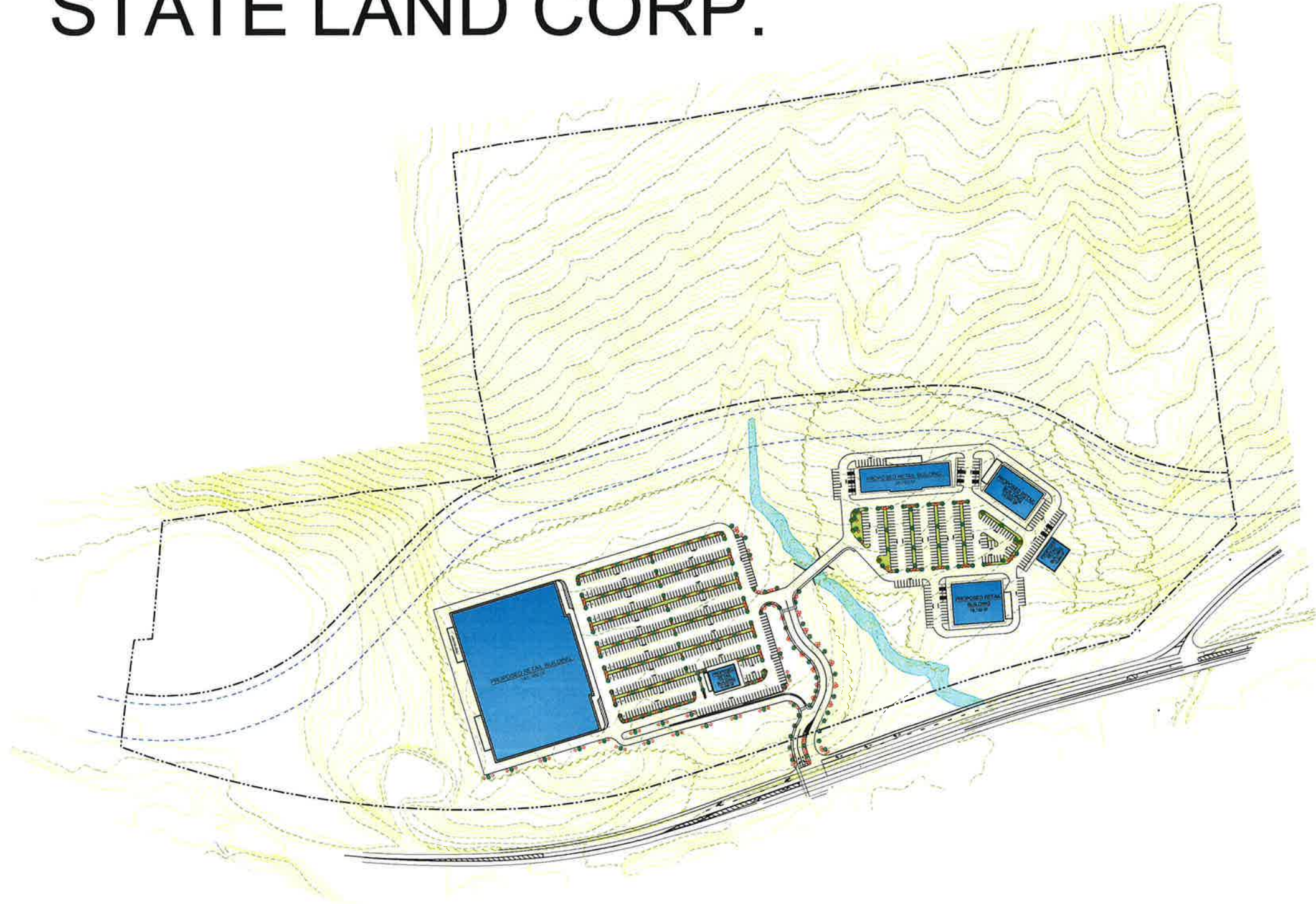


REZONING APPLICATION
PROPOSED BY
STATE LAND CORP.



Route 202 - Town of Yorktown
Westchester County, NY

June 2013

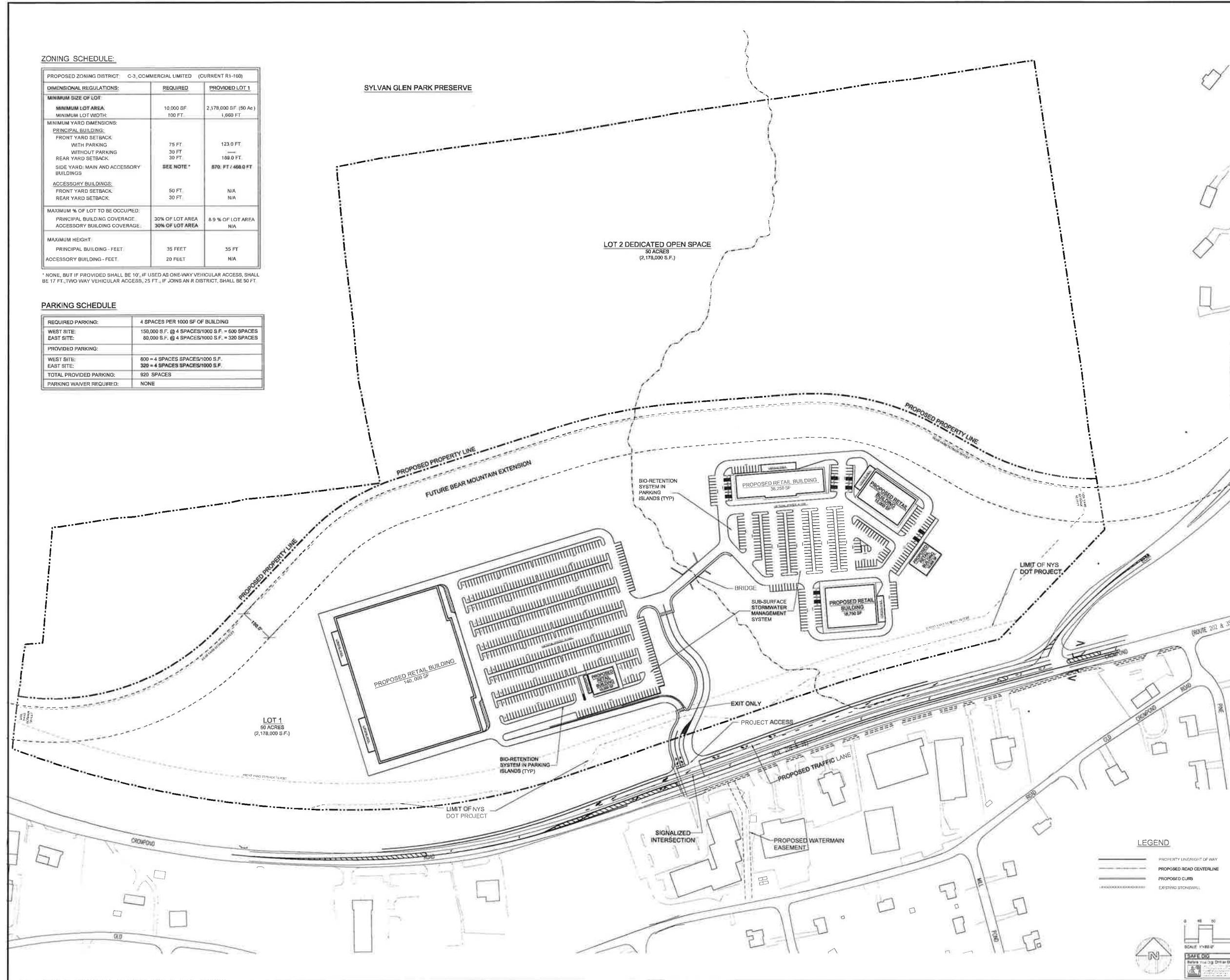
ZONING SCHEDULE:

PROPOSED ZONING DISTRICT: C-3, COMMERCIAL LIMITED (CURRENT R1-160)		
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED LOT 1
MINIMUM SIZE OF LOT:		
MINIMUM LOT AREA:	10,000 SF	2,178,000 SF (50 Ac)
MINIMUM LOT WIDTH:	100 FT.	1,660 FT.
MINIMUM YARD DIMENSIONS:		
PRINCIPAL BUILDING:		
FRONT YARD SETBACK:		
WITH PARKING:	75 FT.	123.0 FT.
WITHOUT PARKING:	30 FT.	---
REAR YARD SETBACK:	30 FT.	168.0 FT.
SIDE YARD, MAIN AND ACCESSORY BUILDINGS:	SEE NOTE *	870. FT / 468.0 FT
ACCESSORY BUILDINGS:		
FRONT YARD SETBACK:	50 FT.	N/A
REAR YARD SETBACK:	30 FT.	N/A
MAXIMUM % OF LOT TO BE OCCUPIED:		
PRINCIPAL BUILDING COVERAGE:	30% OF LOT AREA	8.9 % OF LOT AREA
ACCESSORY BUILDING COVERAGE:	30% OF LOT AREA	N/A
MAXIMUM HEIGHT:		
PRINCIPAL BUILDING - FEET:	35 FEET	35 FT
ACCESSORY BUILDING - FEET:	20 FEET	N/A

* NONE, BUT IF PROVIDED SHALL BE 10', IF USED AS ONE-WAY VEHICULAR ACCESS, SHALL BE 17 FT., TWO WAY VEHICULAR ACCESS, 25 FT., IF JOINS AN R DISTRICT, SHALL BE 50 FT.

PARKING SCHEDULE

REQUIRED PARKING:	4 SPACES PER 1000 SF OF BUILDING
WEST SITE:	150,000 S.F. @ 4 SPACES/1000 S.F. = 600 SPACES
EAST SITE:	80,000 S.F. @ 4 SPACES/1000 S.F. = 320 SPACES
PROVIDED PARKING:	
WEST SITE:	600 = 4 SPACES SPACES/1000 S.F.
EAST SITE:	320 = 4 SPACES SPACES/1000 S.F.
TOTAL PROVIDED PARKING:	920 SPACES
PARKING WAIVER REQUIRED:	NONE



LEGEND

- PROPERTY LINE/SIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- EXISTING STONEWALL

SCALE: 1"=80'-0"

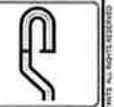
North arrow pointing up.

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ZONING COMPLIANCE SITE PLAN

Charles Monaco
 a.k.a State Land Corp.
 ROUTE 202

2 of 10



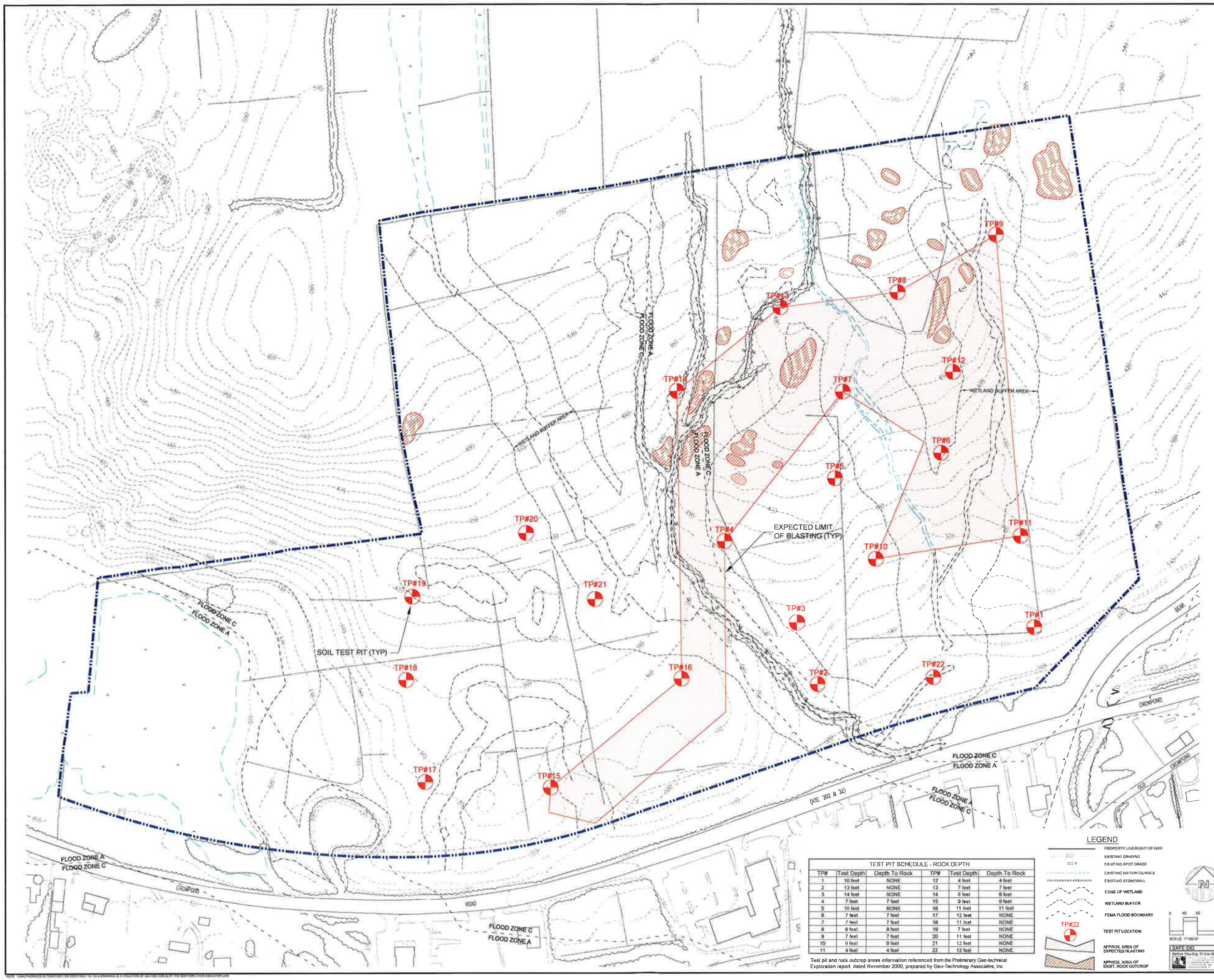
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Joseph C. Blum, P.E.
 10/12/2012

NO. OF SHEETS	1
TOTAL NO. OF SHEETS	1
DATE	10/12/2012
SCALE	AS SHOWN
PROJECT NO.	12-001
PROJECT NAME	CHARLES MONACO a.k.a. State Land Corp ROUTE 112

EXISTING CONDITIONS PLAN

Preliminary Site Plan
 CHARLES MONACO
 a.k.a. State Land Corp
 ROUTE 112
 Westchester Co., New York
 3 of 10



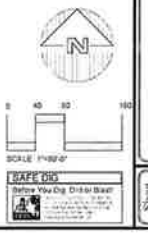
TEST PIT SCHEDULE - ROCK DEPTH

TP#	Test Depth	Depth To Rock	TP#	Test Depth	Depth To Rock
1	10 feet	NONE	17	4 feet	4 feet
2	13 feet	NONE	13	7 feet	7 feet
3	14 feet	NONE	14	5 feet	0 feet
4	7 feet	7 feet	15	9 feet	0 feet
5	10 feet	NONE	16	11 feet	11 feet
6	7 feet	7 feet	17	12 feet	NONE
7	7 feet	7 feet	18	11 feet	NONE
8	8 feet	8 feet	19	7 feet	NONE
9	7 feet	7 feet	20	11 feet	NONE
10	9 feet	9 feet	21	12 feet	NONE
11	4 feet	4 feet	22	12 feet	NONE

Test pit and rock outcrop areas information referenced from the Preliminary Geo-Technical Exploration report, dated November 2000, prepared by Geo-Technology Associates, Inc.

LEGEND

- PROPERTY LINE/RIGHT OF WAY
- EXISTING GRADING
- EXISTING SPOT GRADE
- EXISTING VIA ENCLOSURES
- EXISTING STONEWALLS
- EDGE OF WETLAND
- WETLAND BUFFER
- FEMA FLOOD BOUNDARY
- TEST PIT LOCATION
- APPROX. AREA OF EXPECTED BLASTING
- APPROX. AREA OF EXIST. ROCK OUTCROP





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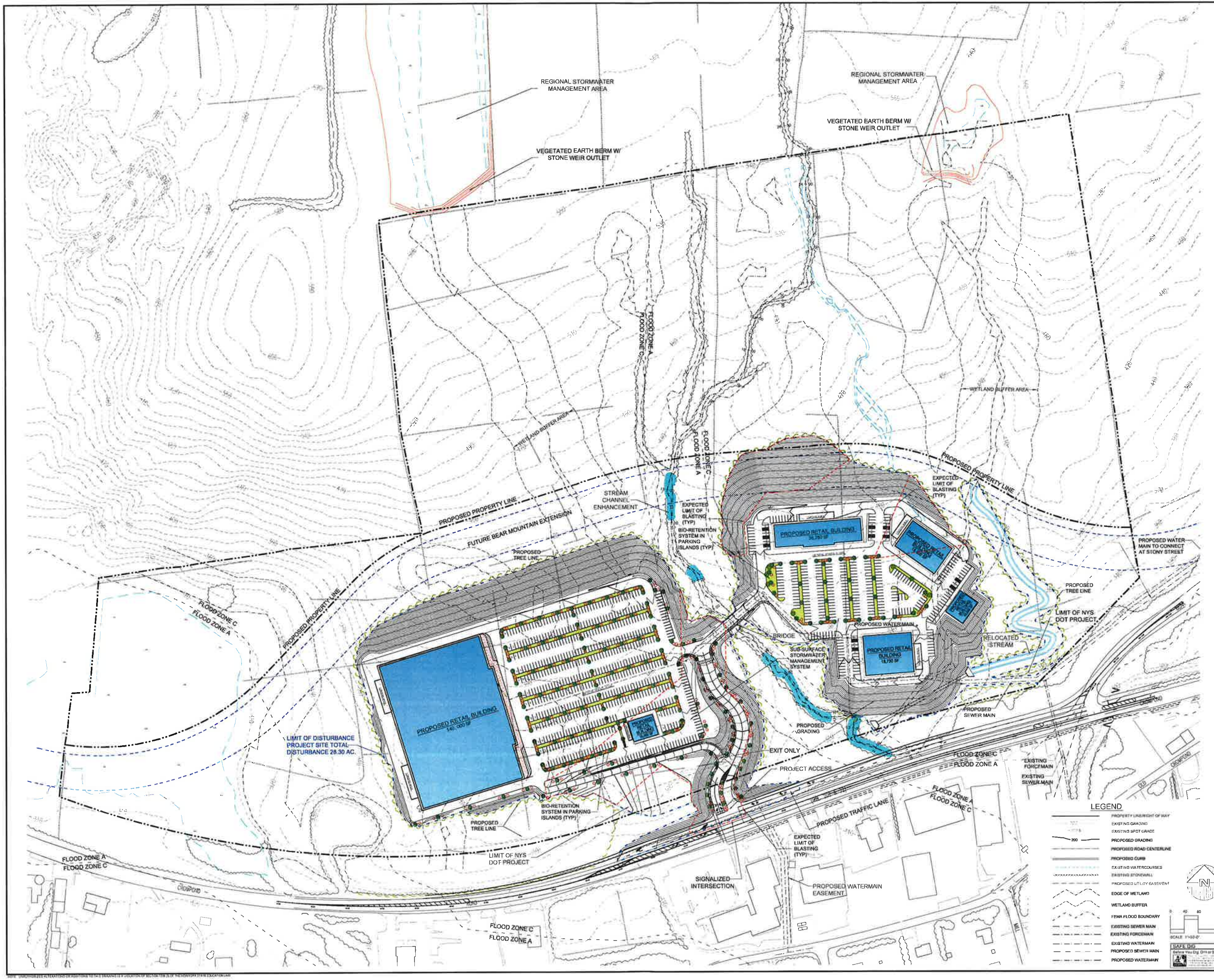
Joseph L. Reina, P.E.
 2025 Lic. No. 12111

Project No.	
Client	
Location	
Date	
Scale	
Author	
Checked by	
Drawn by	
Scale	

Sheet No.	
Total Sheets	
Project Name	
Project Location	
Project Description	
Project Status	
Project Start Date	
Project End Date	
Project Budget	
Project Manager	
Project Engineer	

IMPROVEMENT PLAN

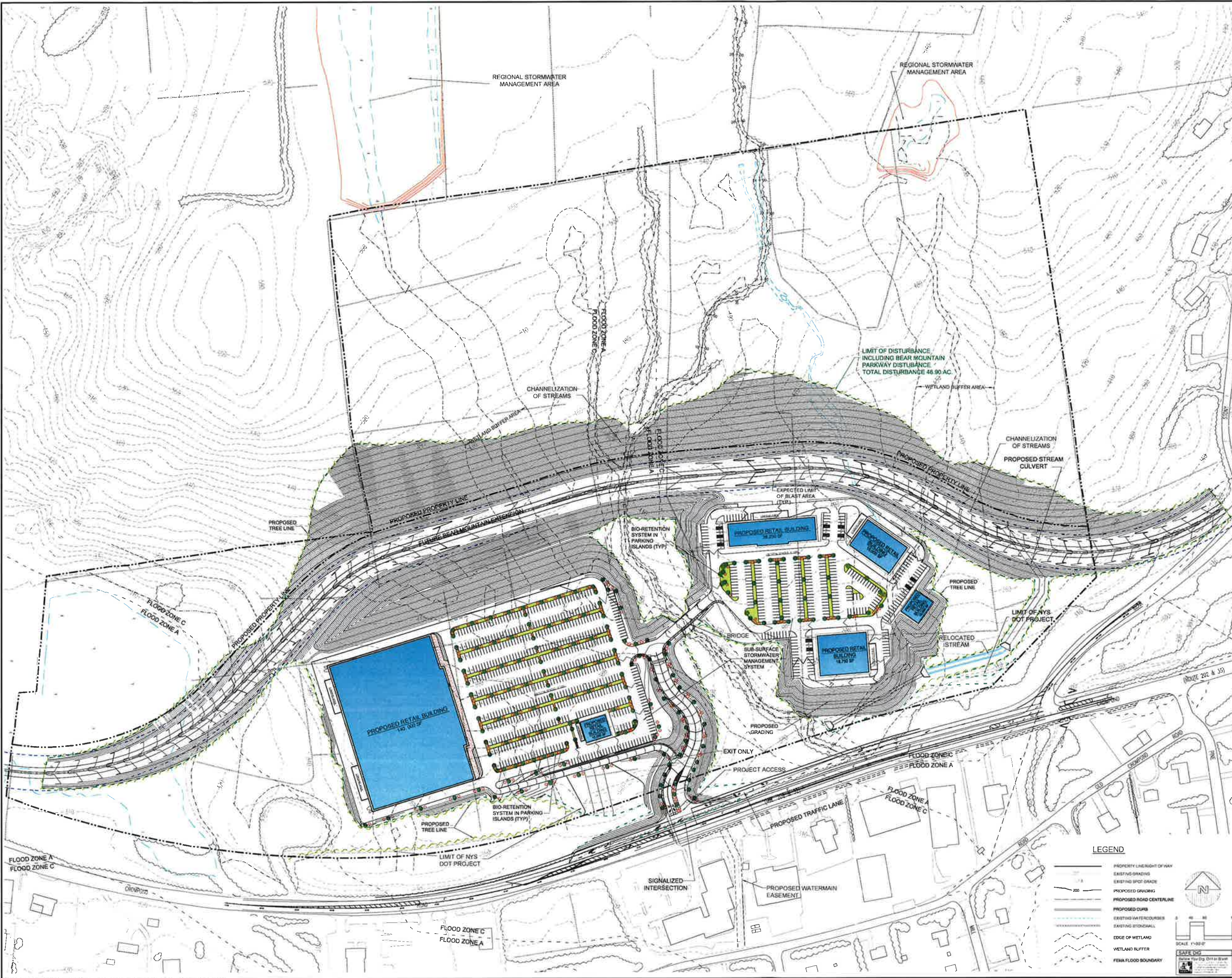
Preliminary Site Plan
 CHARLES MONACO
 a.k.a State Land Corp
 ROUTE 102
 Westchester Co., New York



LEGEND

	PROPERTY LINE/RIGHT OF WAY
	EXISTING GRADING
	EXISTING SPOT GRADE
	PROPOSED GRADING
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB
	EXISTING WATERCOURSE
	EXISTING STONE WALL
	PROPOSED UTILITY EASEMENT
	EDGE OF WETLAND
	WETLAND BUFFER
	FEMA FLOOD BOUNDARY
	EXISTING SEWER MAIN
	EXISTING WATERMAIN
	PROPOSED SEWER MAIN
	PROPOSED WATERMAIN

SCALE: 1"=50'-0"
 DATE: 08/11/2022



LEGEND

- PROPERTY LINE/RIGHT OF WAY
- EXISTING GRADING
- EXISTING SPOT GRADE
- PROPOSED GRADING
- PROPOSED ROAD CENTRALLINE
- PROPOSED CURB
- EXISTING WATERCOURSE
- EXISTING STONEWALL
- EDGE OF WETLAND
- WETLAND BUFFER
- FEMA FLOOD BOUNDARY

SCALE: 1"=30'-0"

SAFE USE
 (Not for Use in Other States)



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Project No.	
Client	
Date	
Scale	
Sheet No.	
Total Sheets	
Author	
Checker	
DATE	03/07/2012

COMBINED BMP & SITE GRADING PLAN

Preliminary Site Plan
 not for construction

CHARLES MONACO
 a.k.a State Land Corp
 ROUTE 202

Westchester Co., New York
 Union Of Yonkers

Sheet 5 of 10



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NO.	DATE	DESCRIPTION
1	11/27/2012	PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

Preliminary Site Plan
 PROPOSED DEVELOPMENT

CHARLES MONACO
 a.k.a. State Land Corp
 ROUTE 202

Westchester Co., New York
 Town Of Yorktown

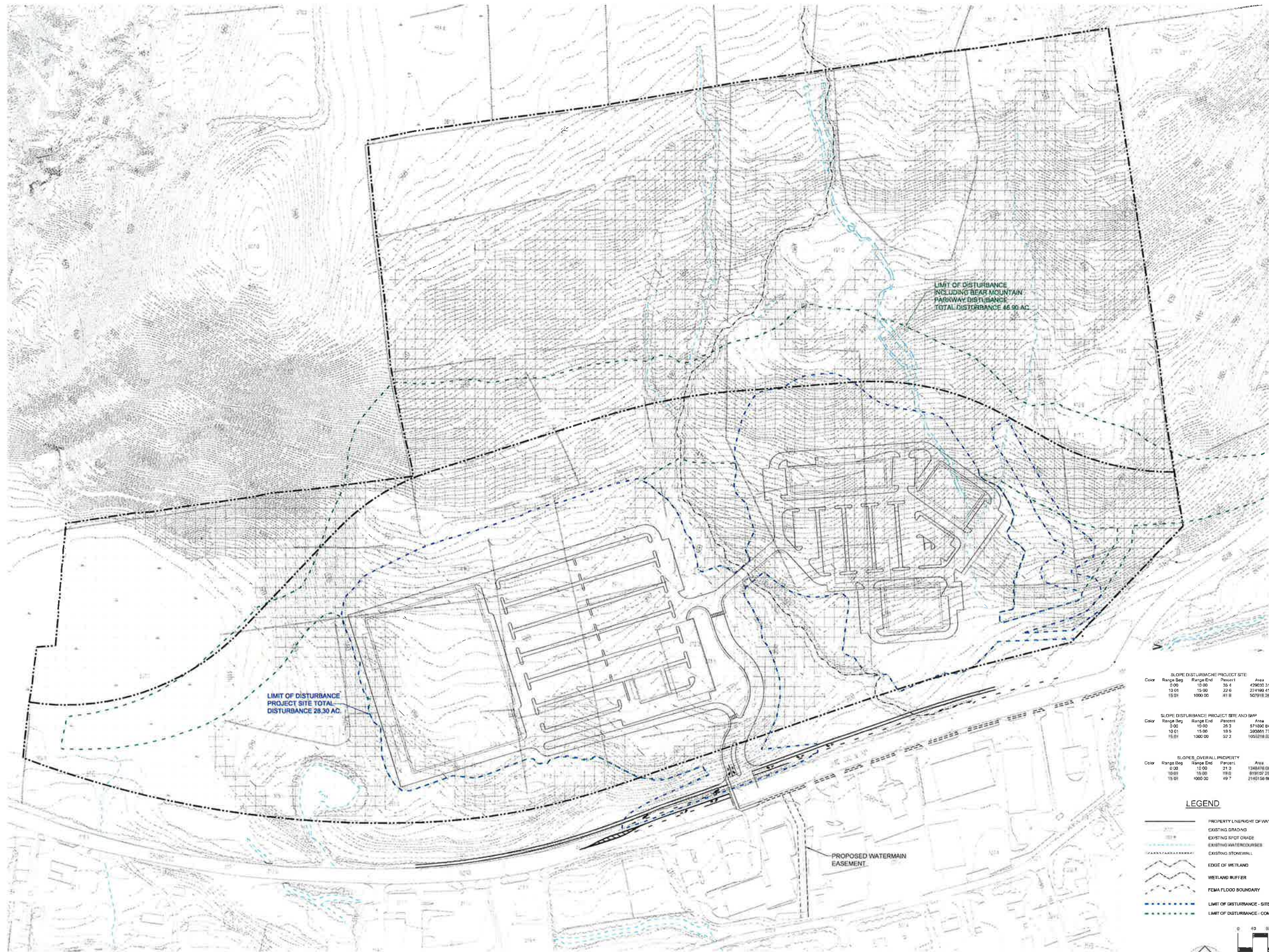
Sheet 6 of 10



LEGEND

- PROPERTY LINE/RIGHT OF WAY
- EXISTING GRADING
- EXISTING SPOT GRADE
- PROPOSED GRADING
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- EXISTING WATERCOURSE
- EXISTING STONE WALL
- EDGE OF WETLAND
- WETLAND BUFFER
- FEMA FLOOD BOUNDARY

SCALE: 1"=80'
 NAD 83
 UTM Zone 18N
 Datum: NAD 83
 Projection: UTM
 Units: Meter

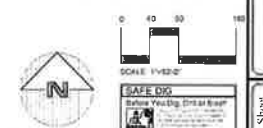



SLOPE DISTURBANCE PROJECT SITE				
Color	Range Beg	Range End	Percent	Area
	0.00	15.00	35.4	426250.31
	10.01	15.00	22.6	274160.41
	15.01	1000.00	41.8	507918.28

SLOPE DISTURBANCE PROJECT SITE AND BMP				
Color	Range Beg	Range End	Percent	Area
	0.00	15.00	25.2	574360.04
	10.01	15.00	19.5	393661.77
	15.01	1000.00	52.2	1053118.03

SLOPES OVERALL PROPERTY				
Color	Range Beg	Range End	Percent	Area
	0.00	10.00	21.3	134818.00
	10.01	15.00	18.8	873137.25
	15.01	1000.00	49.7	2181350.96

LEGEND	
	PROPERTY LINE/RIGHT OF WAY
	EXISTING GRADING
	EXISTING SPOT GRADE
	EXISTING WATERCOURSES
	EXISTING STONEWALL
	EDGE OF WETLAND
	WETLAND BUFFER
	FEMA FLOOD BOUNDARY
	LIMIT OF DISTURBANCE - SITE
	LIMIT OF DISTURBANCE - COMBINED



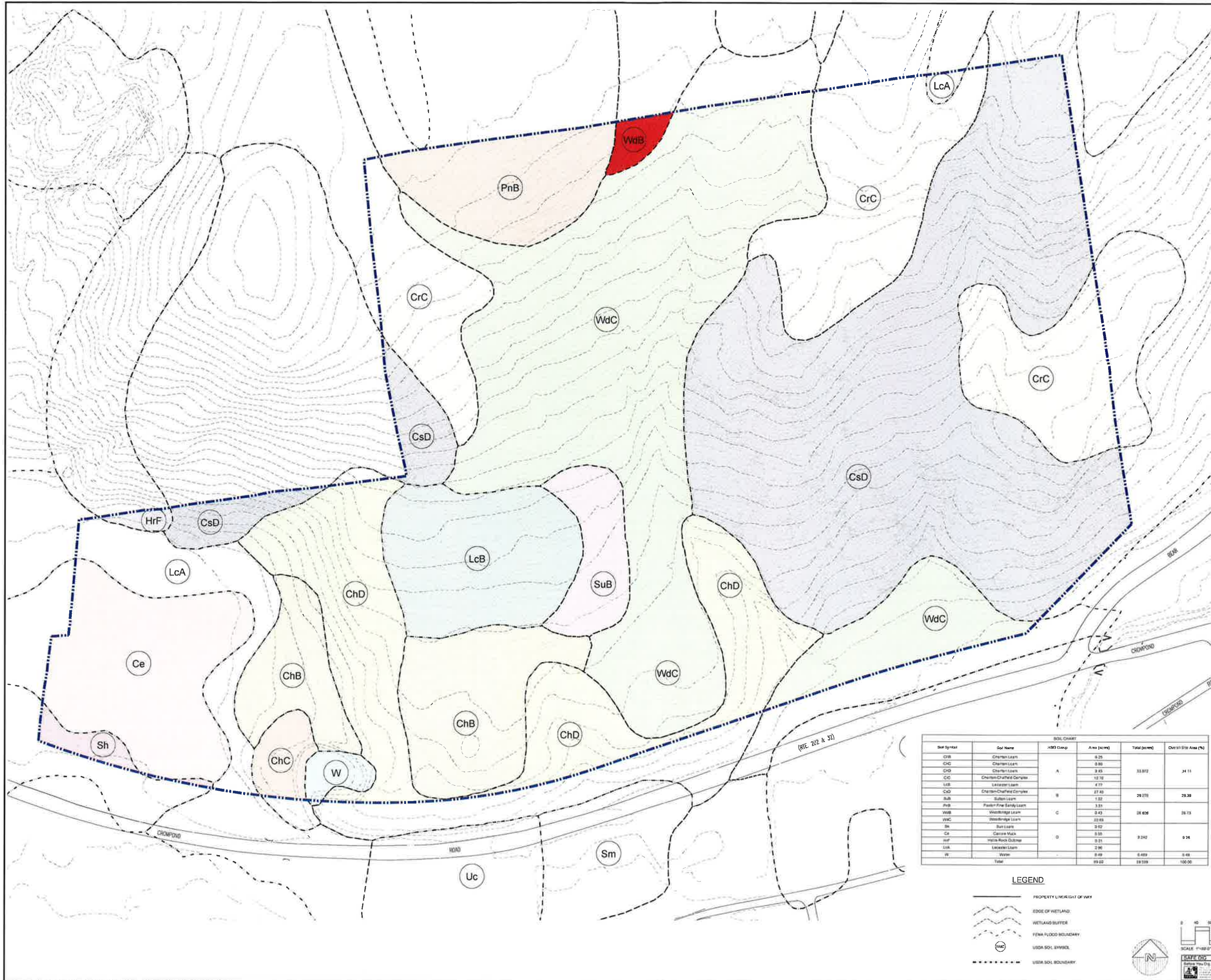


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CHARLES MONACO
a.k.a. State Land Corp.
ROUTE 202

**STEEP SLOPES
DISTURBANCE**


Sheet 7 of 10



Soil Symbol	Soil Name	HRC Group	A _{net} (acres)	Total (acres)	Overall Site Area (%)
ChB	Chertim Loam	A	0.25	33.872	24.11
ChC	Chertim Loam		0.30		
ChD	Chertim Loam		3.85		
CrC	Chertim-Chertim Complex		12.76		
LcB	Letcher Loam	B	4.77	20.270	28.38
ChD	Chertim-Chertim Complex		17.49		
SuB	Sutton Loam	C	1.32	18.608	26.13
PnB	Parson Fine Sandy Loam		3.51		
WdB	Woodbridge Loam		0.43		
WdC	Woodbridge Loam	D	22.88	9.242	9.24
Sh	Shin Loam		0.12		
Ce	Carroll Muck		0.35		
HrF	Hills-Rock Outcrop		0.31		
LcA	Letcher Loam	Total	2.36	0.423	0.48
Uc	Union		0.18		
W	Water		99.00	59.559	100.00

- LEGEND**
- PROPERTY LINE/RIGHT OF WAY
 - ~ EDGE OF WETLAND
 - ~ WETLAND BUFFER
 - - - FEMA FLOOD BOUNDARY
 - USDA SOIL BOUNDARY
 - USDA SOIL BOUNDARY





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Joseph C. Killea, P.E.
 V.P. & S.E.

SOILS MAP

FIGURE 5
 PREPARATION FOR
CHARLES MONACO
 a.k.a. State Land Corp.
 ROUTE 11, 202
 Yorktown Heights, New York

Sheet 8 of 10

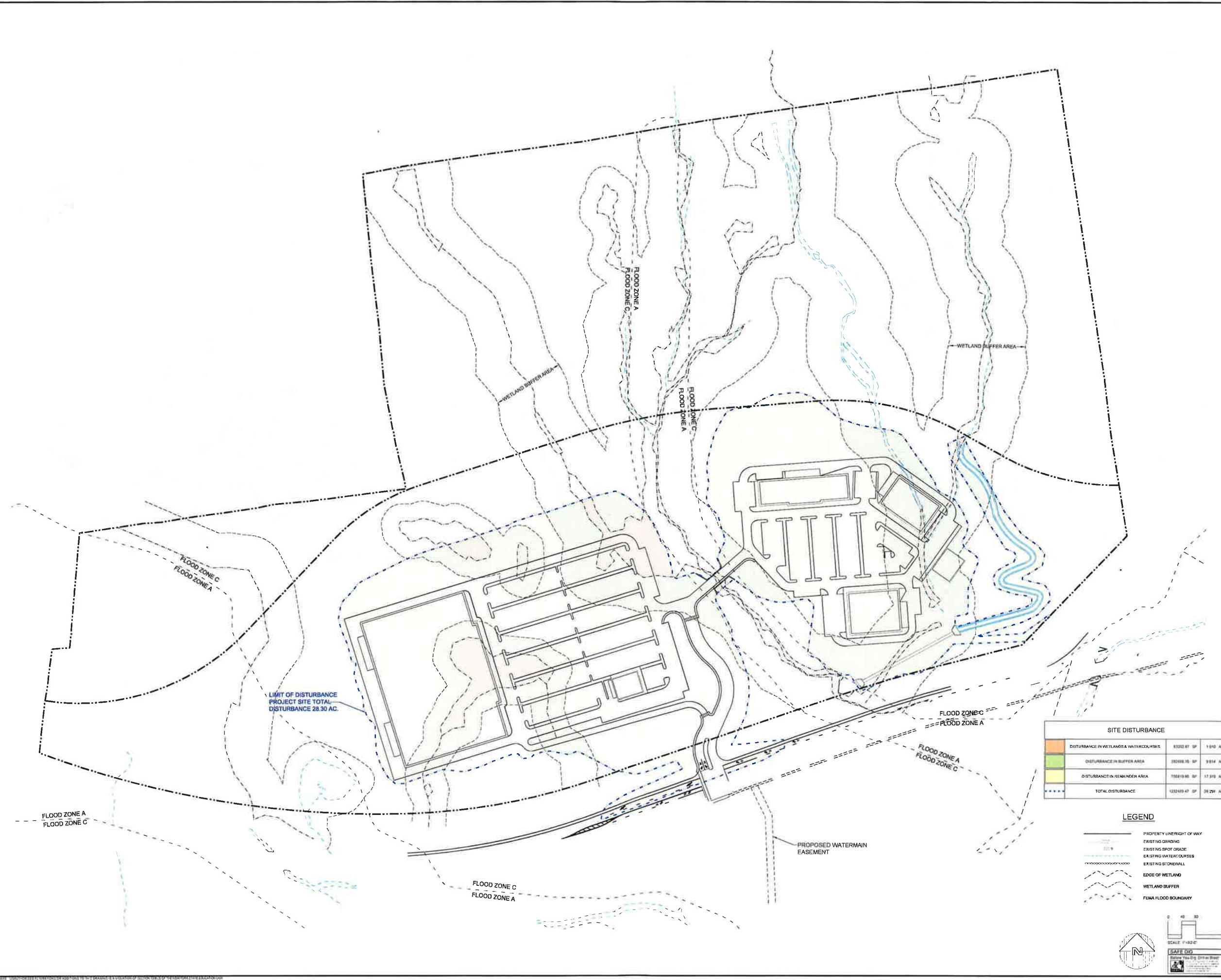


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Joseph C. Rizzo, P.E.
NY License No. 15211

**SITE WETLANDS,
WATERCOURSES & BUFFER
DISTURBANCE**

Preparation: Site Plan
Preparation/Title
CHARLES MONACO
a.k.a. State Land Corp
ROU LU 202
Westchester Co., New York



SITE DISTURBANCE

Category	Area (SF)	Area (AC)
DISTURBANCE IN WETLANDS & WATERCOURSES	8302 SF	1.94 AC
DISTURBANCE IN BUFFER AREA	38098 SF	8.74 AC
DISTURBANCE IN REMAINDER AREA	75819 SF	17.37 AC
TOTAL DISTURBANCE	122219 SF	28.29 AC

- LEGEND**
- PROPERTY LINE/RIGHT OF WAY
 - EXISTING GRADING
 - EXISTING SPOT GRADE
 - EXISTING WATERCOURSES
 - EXISTING STONEWALL
 - EDGE OF WETLAND
 - WETLAND BUFFER
 - FEMA FLOOD BOUNDARY



DATE: 02/04/2023 10:10:43 AM. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE INFORMATION CONTAINED HEREIN IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE A PROFESSIONAL ENGINEERING DESIGN OR CONSULTING SERVICE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



LIMIT OF DISTURBANCE
INCLUDING BEAR MOUNTAIN
PARKWAY DISTURBANCE
TOTAL DISTURBANCE 48.90 AC.

COMBINED BMP & SITE DISTURBANCE			
	DISTURBANCE IN WETLANDS & WATERCOURSES	130428.26	SP 4372 AC
	DISTURBANCE IN BUFFER AREA	638291.94	SP 16363 AC
	DISTURBANCE IN REMAINDER AREA	1105847.43	SP 26530 AC
	TOTAL DISTURBANCE	2042277.63	SP 48264 AC

- LEGEND**
- PROPERTY LINE/RIGHT OF WAY
 - EXISTING GRADING
 - EXISTING SPOT GRADE
 - EXISTING WATERCOURSES
 - EXISTING STONEWALL
 - EDGE OF WETLAND
 - WETLAND BUFFER
 - FEMA FLOOD BOUNDARY



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NY License No. 13111

**COMBINED BMP & SITE
WETLANDS,
WATERCOURSES &
BUFFER DISTURBANCE**

Preliminary Site Plan
NOVEMBER 2010
CHARLES MONACO
a.k.a. State Land Corp
ROUTE 302
Yorktown Heights, New York

Sheet 10 of 10