

TABLE OF LAND USE AND ZONING		
LOT/BLOCK	SECTION 26.18, BLOCK 1, LOTS 17, 18 & 19 SECTION 26.19, BLOCK 1, LOT 1	
ZONING DISTRICT	C3 - HIGHWAY COMMERCIAL	
ITEM	PERMITTED/REQUIRED	PROPOSED/PROVIDED
LOT AREA	10,000 SF MIN.	816,806 SF
FRONTAGE AT STREET LINE	100 FT MIN.	610 FT
MINIMUM REQUIRED YARD AREAS		
FRONT YARD	75 FT	149.5 FT/325.1 FT
SIDE YARD	10 FT	37.0 FT
SIDE YARD (ADJOINS R. DISTRICT)	50 FT	381.6 FT
REAR YARD	30 FT	184.4 FT
MAXIMUM HEIGHT OF BUILDING	35 FT	30.67 FT
GROSS FLOOR AREA	245,042 SF	151,092 SF
MAXIMUM BUILDING COVERAGE	30%	18.5%
OFF-STREET LOADING	1 SPACE FOR FIRST 4,000 SF PLUS 1 SPACE FOR EACH 40,000 SF	
NO. OF LOADING SPACES	5 SPACES	5 SPACES
LOADING SPACE	12' X 25'	12' X 60'
OFF-STREET PARKING	5 SPACES PER 1,000 SF OF GROSS FLOOR AREA	
NO. OF SPACES @ 9' X 18.5'		271 SPACES
NO. OF SPACES @ 9' X 20'		25 SPACES
NO. OF SPACES @ 10' X 18.5'		286 SPACES
NO. OF SPACES @ 10' X 20'		16 SPACES
NO. OF ACCESSIBLE SPACES		12 SPACES
TOTAL NO. OF SPACES	756 SPACES (SEE NOTE 2B)	610 SPACES
PARKING DIMENSIONS		
AISSLES WIDTH	24 FEET	24 FEET
PARKING SPACE: LARGE CARS	9' X 18.5'	9' X 18.5'
		9' X 20'
		10' X 18.5'
		10' X 20'
ACCESSIBLE PARKING SPACE	96-INCH WIDE WITH 96-INCH AISLE FOR EVERY TWO SPACES PER NYS BUILDING CODE	

SIGN TABLE		
LEGEND	MUTCD NO.	TEXT / DESCRIPTION
1	R1-1	30" x 30" STOP
2	R2-1	18" x 24" SPEED LIMIT 15
3	W11-2	24" x 24" PEDESTRIAN CROSSING
4	NYP1-2(MOD)	12" x 18" NO PARKING FIRE LANE
5	NYP1-2(MOD)	12" x 18" NO PARKING FIRE LANE
6	R7-8	12" x 18" RESERVED PARKING (SYMBOL)
7	NYP1-2(MOD)	12" x 18" NO PARKING ANY TIME (NO ARROW)
8	NYR3-65	42" x 30" LEFT ARROW W/ ONLY & LEFT, THRU, RIGHT ARROW
9	R5-11	30" x 24" AUTHORIZED VEHICLES ONLY

Notes:  
 1. All signs shall conform to the NYCRR, Title 17, Chapter 5, Uniform Traffic Control Devices, latest revision.  
 2. A minimum of two cross braces shall be provided on all single channel signs having any dimension greater than 24 inches.  
 3. All signs shall have a mounting height of 7'-0" to the bottom of the sign.  
 4. All signs shall utilize a channel-type mounting.  
 5. All Signs shall be reflectorized.

**EXPLANATORY NOTES:**

**1. EXISTING CONDITIONS**

A. THE SITE ACREAGE IS 18.75 ACRES.

B. THE SITE IS COMPRISED OF FOUR (4) TAX LOTS IDENTIFIED AS SECTION 26.18, BLOCK 1, LOTS 17, 18 AND 19, AND SECTION 26.19, BLOCK 1, LOT 1.

C. OWNERSHIP OF THE LOTS IS AS FOLLOWS:  
 (1) LOT 18 - 3220 CROMPOND, LTD.  
 (2) LOT 17 - JHONNY HERRERA  
 (3) LOTS 1 & 19 - BEST RENT PROPERTIES 202, LLC

D. APPROXIMATELY 10 ACRES OF THE 18.75-ACRE SITE HAS BEEN PREVIOUSLY DISTURBED TO DEVELOP THE EXISTING USES WHICH ARE DESCRIBED AS FOLLOWS:  
 (1) LOT 18 IS OCCUPIED BY A PLANT NURSERY/LAWN MOWER SERVICE CENTER COMPRISED OF THREE BUILDINGS.  
 (2) LOT 17 IS OCCUPIED BY A RESIDENTIAL PROPERTY HAVING TWO STRUCTURES.  
 (3) LOT 19 IS OCCUPIED BY A FORMER MOTEL COMPRISED OF TWO BUILDINGS AND TWO SHEDS.  
 (4) LOT 1 IS OCCUPIED BY A FENCING CONTRACTOR, WHICH IS LOCATED ON THE SITE OF THE FORMER TWO-BAY SERVICE STATION.

E. ALONG ITS EASTERLY PERIMETER, THE SITE'S TERRAIN RANGES FROM 30 TO 40 FEET BELOW THE LEVEL OF THE MAINLINE OF THE ADJACENT TACONIC STATE PARKWAY. GENERALLY, THE EASTERN HALF OF THE SITE, WHERE MOST OF THE PREVIOUS DEVELOPMENT IS LOCATED, HAS GRADIENTS WHICH AVERAGE 5% OR LESS. TO THE WEST, THE SITE TERRAIN FALLS OFF AT AN AVERAGE SLOPE OF SOME 15-20% TO LOW POINTS WITHIN AN EXISTING WETLANDS AREA. BEYOND THAT, SITE GRADIENTS RISE AGAIN AT AN AVERAGE SLOPE OF 10 PERCENT TO THE WESTERN PERIMETER OF THE SITE. THE GRADE DIFFERENCE BETWEEN THE EASTERN, MORE DEVELOPED AREA OF THE SITE AND THE LOW WETLANDS AREA IS APPROXIMATELY 60 FEET.

F. THE SITE INCLUDES TWO (2) WETLANDS AREAS, DELINEATED BY EVANS ASSOCIATES IN JUNE OF 2010. THE LARGER OF THE TWO WETLANDS, WHICH IS LOCATED WITHIN THE WESTERN THIRD OF THE SITE, ENCOMPASSES 0.81 ACRES OF AREA. THE WETLAND CONTAINS A HYDROP REGULATED WATERPOOL. A SMALLER 0.13 ACRE POCKET WETLAND IS LOCATED AT THE NORTHEAST CORNER OF THE SITE ADJACENT TO THE TACONIC PARKWAY. THE TOWN OF YORKTOWN AND COUNTY ENGINEERS HAVE JURISDICTION OVER THE LARGER WETLAND. THE SMALLER WETLAND IS ISOLATED AND THUS FALLS SOLELY UNDER THE JURISDICTION OF THE TOWN. THE WETLANDS AREA, THE 100-FOOT CONTROL AREA ESTABLISHED BY THE TOWN ARE SHOWN ON THE PLAN.

G. AS PART OF THE PROPOSED REDEVELOPMENT, THE ENTIRE EXISTING DEVELOPMENT AREA, INCLUDING BUILDINGS, PAVEMENT AND ITS RELATED INFRASTRUCTURE, WILL BE DEMOLISHED IN ACCORDANCE WITH LOCAL AND OTHER REGULATIONS.

H. GEOTECHNICAL STUDIES CONDUCTED BY TECTONIC ENGINEERING IN DECEMBER 2009 INDICATE THAT ROCK IS LOCATED FROM 4 FEET TO MORE THAN 15 FEET FROM EXISTING GROUND SURFACE, WITHIN THE EASTERN SECTOR OF THE SITE. IT IS ANTICIPATED THAT THERE WILL BE SOME ROCK EXCAVATION REQUIRING BLASTING. ALL BLASTING WILL BE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

**2. ZONING AND MASTER PLAN**

A. THE PRESENT C-3 ZONE OF THE SITE PERMITS THE PROPOSED COSTCO USE AS OF RIGHT AND THE FUELING FACILITY BY SPECIAL PERMIT.

B. PARKING REQUIRED BY CHAPTER 300-182 OF THE CODE WOULD BE 756 FOR A RETAIL USE. THE PROPOSED COSTCO IS A "RETAIL/WHOLESALE" USE, OF WHICH BOTH USES ARE PERMITTED BY CODE. SINCE A SPECIFIC PARKING REQUIREMENT FOR "RETAIL/WHOLESALE" USE IS NOT IDENTIFIED IN SUBSECTION A OF THE CODE, SUBSECTION B THEREFORE, GRANTS THE PLANNING BOARD FLEXIBILITY TO MAKE A CASE BY CASE DETERMINATION OF PARKING REQUIREMENTS. BASED ON COSTCO'S EXPERIENCE AT SIMILAR FACILITIES, THE PROJECT PROPOSES 610 PARKING SPACES, WHICH IS SUPPORTED BY PARKING DEMAND STUDIES FOR SIMILAR COSTCO STORES WITHIN THE REGION. DATA DEMONSTRATING THE ADEQUACY OF THE 610 PARKING SPACES IS PROVIDED WITHIN THE DEIS.

C. THE TOWN COMPREHENSIVE PLAN AS CURRENTLY ENVISIONED CONTINUES TO SHOW THE PRESENT C-3 ZONING FOR THE SITE. THUS, THE PROPOSED USE IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

D. THE PROJECT WAS DETERMINED BY THE YORKTOWN PLANNING BOARD TO BE A TYPE 1 ACTION UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW PROCESS. THE DEIS SCOPE HAS BEEN ADOPTED AND THE DEIS WAS SUBMITTED FOR ACCEPTANCE ON 9/26/12.

**3. STORMWATER MANAGEMENT**

STORMWATER MANAGEMENT INCLUDES WATER QUALITY TREATMENT, RUNOFF REDUCTION AND PEAK RATE ATTENUATION. RUNOFF REDUCTION IS PROVIDED IN A SUBSURFACE INFILTRATION FACILITY. WATER QUALITY AND PEAK RATE ATTENUATION ARE PROVIDED IN A MICROPOOL EXTENDED DETENTION POND.

**4. UTILITIES**

A. WATER, GAS, TELEPHONE, ELECTRIC AND CABLE ARE AVAILABLE TO SERVE THE NEEDS OF THE PROJECT. SERVICE PROVISIONS LETTERS WILL BE SECURED FROM THE VARIOUS UTILITIES.

B. A SEWER LINE IS LOCATED SOME 2,200 FEET TO THE WEST OF THE SITE ALONG OLD CROMPOND ROAD. THE APPLICANT WILL EXTEND THAT SEWER FROM ITS TERMINUS POINT ALONG OLD CROMPOND ROAD IN ORDER TO PROVIDE SERVICE TO THE SITE. REQUIRED APPROVALS INCLUDE APPROVAL BY THE COUNTY LEGISLATURE TO EXTEND THE EXISTING COUNTY SEWER DISTRICT AND BY THE TOWN BOARD TO EXPAND THE EXISTING TOWN DISTRICT WHICH CURRENTLY SERVES ONLY A PART OF THE SITE. IN ADDITION, APPROVALS WILL BE REQUIRED FOR THE SEWER EXTENSION BY THE COUNTY HEALTH DEPARTMENT AND THE NYCDEP (SEE DRAWINGS C-302 THRU C-305).

C. SITE LIGHTING PLANS HAVE BEEN PROVIDED. C-501 "AS OF RIGHT LIGHTING PLAN" (16 FT. MOUNTING HEIGHT) AND C-502 "PREFERRED LIGHTING PLAN" (25 FT. MOUNTING HEIGHT), SUBJECT TO APPROVAL BY Z.B.A.

D. NATURAL GAS IS SUPPLIED BY CONSOLIDATED EDISON. CONTRACTOR TO PROVIDE TRENCH EXCAVATION, AN EXISTING GAS MAIN IS LOCATED AT THE INTERSECTION OF STONY STREET AND OLD CROMPOND ROAD. THE APPLICANT WILL EXTEND THE GAS MAIN ALONG OLD CROMPOND ROAD SOME 2,200 FEET TO THE PROJECT SITE (SEE DRAWINGS C-302 THRU C-305).

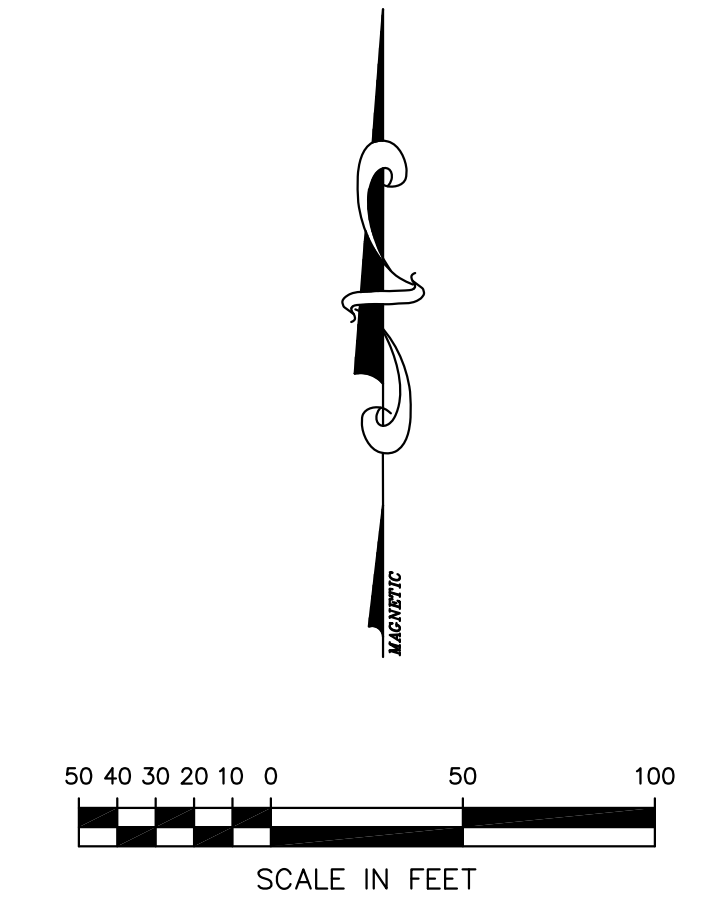
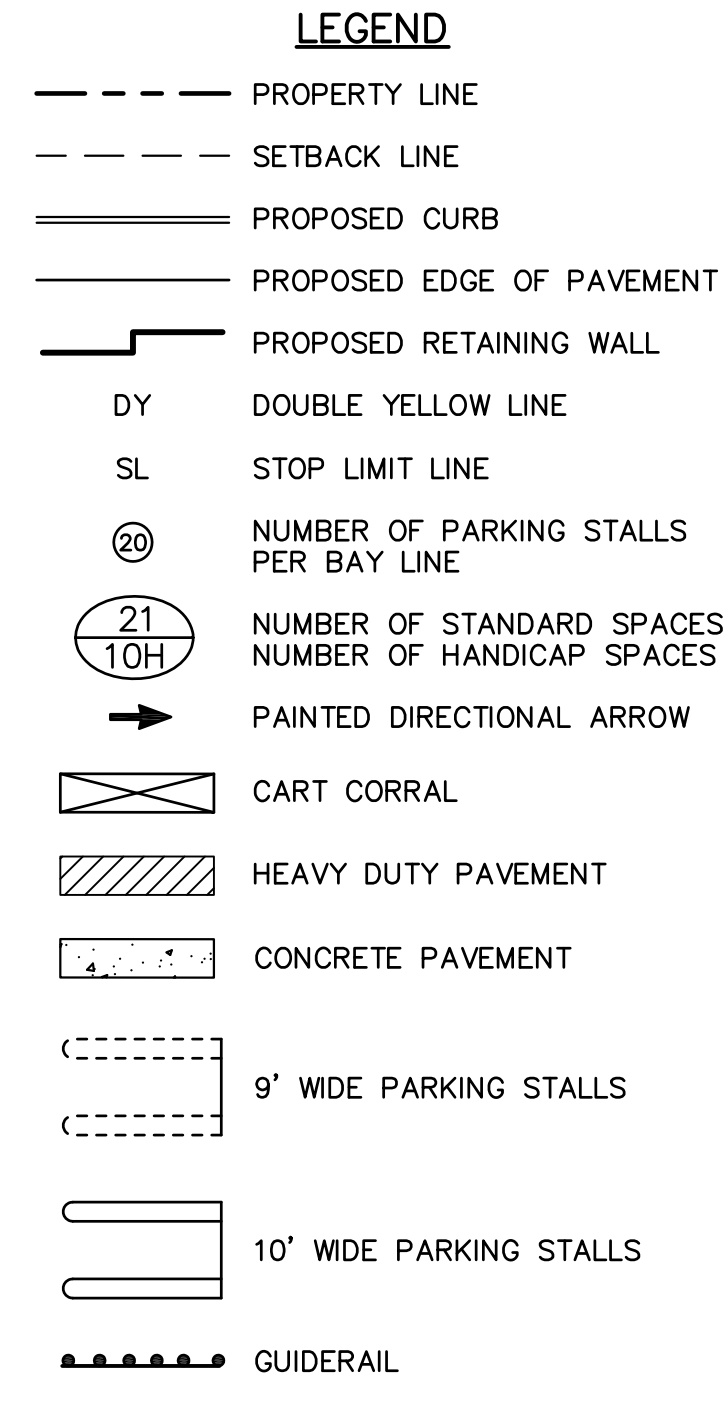
**6. OFF-SITE HIGHWAY IMPROVEMENTS**

A. OFFSITE HIGHWAY IMPROVEMENTS ARE SHOWN ON DRAWING CP-1 AS PREPARED BY JOHN COLLINS ENGINEERS, P.C.

B. DETAILED HIGHWAY IMPROVEMENT PLANS PREPARED BY TRC BASED UPON DRAWINGS CP-1, HAVE BEEN SUBMITTED TO DOT FOR APPROVAL (REFERENCE DRAWING C-801).

C. RIGHT-OF-WAY TAKINGS ALONG THE SITE FRONTAGE OF ROUTE 202/35 AND ALONG STATE R.O.W. ADJACENT TO MOHANSIC AVENUE ARE PROPOSED AS SHOWN ON THE TRC PLANS (REFERENCE DRAWING C-801).

NO.	REVISION	DATE
1	Submitted with DEIS	8/03/12
2	Issued as part of DEIS Acceptance	9/26/12



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Wetland Consultant: Evans Associates  
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 Tel: (203) 393-0990  
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Architect: Malvany G2 Architects  
 1110 112th Avenue NE, Suite 500  
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 Tel: (425) 463-2000  
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Applicant: Retail Store Construction Co., Inc.  
 c/o Breslin Realty Development  
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**TRC** TRC Engineers, Inc.  
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UNDER ARTICLE 145 (ENGINEERING), SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW, IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

**COSTCO WHOLESALE**  
 U.S. Route 202 / N.Y. Route 35  
 Yorktown, New York

TITLE: **Layout Plan**

SCALE: 1"= 50'  
 DATE: 11/16/11  
 DRAWN BY: BJS  
 CHECKED BY: JAM  
 PROJECT: 165213  
 DRAWING NO.: C-101