TABLE OF LAND USE AND ZONING

ITEM	PERMITTED/REQUIRED	EXISTING	PROPOSED/PROVIDED
LOT/BLOCK	LOT 5/BLOCK 1		
ZONING DISTRICT	MD – DESIGNED INDUSTRIAL		
LOT AREA	5 Acres Min.	26.026 AC	26.026 AC
LOT WIDTH	300 FT	900 FT	900 FT
BUILDING COVERAGE	25%	11.3%	11.3%
GROSS FLOOR AREA	283,423 SF	128,467 SF	128,467 SF
MINIMUM REQUIRED YARD AREAS FRONT YARD SIDE YARD REAR YARD	 75 FEET 75 FEET 75 FEET	 87.3 FEET 74.6 FEET 132.3 FEET	 75.0 FEET 100.4 FEET 75.0 FEET
LANDSCAPE COVERAGE	40%	81.6%	80.4%
MAXIMUM HEIGHT OF BUILDING STORIES FEET	 3 STORIES 40 FEET	 2 STORIES 40 FEET	 2 STORIES 40 FEET
OFF-STREET PARKING	1 SPACE PER 1000 SF OF GROSS FLOOR AREA		
TOTAL NO. OF PARKING SPACES	129 SPACES	69 SPACES	97 SPACES
NO. OF ACCESSIBLE SPACES	4 SPACES	0 SPACES	2 SPACES
AISLE WIDTH	25 FEET		
PARKING SPACE	9' x 18'		
ACCESSIBLE PARKING SPACE (NY)	96-INCH WIDE WITH 96-INCH AISLE PER NYCRR 1101.1 (d)(4)		

FLOOR AREA SUMMARY TABLE

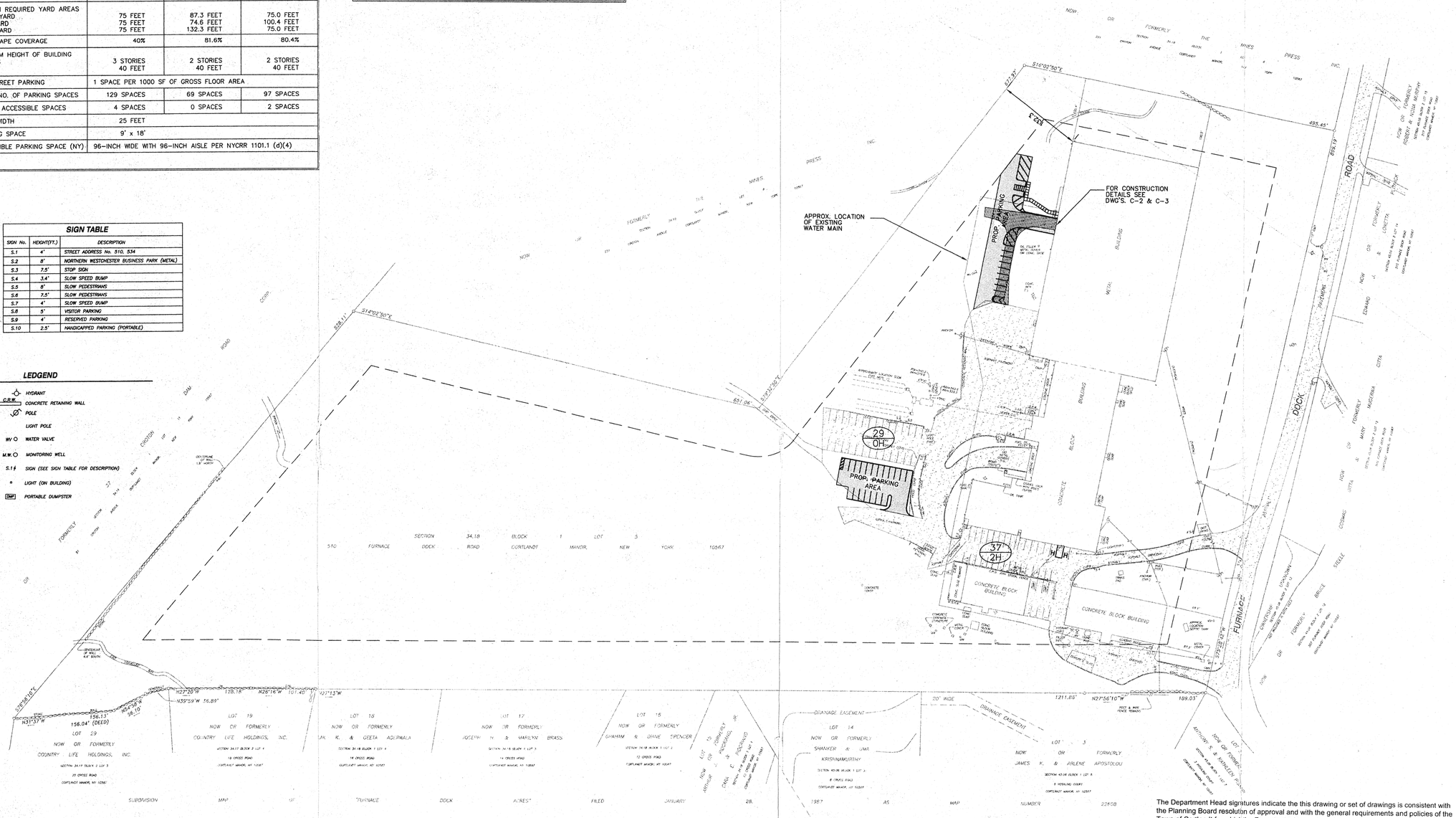
TENANTS AS OF 1-17-02	TOTAL FLOOR AREA	TENANT BUSINESS
VACANT	34,000 SF	VACANT
THE BROOKS ORGANIZATION	34,000 SF	LIQUIDATIONS
MOTION LABS	22,174 SF	STAGE LIGHTING
VACANT	9,600 SF	VACANT
POLYMEDICO, INC.	22,393 SF	MEDICAL SUPPLIES
SILVERMAN FURNITURE	6,300 SF	FURNITURE
TOTAL	128,467 SF	

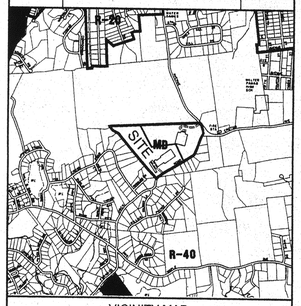
SIGN TABLE

SIGN No.	HEIGHT(FT.)	DESCRIPTION
S.1	4'	STREET ADDRESS No. 510, 534
S.2	8'	NORTHERN WESTCHESTER BUSINESS PARK (METAL)
S.3	7.5'	STOP SIGN
S.4	3.4'	SLOW SPEED BUMP
S.5	8'	SLOW PEDESTRIANS
S.6	7.5'	SLOW PEDESTRIANS
S.7	4'	SLOW SPEED BUMP
S.8	5'	VISITOR PARKING
S.9	4'	RESERVED PARKING
S.10	2.5'	HANDICAPPED PARKING (PORTABLE)

LEDGEND

- HYDRANT
- C.R.W. CONCRETE RETAINING WALL
- POLE
- LIGHT POLE
- WV WATER VALVE
- M.W. MONITORING WELL
- S.1 SIGN (SEE SIGN TABLE FOR DESCRIPTION)
- LIGHT (ON BUILDING)
- DMP PORTABLE DUMPSTER





VICINITY MAP
NOT TO SCALE

LIST OF DRAWINGS

C-1 OVERALL SITE PLAN
C-2 SITE PLAN
C-3 GRADING & UTILITY PLAN
C-4 DETAILS (SHEET 1 OF 2)
C-5 DETAILS (SHEET 2 OF 2)
C-6 RETAINING WALL DETAILS

NOTES:

1. THE PROPOSED CHANGES TO THE SUBJECT PREMISES MUST BE COMMENCED WITHIN ONE YEAR FROM THE PLANNING BOARD CHAIRMAN'S SIGNATURE OR THIS APPROVAL SHALL EXPIRE UNLESS A TIME EXTENSION IS REQUESTED BY THE APPLICANT AND GRANTED BY THE PLANNING BOARD.

2. THE PROPOSED OIL AND SAND SEPARATORS SHALL BE CERTIFIED TO THE DIRECTOR OF TECHNICAL SERVICES ON AN ANNUAL BASIS, BY A TESTING LABORATORY, THAT THE OIL AND SAND SEPARATORS HAVE BEEN PROPERLY CLEANED OUT AND MAINTAINED.

3. THE EXISTING SALT FILE LOCATED IN THE EXISTING PARKING AREA SHOULD BE COVERED BY A TARP OR REMOVED FROM THE SITE.

4. AN AS-BUILT SURVEY IS REQUIRED PRIOR TO THE RELEASE OF THE MAINTENANCE SECURITY.

The Department Head signatures indicate the 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 the sole responsibility of the design professional who has signed and seale the drawings.

Reviewed by The Department of Environmental Service

Co-Director 6/20/02 Date Co-Director Date

Reviewed by The Department of Technical Services

Director 6/20/02 Date

Approved by Resolution No. 22-02 of the Planning Board of the Town of Cortlandt, New York on the 7th day of May 2002, subject to all requirements and conditions of said resolution. Any change erasure, modification or revision in this plat or site development plan, after the above date shall void this approva.

Signed this 9th day of JULY, 2002 by

Chairman of the Planning Board

NO.	REVISION	DATE
1	SUBMITTED FOR AMENDED SPA	12/19/01
2	REVISED PER TOWN COMMENTS	2/22/01
3	REVISED PER RESOLUTION NO. 22-02	5/20/02

BAKER CAPITAL LIMITED PARTNERSHIP

MR. PHILLIP KING
OWNER/ APPLICANT

5/29/02
DATE

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

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A Division of TRC Engineers, Inc.
7 Skyline Drive
Hawthorne, New York 10532
Phone (914) 592-4040
Fax (914) 592-5046

534 FURNACE DOCK ROAD

AMENDED SITE PLAN APPROVAL
Town of Cortlandt, NY

TITLE:

OVERALL SITE PLAN

STATE OF NEW YORK · NICKITAS F. PANAYOTOU · LICENSED PROFESSIONAL ENGINEER

NICKITAS F. PANAYOTOU, PE
NY PE #43583

SCALE:	.1" = 80'
DATE:	11/9/01
DRAWN BY:	AutoCAD
CHECKED BY:	NFP
PROJECT:	31825
DRAWING NO.:	C-1

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