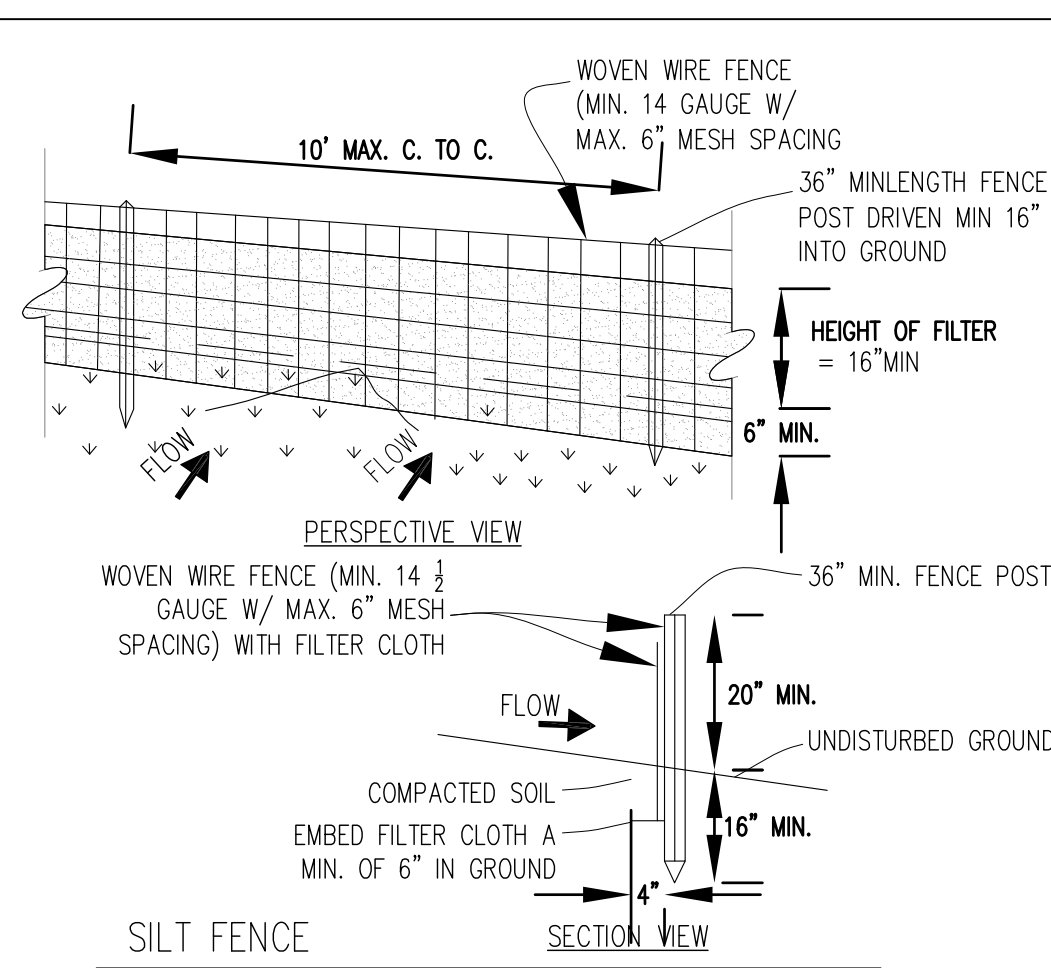
TWO NO. 4 CONTINUOUS BARS, MIN 16" LAP AT SPLICE

1 1/2" ASPHALTIC CONC. TOP COURSE, ITEM 403.17  
2 1/2" ASPHALTIC CONC. BASE COURSE, ITEM 403.13

6" POROUS FILL, COMPACTED TO 90% MAX DENSITY

NOTE: PROVIDE CONTROL JOINT AT 12'-0" O.C. HORIZ. ALONG LENGTH OF CONC. CURB, TYPICAL NOT SHOWN

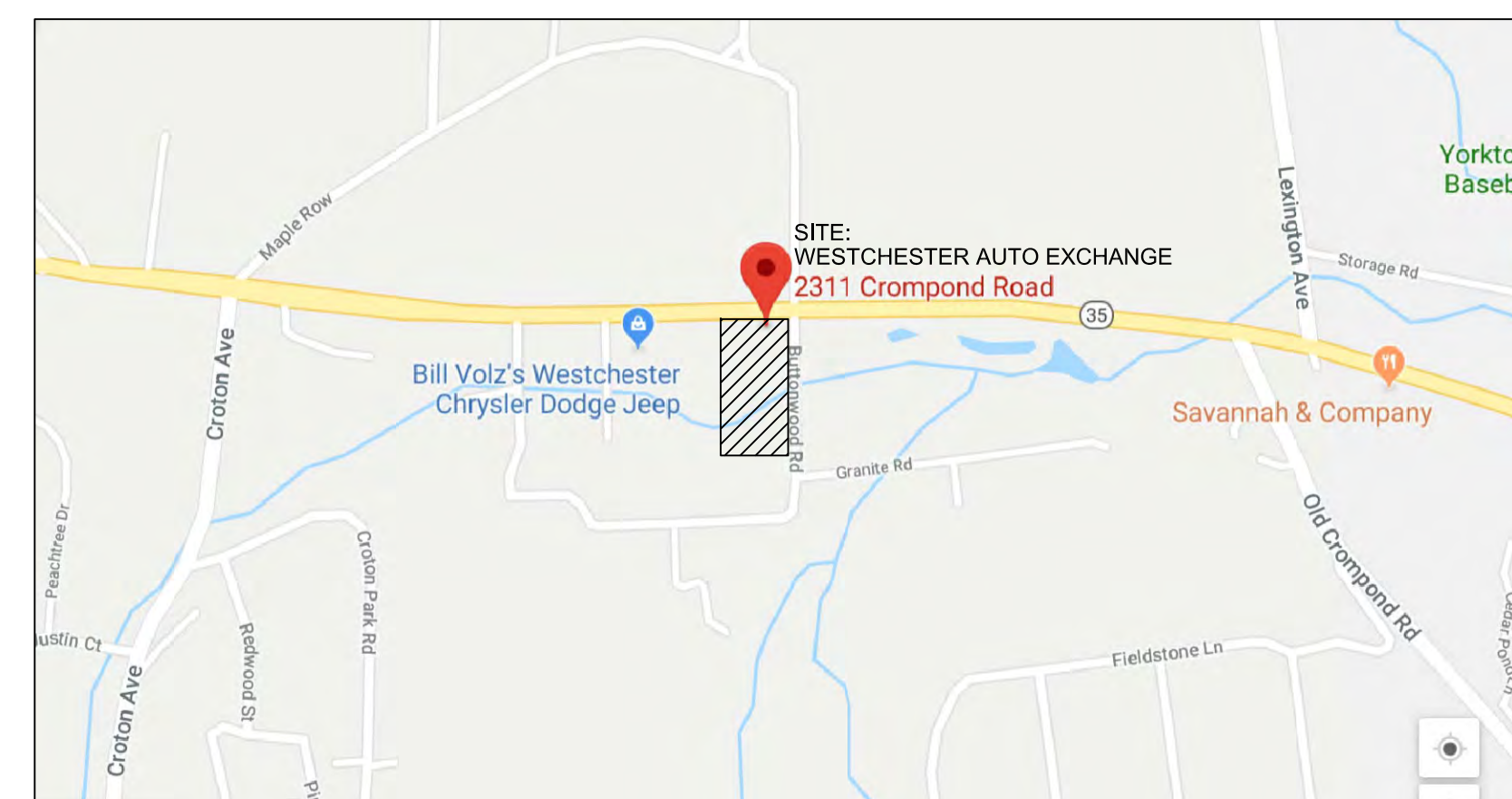
CURB AND PAVING DETAIL



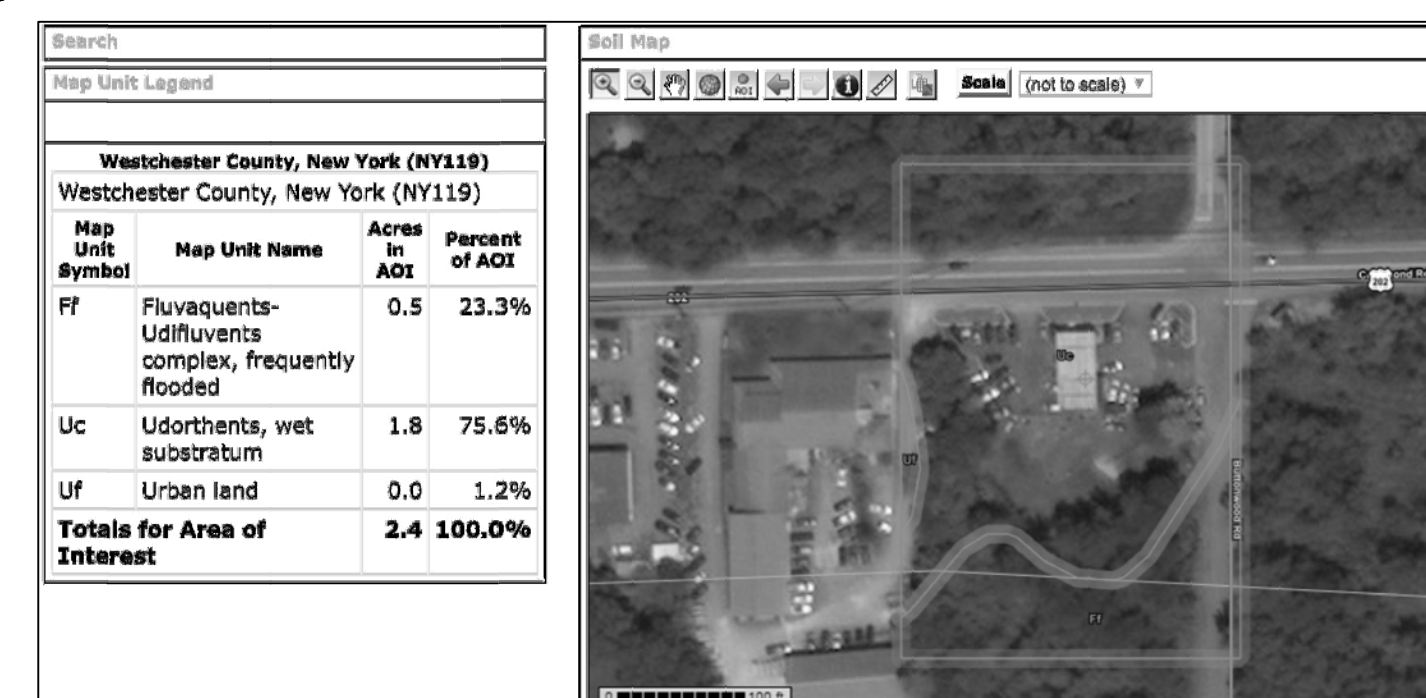
NOT TO SCALE

#### CONSTRUCTION SPECIFICATIONS:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



## 2 LOCATION PLAN



## 3 SOIL TYPES



## 4 EXISTING SIGN (TO REMAIN)

SITE DATA NOTES			
NAME OF PROJECT / OWNER PROJECT ADDRESS  TELEPHONE NO. TAX MAP #:	WESTCHESTER AUTO EXCHANGE 2311 CROMPOND ROAD CORTLANDT MANOR, NY 10567 914-402-4959 34.07-2-9		
ZONING DISTRICT  USE	HC ZONE  AUTOMOBILE SALES AND SERVICE		
ZONING DATA			
ITEM	REQUIRED – ALLOWED	PROPOSED	VARIANCE REQUIRED
AREA	.459 ACRES (20,000 SF)	1.835 ACRES (79,963.63 SF)	NO
BUILDING COVERAGE	25%	4.5%	NO
FRONT YARD (NORTH)	30 FT	41.32 FT CROMPOND ROAD	NO
FRONT YARD (EAST)	30 FT	45.91 FT BUTTONWOOD ROAD	NO
SIDE YARD	25 EA	99.2 FT	NO
REAR YARD	25 FT	252.98 FT	NO
BUILDING HEIGHT	35 FT, 2 1/2 STORIES	25.75 FT, 1 STORY	NO
LANDSCAPE	25%	80.0%	NO
LANDSCAPE BUFFER @ STREET	25 FT *	0 FT AT CROMPOND ROAD	PRE-EXISTING ZERO FT
LANDSCAPE BUFFER @ STREET	25 FT *	14.56 FT AT BUTTONWOOD ROAD	PRE-EXISTING 12.56 FT
PARKING	1 PER 300 SF. 3154 SF BUILDING/300=10.5 =11 PARKING SPACES	11 PROVIDED, ONE IS HANDICAPPED ACCESSIBLE. 8 SPOTS FOR CUSTOMERS AND 3 SPOTS FOR EMPLOYEES.	NO

\* NOTE: THE PLANNING BOARD PREVIOUSLY GRANTED SITE PLAN APPROVAL FOR THE USED CAR LOT (PB-10-07) BY PLANNING BOARD RESOLUTION 4-08 ON FEBRUARY 5, 2008. THE EXISTING CURB CUTS AND LANDSCAPE AREAS ARE TO REMAIN UNTOUCHED ON CROMPOND ROAD AND AS WELL AS THE EXISTING CURB CUT AT BUTTONWOOD ROAD. WE HAVE ADDED A LANDSCAPE ISLAND ALONG BUTTONWOOD ROAD AND HAVE MOVED PARKING INTO THE SITE BY 14.56 FT.

**ARCHITECTURAL VISIONS PLLC**

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**PROJECT:**  
WESTCHESTER AUTO EXCHANGE

PROJECT ADDRESS  
2311 CROMPOND RD  
CORTLANDT MANOR, NY 10567  
TAX MAP NO. 34.07-2-9

MAILING ADDRESS  
2311 CROMPOND RD  
CORTLANDT MANOR, NY 10567

**ARCHITECTURAL SITE PLAN**

#### ISSUANCE

REVISION	DATE
FOR REVIEW	3/14/2019
FOR REVIEW	2/17/2019
FOR REVIEW	2/28/2019
FOR REVIEW	3/28/2019
FOR REVIEW	3/28/2019
FOR REVIEW	11/28/2019

SCALE

AS NOTED

DRAWN BY: CHKD BY:

MLS/JLG

PROJECT NO.

01-19-011

**AS-100**