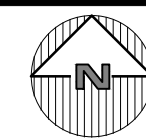


LOCATION MAP  
NOT TO SCALE



**SITE DATA:**

OWNER / DEVELOPER: FRANK FIORE  
2797 CARR COURT  
YORKTOWN HEIGHTS, NY 10598

PROJECT LOCATION: 2797 CARR COURT  
YORKTOWN HEIGHTS, NY 10598

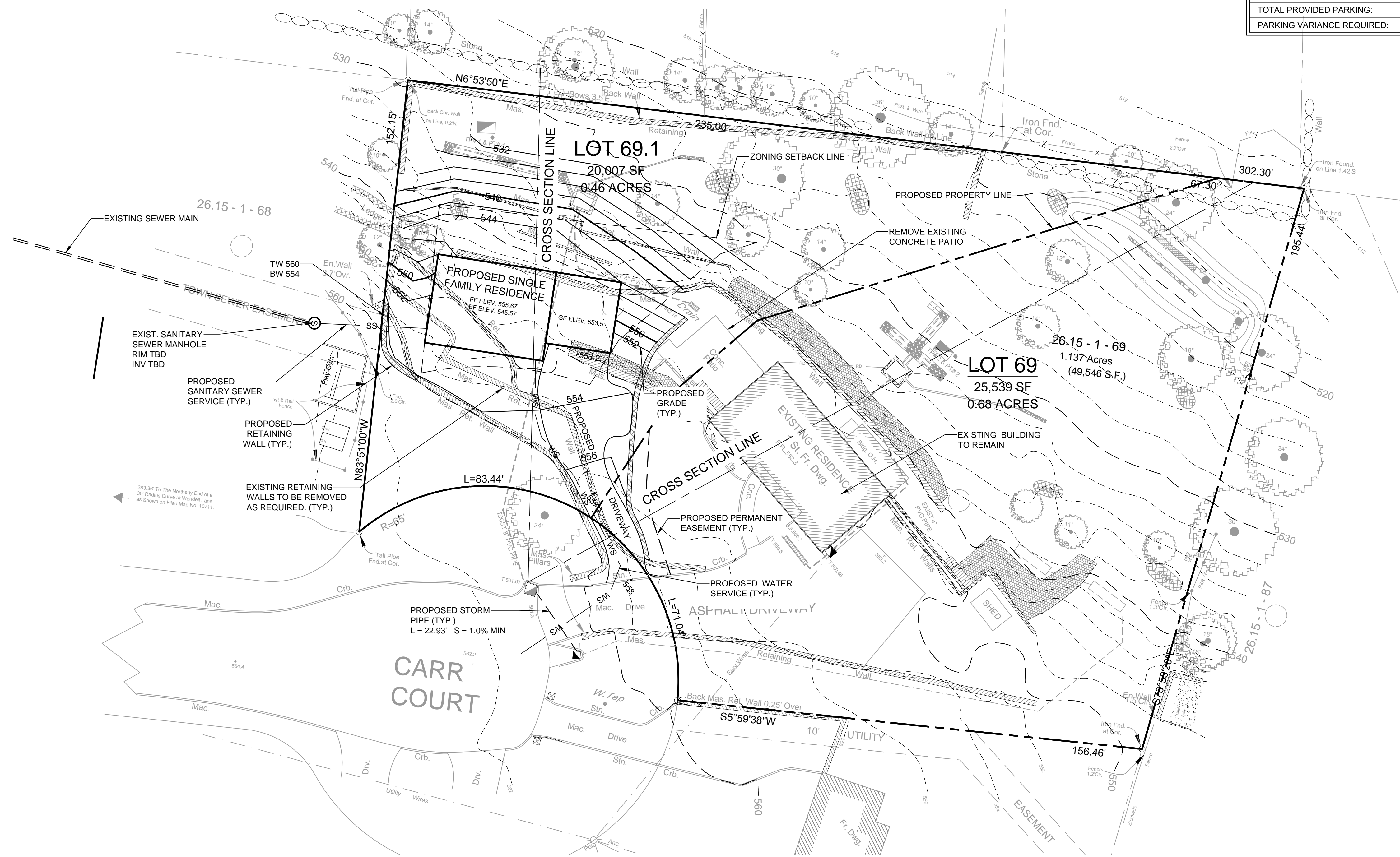
EXISTING TOWN ZONING: R1-20 SINGLE FAMILY RESIDENCE  
TOWN TAX MAP DATA: SECTION 26.15, BLOCK 1, LOT 69  
SITE AREA: 1.137 ACRES (49,546 SF)  
SEWAGE FACILITIES: PUBLIC SEWERS  
WATER FACILITIES: PUBLIC WATER FACILITIES

**ZONING SCHEDULE:**

DIMENSIONAL REGULATIONS:	R1-20, SINGLE FAMILY RESIDENTIAL			
	REQUIRED	PROVIDED LOT 69	PROVIDED LOT 69.1	VARIANCE REQUIRED
<b>MINIMUM SIZE OF LOT:</b>				
MINIMUM LOT AREA:	20,000 SF.	25,539 SF.	20,007 SF.	NONE
MINIMUM LOT WIDTH:	100 FT.	148 FT.	100 FT.	NONE
MINIMUM LOT DEPTH:	100 FT.	195 FT.	131 FT.	NONE
MINIMUM ROAD FRONTAGE:	60 FT.	71 FT.	83 FT.	NONE
<b>MINIMUM YARD DIMENSIONS:</b>				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	40 FT.	49.29 FT.	43.67 FT.	NONE
REAR YARD SETBACK:	40 FT.	104.64 FT.	55.83 FT.	NONE
ONE SIDE YARD SETBACK:	15 FT.	15.0 FT.	15.0 FT.	NONE
COMBINED SIDE YARD SETBACK:	40 FT.	69.23 FT.	40.0 FT.	NONE
ACCESSORY BUILDINGS:				
FRONT YARD SETBACK:	40 FT.	-----	-----	-----
REAR YARD SETBACK:	10 FT.	-----	-----	-----
SIDE YARD SETBACK:	15 FT.	-----	-----	-----
<b>MAXIMUM % OF LOT TO BE OCCUPIED:</b>				
TOTAL BUILDING COVERAGE:	20% OF LOT AREA	7 % OF LOT AREA	8.6 % OF LOT AREA	NONE
MINIMUM USABLE FLOOR AREA OF D.U.:	800 SF	2500 SF	2500 SF	NONE
<b>MAXIMUM HEIGHT:</b>				
PRINCIPAL BUILDING - FEET:	35 FT.	35 FT MAX	35 FT MAX	NONE
ACCESSORY BUILDING - FEET:	15 FT.	-----	-----	-----

**PARKING SCHEDULE**

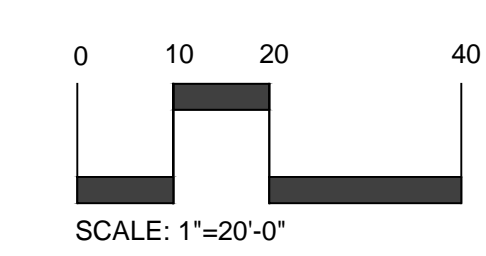
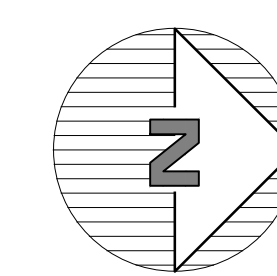
REQUIRED PARKING	
RESIDENTIAL BUILDING:	1 DWELLING UNIT = 1 SPACE
TOTAL PROVIDED PARKING:	2 SPACES PER DWELLING UNIT
PARKING VARIANCE REQUIRED:	0 SPACES



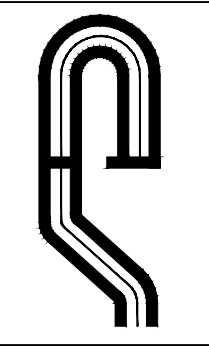
(Filed July 6, 1956 as Map No. 10572)  
 SECTION B OF FACONIC MANOR, INC.

**LEGEND**

- 222 --- EXISTING GRADING
- x 222.8 --- EXISTING SPOT GRADE
- 200 --- PROPOSED GRADING
- --- PROPERTY LINE / RIGHT OF WAY
- --- PROPOSED DRIVEWAY CENTERLINE
- --- PROPOSED CURB
- --- EXISTING STONE WALL
- --- EXISTING WATER LINE
- --- EXISTING FIRE HYDRANT
- --- EXISTING SANITARY LINE
- --- EXISTING DRAINAGE INLET
- WS --- PROPOSED WATER SERVICE CONNECTION
- SS --- PROPOSED SEWER SERVICE CONNECTION
- FD --- PROPOSED FOOTING DRAIN
- RD --- PROPOSED ROOF DRAIN
- UE --- PROPOSED UNDERGROUND ELECTRIC SERVICE
- --- EXISTING RETAINING WALLS
- --- PROPOSED RETAINING WALLS

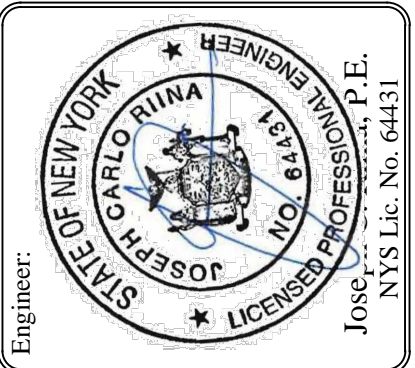


**NOTE:**  
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY J.H. CARPENTER & CO., DATED 12/15/08. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



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Engineer: Joseph P. Riina, P.E.  
NYS Lic. No. 64431

---

Revisions:	No.	Date	Comments
	1	1/31/18	Town Comm.

---

SCALE: 1" = 20'

DRAWN BY: DR

DATE: 1/9/18

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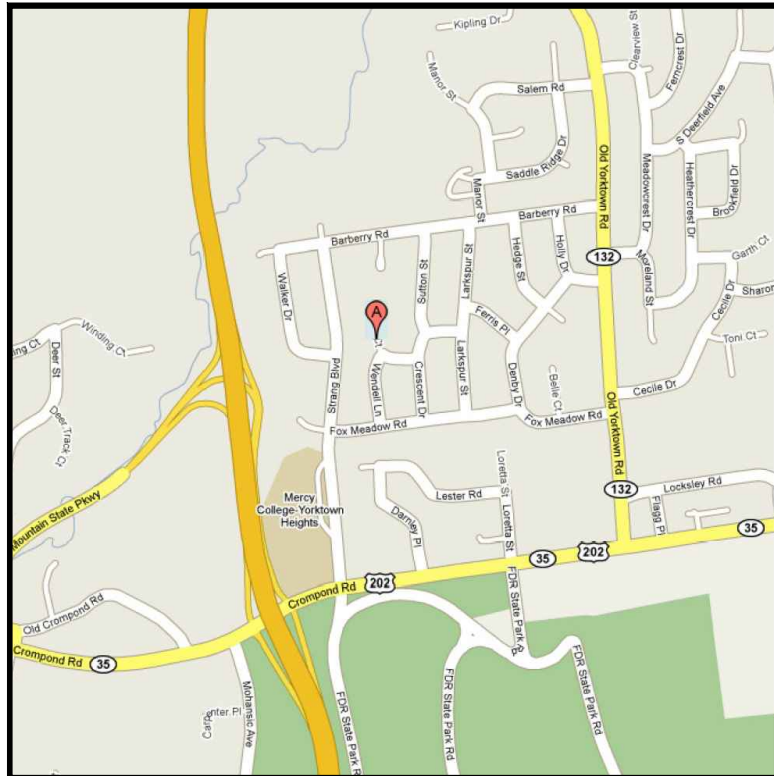
**PRELIMINARY SUBDIVISION PLAN**

PREPARED FOR  
**FRANK FIORE**  
2797 CARR COURT  
Town Of Yorktown  
Westchester Co., New York

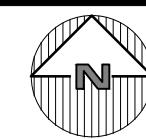
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Sheet 1 of 3

3



LOCATION MAP  
NOT TO SCALE



**SITE DATA:**

OWNER / DEVELOPER: FRANK FIORE  
2797 CARR COURT  
YORKTOWN HEIGHTS, NY 10598

PROJECT LOCATION: 2797 CARR COURT  
YORKTOWN HEIGHTS, NY 10598

EXISTING TOWN ZONING: R1-20 SINGLE FAMILY RESIDENCE

TOWN TAX MAP DATA: SECTION 26.15, BLOCK 1, LOT 69

SITE AREA: 1.137 ACRES (49,546 SF)

SEWAGE FACILITIES: PUBLIC SEWERS

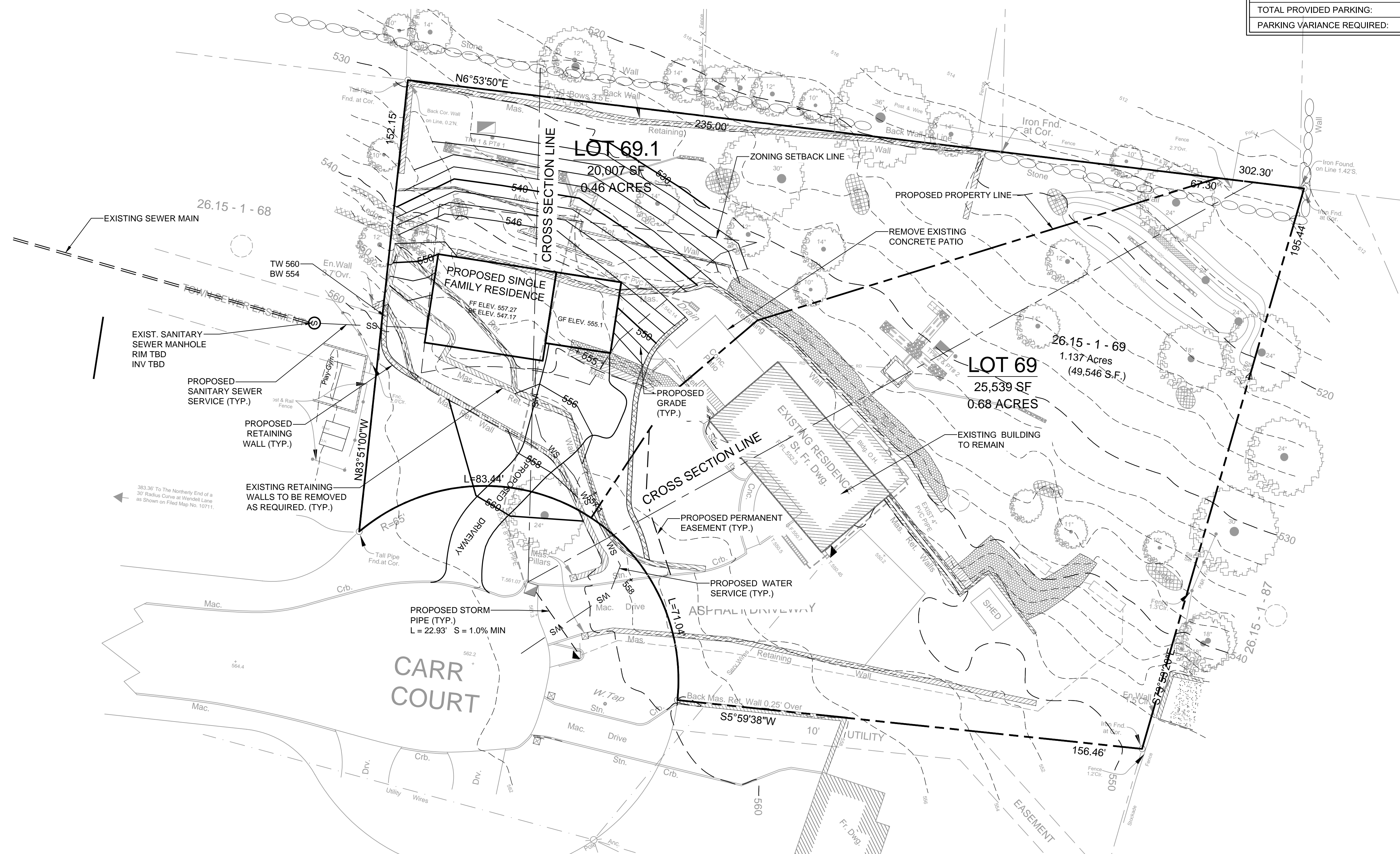
WATER FACILITIES: PUBLIC WATER FACILITIES

**ZONING SCHEDULE:**

DIMENSIONAL REGULATIONS:	R1-20, SINGLE FAMILY RESIDENTIAL			
	REQUIRED	PROVIDED LOT 69	PROVIDED LOT 69.1	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:				
MINIMUM LOT AREA:	20,000 SF.	25,539 SF.	20,007 SF.	NONE
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MINIMUM YARD DIMENSIONS:				
PRINCIPAL BUILDING:				
FRONT YARD SETBACK:	40 FT.	49.29 FT.	43.67 FT.	NONE
REAR YARD SETBACK:	40 FT.	104.64 FT.	55.83 FT.	NONE
ONE SIDE YARD SETBACK:	15 FT.	15.0 FT.	15.0 FT.	NONE
COMBINED SIDE YARD SETBACK:	40 FT.	69.23 FT.	40.0 FT.	NONE
ACCESSORY BUILDINGS:				
FRONT YARD SETBACK:	40 FT.	-----	-----	-----
REAR YARD SETBACK:	10 FT.	-----	-----	-----
SIDE YARD SETBACK:	15 FT.	-----	-----	-----
MAXIMUM % OF LOT TO BE OCCUPIED:				
TOTAL BUILDING COVERAGE:	20% OF LOT AREA	7 % OF LOT AREA	8.6 % OF LOT AREA	NONE
MINIMUM USABLE FLOOR AREA OF D.U.:	800 SF	2500 SF	2500 SF	NONE
MAXIMUM HEIGHT:				
PRINCIPAL BUILDING - FEET:	35 FT.	35 FT MAX	35 FT MAX	NONE
ACCESSORY BUILDING - FEET:	15 FT.	-----	-----	-----

**PARKING SCHEDULE**

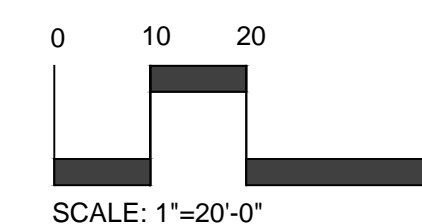
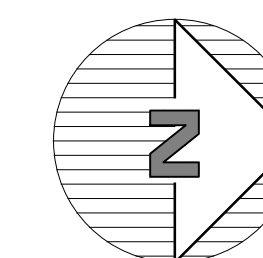
REQUIRED PARKING	
RESIDENTIAL BUILDING:	1 DWELLING UNIT = 1 SPACE
TOTAL PROVIDED PARKING:	2 SPACES PER DWELLING UNIT
PARKING VARIANCE REQUIRED:	0 SPACES



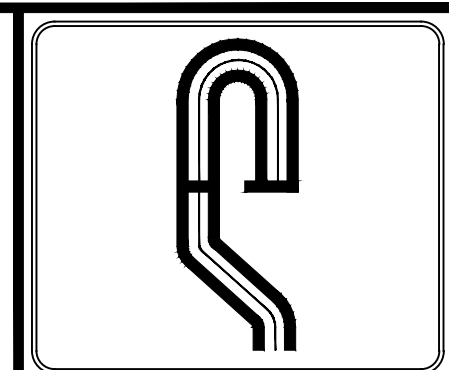
(Filed July 6, 1986 as Map No. 10572)  
 SECTION B OF FACONIC MANOR, INC.

**LEGEND**

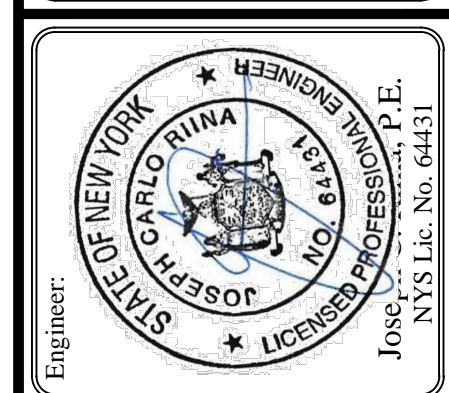
- 222 --- EXISTING GRADING
- x 222.8 EXISTING SPOT GRADE
- 200 --- PROPOSED GRADING
- --- PROPERTY LINE / RIGHT OF WAY
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- --- EXISTING RETAINING WALLS
- --- PROPOSED RETAINING WALLS



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 1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY J.H. CARPENTER & CO., DATED 12/15/08. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



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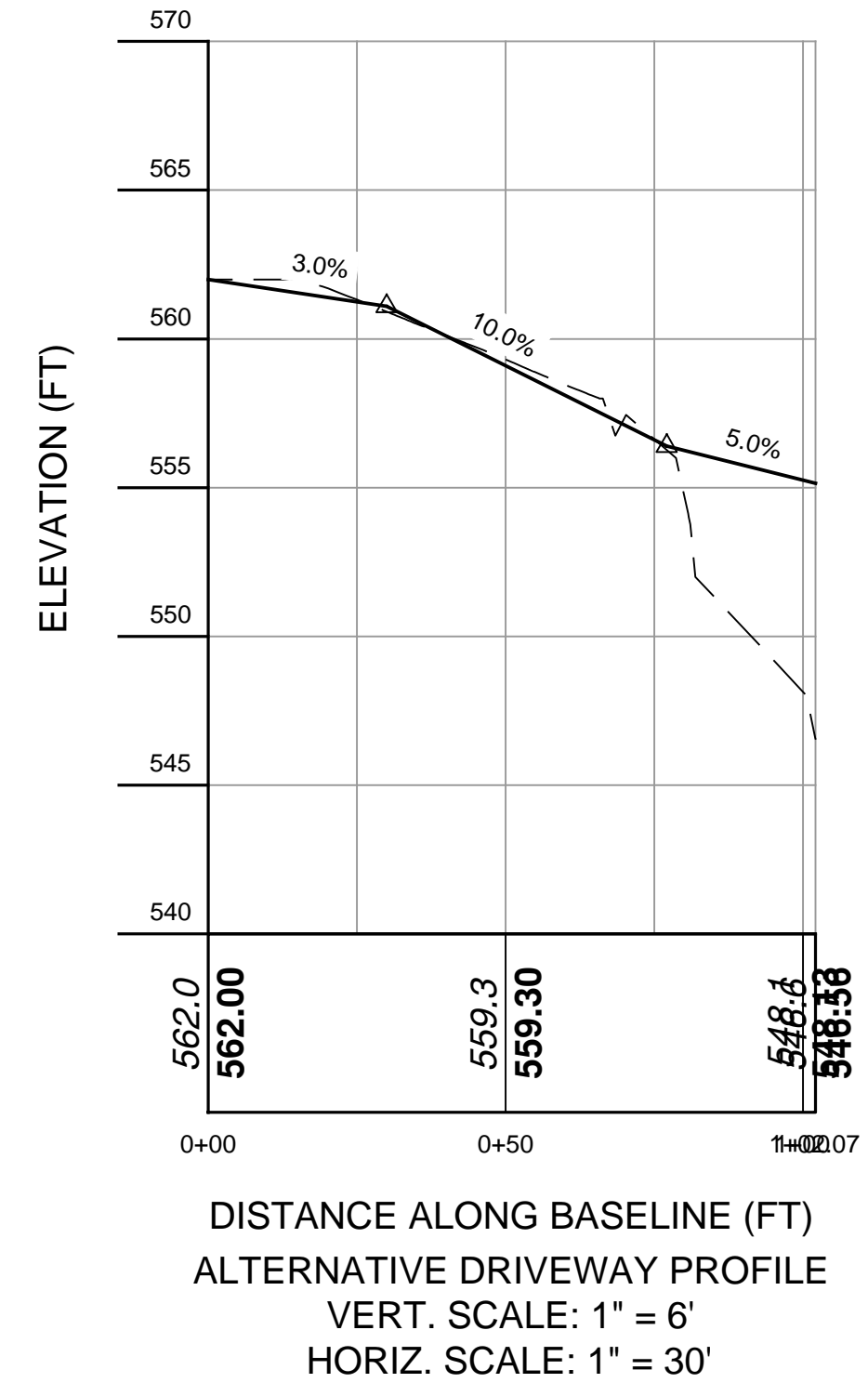
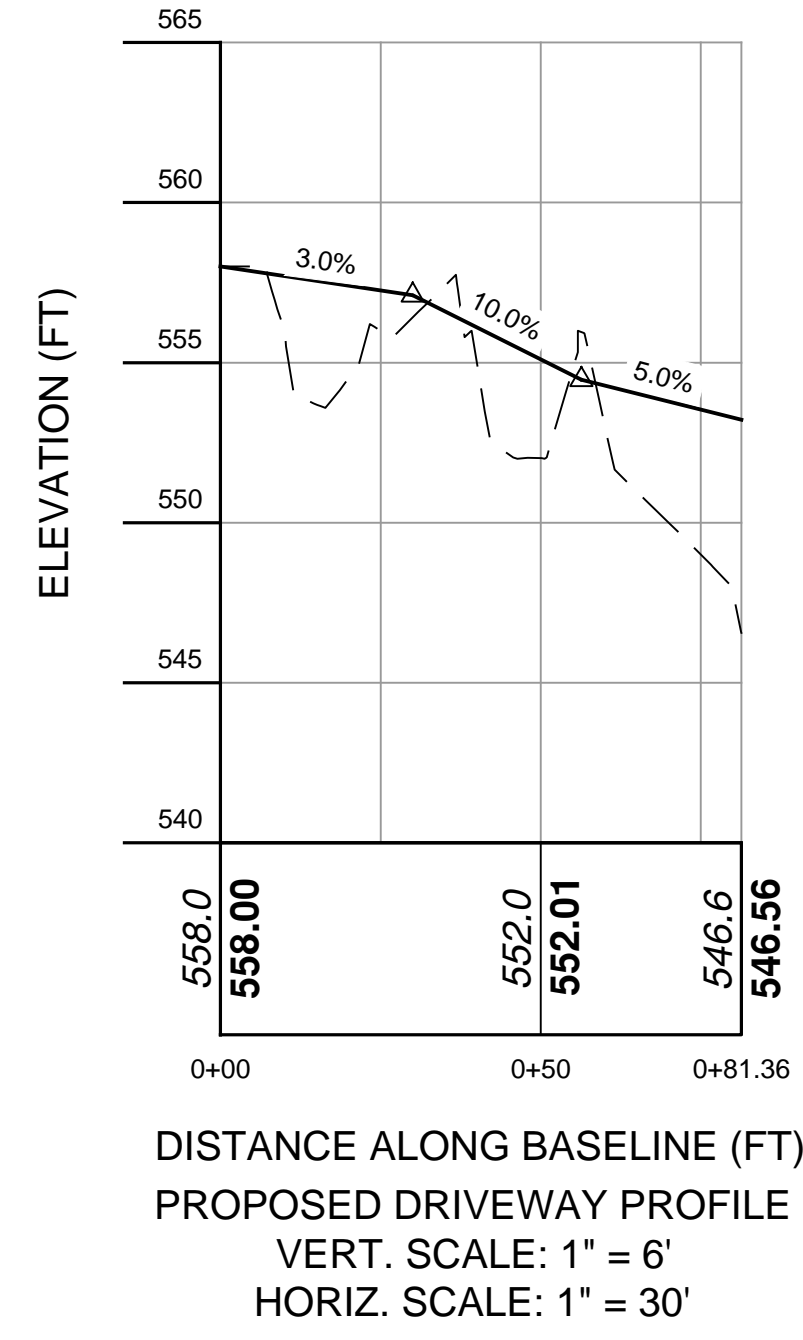
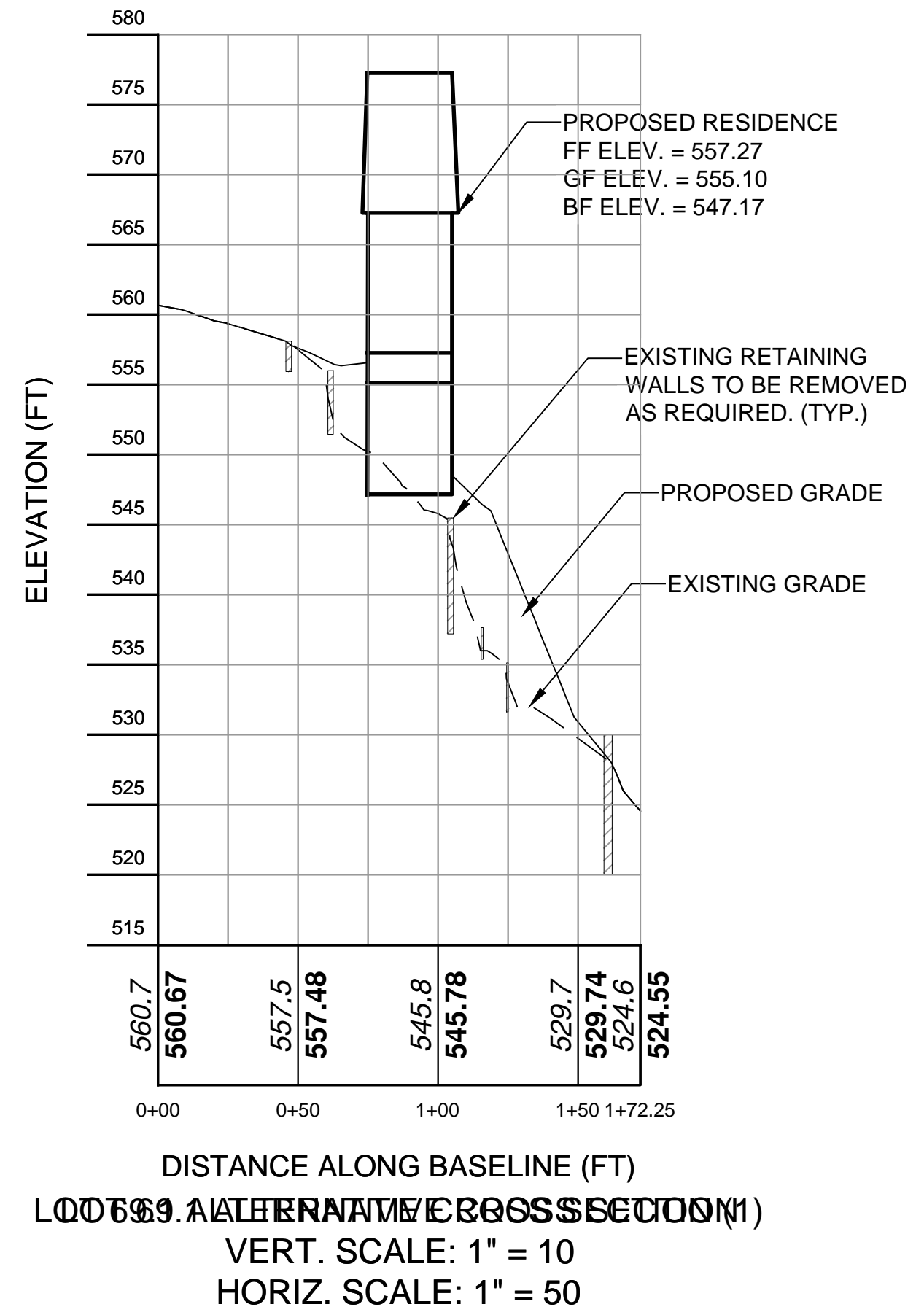
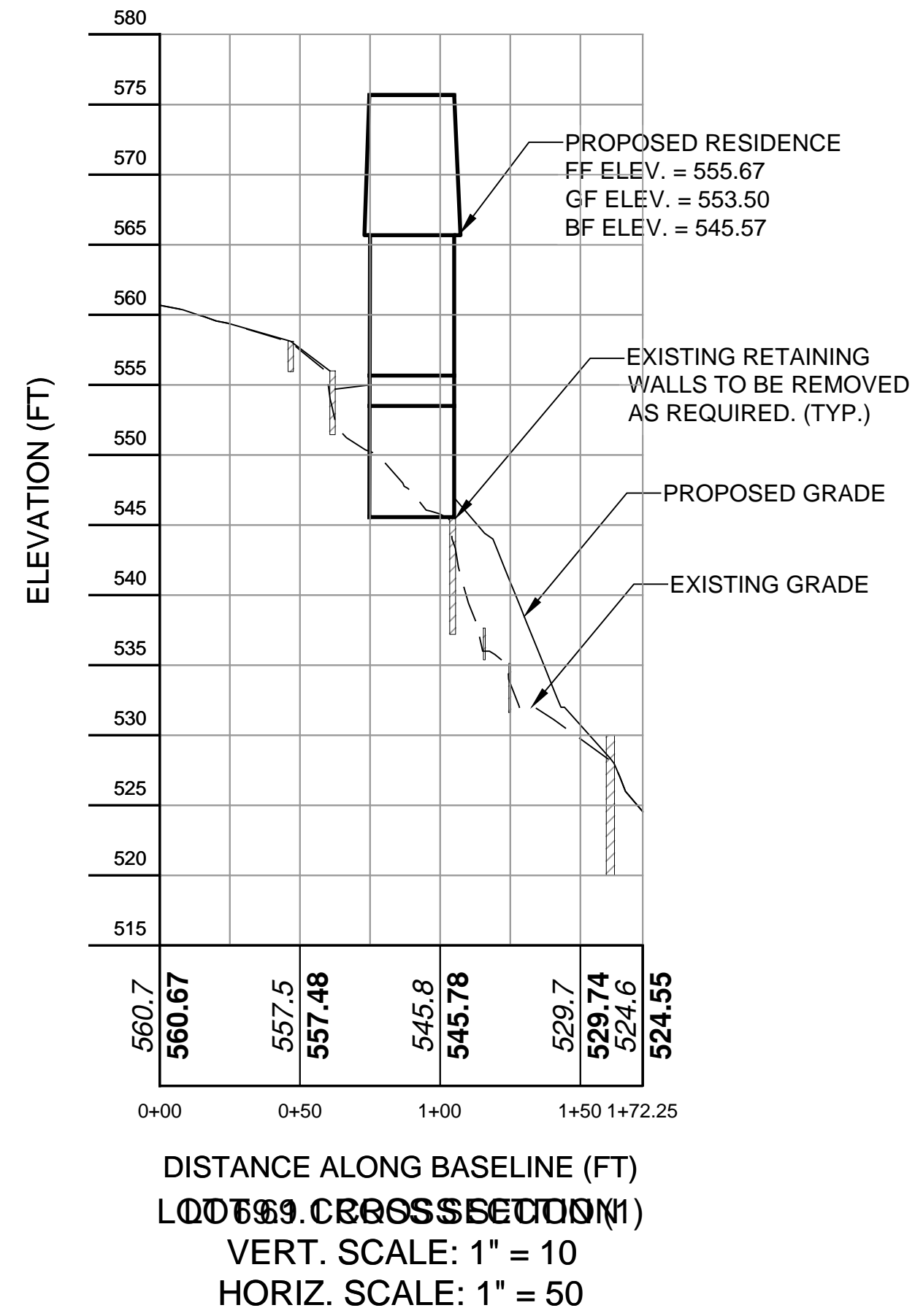
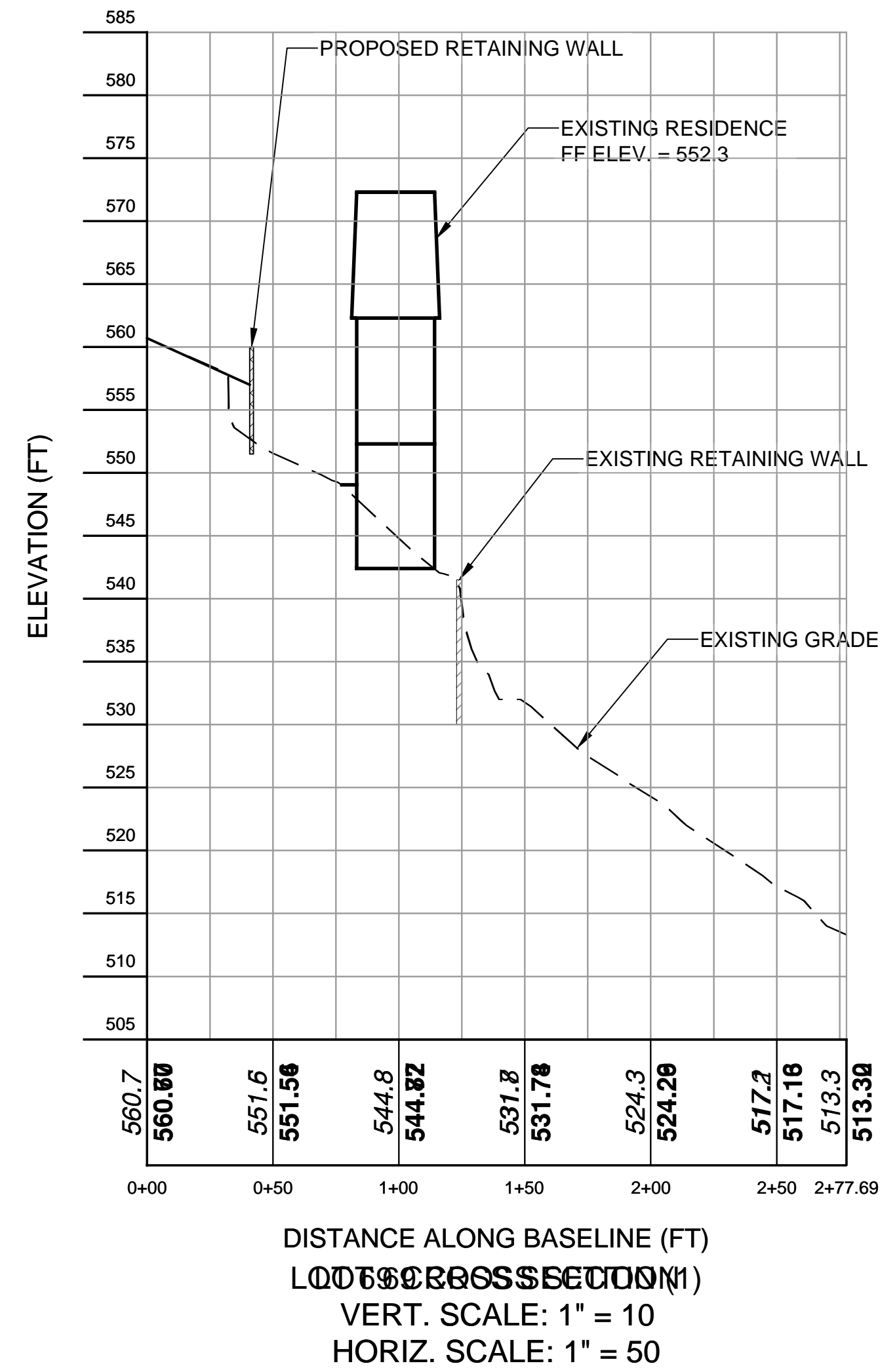
Revisions:	Date	Comments
No. 1	1/31/18	Town Comm.

SCALE:	1" = 20'
DRAWN BY:	MD
DATE:	2/2/18

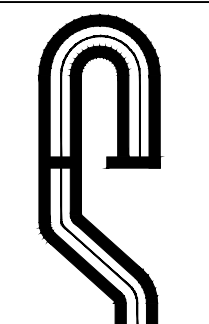
**ALTERNATIVE SUBDIVISION PLAN**

PROPOSED SUBDIVISION  
 PREPARED FOR  
**FRANK FIORE**  
 2797 CARR COURT  
 Westchester Co., New York  
 Town Of Yorktown

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E:\2008\08-41 FRANK FIORE - VORCKTOWN\ENGINEERING\CADD\08-41 FRANK FIORE - VORCKTOWN\DWG\08-41 DRIVE SUBD.18-18.DWG:1/16/2017 2:18:52 PM



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PROJECT # 17-32



Revisions:	
No.	Date / Comments
1	1/21/18 / Town Comm.

SCALE: N/A

DRAWN BY: MD

DATE: 1/29/18

## CROSS SECTION AND DRIVEWAY PROFILES

PROPOSED SUBDIVISION  
 PREPARED FOR  
**FRANK FIORE**  
 2797 CARR COURT  
 Town of Yorktown

Westchester County, NY

Sheet 3 of 3