

Site Plan Information - Tax ID 23-1-2

Item	Area (s.f.)
Total site disturbance	204,700
Total disturbance within wetland buffer	30,575
Total impervious within wetland buffer	13,200
Total building coverage	26,422
Total impervious coverage	58,955

Zoning Chart - I - Industrial Zone

Req/Allowed	Proposed
Minimum Lot Area	87,120 s.f. / 492,766 s.f.
Minimum Lot Frontage	200 ft / 276.62 ft
Max Ht Principle Bldg	35 ft / 18.5 ft
Minimum Floor Area	1,500 s.f. / 26,422 s.f.
Min Req Yards	
Front	65 ft / 191 ft
Side	30 ft / 108 ft
Rear	50 ft / 394 ft
Max Imp. Lot Coverage	65% / 15.1%

Parking Calculation

Warehouse Usage:
From Patterson Code: 1 space required per 2,000 s.f.
Area of warehouse per unit is 1,607 - 245 = 1,362 s.f./2,000 = 0.68 spaces
USE 1 space per unit

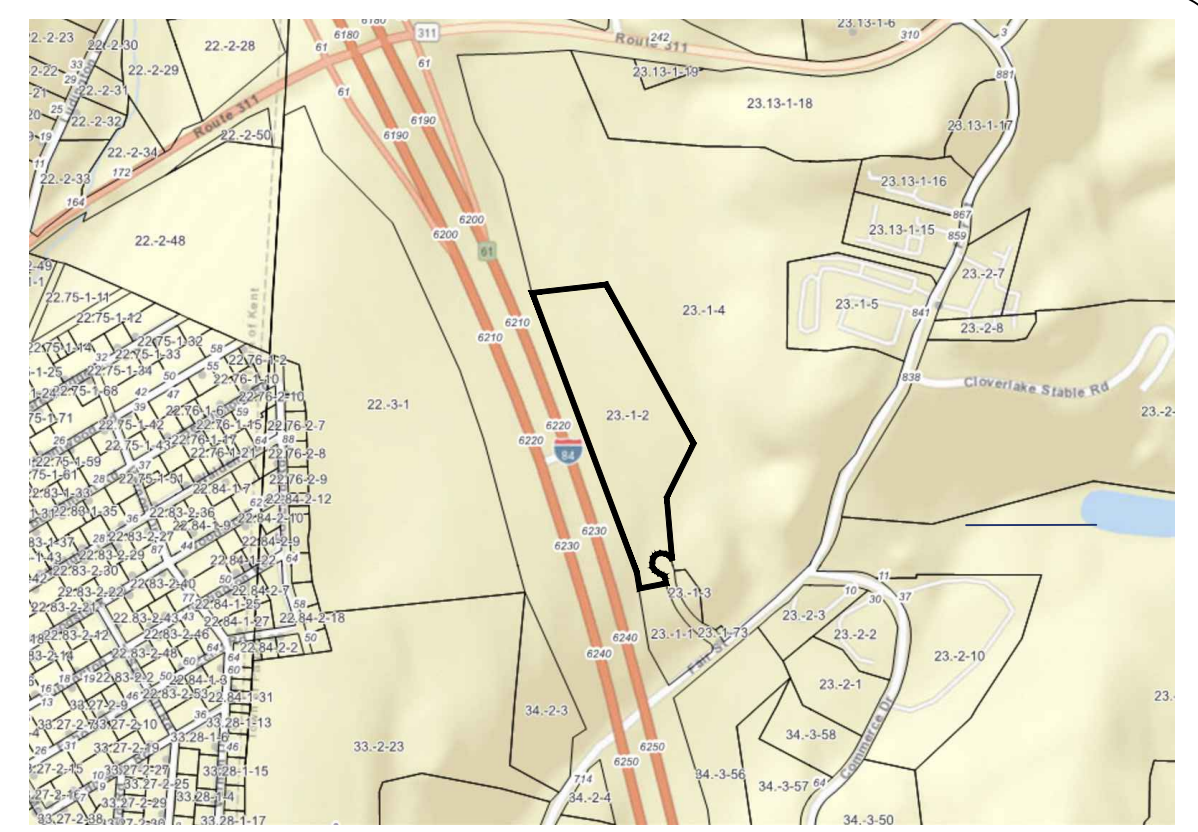
Office Usage:
From Patterson Code: 1 space required per 300 s.f.
Area of office per unit is 245/300 = 0.82 spaces
USE 1 space per unit

Total required spaces per unit = 2 spaces per unit

16 Total units proposed for site x 2 spaces per unit = 32 spaces required
59 parking spaces shown + 6 handicapped spaces, therefore, parking is adequate
Note: 16 Temporary spaces in driveways in front of units not counted in total spaces

Building Area Calculation:

Item	Area	Number	Total Area
Unit	1,607	16	25,712
Front Entry	70	8	560
Utility Room	150	1	150
Total Area of structures			26,422



PROPOSED SITE PLAN FOR
FAIR STREET ASSOCIATES, LLC - FAIR STREET - PATTERSON, NEW YORK
Tax ID 23-1-2

INTERSTATE ROUTE NO. 84

"The undersigned owner of the property hereon states that he is familiar with these drawings, their contents and their legends and hereby consents to all said terms and conditions as stated hereon."
Owner:
Name: Gus T. Boniello
Address: 165 Waccabuc Road, Goldens Bridge, NY 10526
Signature: _____

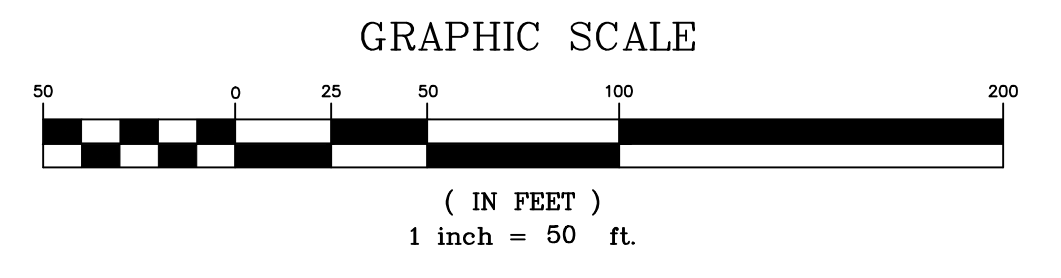
Approved by resolution of the Planning Board of the Town of Patterson, New York, on the _____ day of _____, 2021.
Any change, erasure, modification or revision of this plan as approved, shall void this approval.
Signed this _____ day of _____, by,

Chairman

Vice Chairman

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION
The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetlands as delineated by Juan Boniello on 01/25/21
DEC Staff: [Signature] Surveyor/Engineer: _____
Date: 01/25/21 SEAL

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 5 years unless existing exempt activities, area hydrology, or land use practices change (e.g., agriculture to residential). After 5 years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.
Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.



- LEGEND**
- existing 2 ft contour
 - existing 10 ft contour
 - proposed 2 ft contour
 - proposed 10 ft contour
 - proposed outlet structure with pipe and rip rap outlet
 - proposed catch basin and pipe
 - proposed construction entrance
 - proposed recycled asphalt storage area
 - proposed retaining wall
 - proposed silt fence
 - proposed light post
 - proposed entry light
 - proposed downward shielded light
 - existing stone wall
 - proposed Uni-Lock wall
 - proposed chain link fence
 - proposed flow path
 - proposed guiderail location
 - proposed 4" PVC sewer main
 - proposed water main
 - proposed handicapped space

rev 11/15/2024 as per NYCDEP comments
rev 10/15/2024 as per NYCDEP comments
rev 10/13/2024 as per NYCDEP comments
rev 5/7/2024 as per Town and Engineer comments
rev 4/15/2024 as per Town and Engineer comments
rev 9/26/2022 as per Town and Engineer comments
rev 12/20/2022 as per Town comments

SHEET 2021-12-02
SCALE 1"=50'
FILE D:\LAND\BONIELLO-PATTERSON
DATE 11/14/2022

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567

FINAL