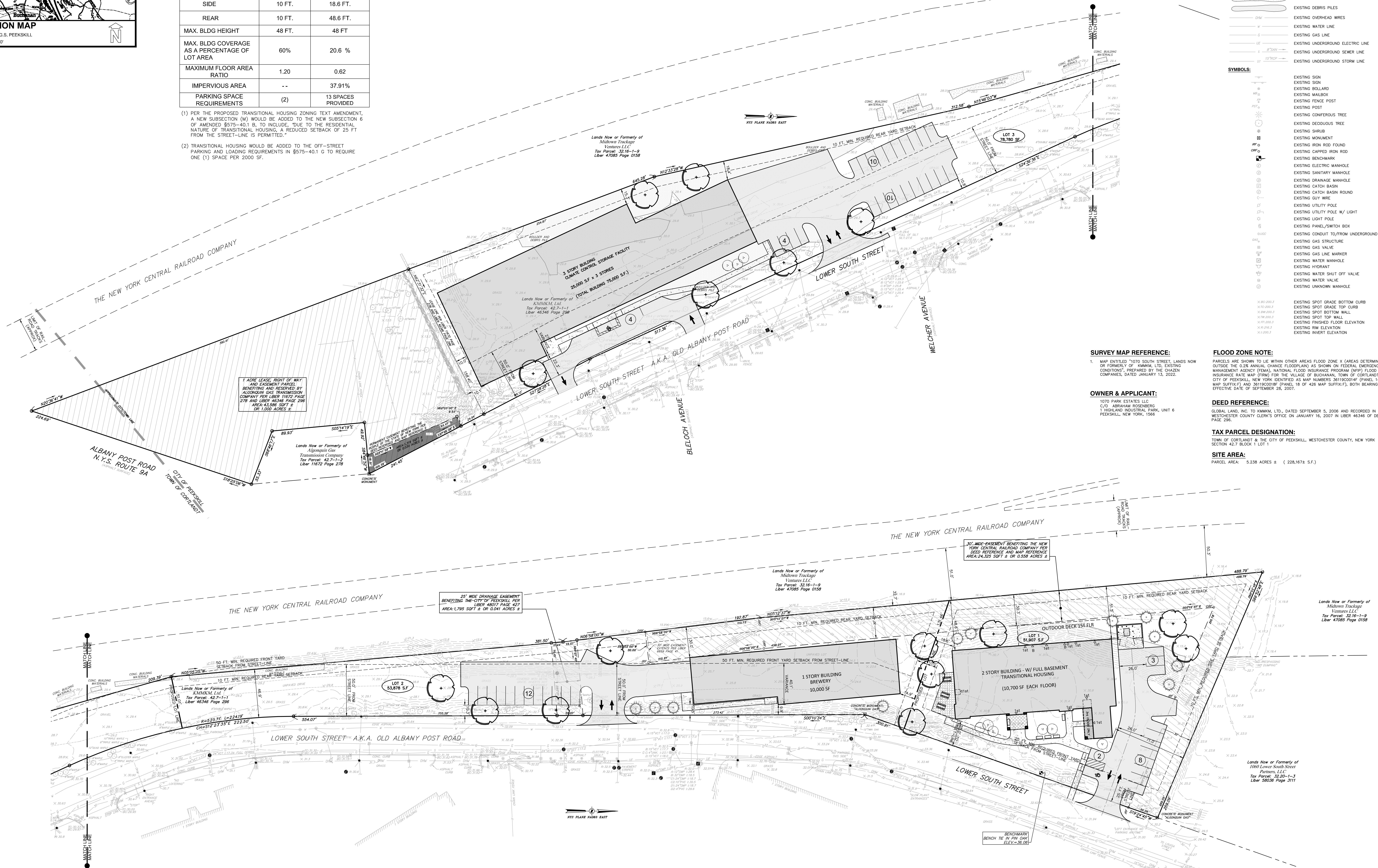


	REQUIRED	PROPOSED LOT 1
MIN. LOT AREA	1 ACRE	1.19 ACRES (51,907 S.F.)
MIN. FRONTAGE	NONE	260.85 FT.
MIN. DEPTH	NONE	131.46 FT.
MIN. YARDS:		
FRONT	50 FT. TO STREET LINE (1)	25.0 FT.
SIDE	10 FT.	18.6 FT.
REAR	10 FT.	48.6 FT.
MAX. BLDG HEIGHT	48 FT.	48 FT
MAX. BLDG COVERAGE AS A PERCENTAGE OF LOT AREA	60%	20.6 %
MAXIMUM FLOOR AREA RATIO	1.20	0.62
IMPERVIOUS AREA	--	37.91%
PARKING SPACE REQUIREMENTS	(2)	13 SPACES PROVIDED

(2) TRANSITIONAL HOUSING WOULD BE ADDED TO THE OFF-STREET PARKING AND LOADING REQUIREMENTS IN §575-40.1 G TO REQUIRE ONE (1) SPACE PER 2000 SF.



- | | |
|---|--------------------------------------|
| LEGEND:
EXISTING CONDITIONS: | |
| | PROPERTY LINE NO PHYSICAL BOUNDS |
| | ADJACENT PROPERTY LINE |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | EXISTING SPOT GRADE |
| | EXISTING PROPERTY EASEMENT |
| | EXISTING BUILDING |
| | EXISTING CURB/CUTOUT |
| | EXISTING GRAVEL DRIVEWAY |
| | EXISTING GUDERALL |
| | EXISTING FENCE |
| | EXISTING CONC. MATERIALS |
| | EXISTING DEBRIS PILES |
| | EXISTING OVERHEAD WIRES |
| | EXISTING WATER LINE |
| | EXISTING GAS LINE |
| | EXISTING UNDERGROUND ELECTRIC LINE |
| | EXISTING UNDERGROUND SEWER LINE |
| | EXISTING UNDERGROUND STORM LINE |
| SYMBOLS: | |
| | EXISTING SIGN |
| | EXISTING SIGN |
| | EXISTING BOLLARD |
| | EXISTING MAILBOX |
| | EXISTING FENCE POST |
| | EXISTING POST |
| | EXISTING CONIFEROUS TREE |
| | EXISTING DECIDUOUS TREE |
| | EXISTING SHRUB |
| | EXISTING MONUMENT |
| | EXISTING IRON ROD FOUND |
| | EXISTING CAPPED IRON ROD |
| | EXISTING BENCHMARK |
| | EXISTING SANITARY MANHOLE |
| | EXISTING CATCH BASIN |
| | EXISTING CATCH BASIN |
| | EXISTING GUY WIRE |
| | EXISTING UTILITY POLE |
| | EXISTING UTILITY POLE W/ LIGHT |
| | EXISTING UTILITY POLE |
| | EXISTING PANEL/SWITCH BOX |
| | EXISTING CONDUIT TO/FROM UNDERGROUND |
| | EXISTING GAS STRUCTURE |
| | EXISTING GAS VALVE |
| | EXISTING GAS LINE MARKER |
| | EXISTING WATER MANHOLE |
| | EXISTING HYDRANT |
| | EXISTING WATER SHUT OFF VALVE |
| | EXISTING WATER VALVE |
| | EXISTING UNKNOWN MANHOLE |

1. MAP ENTITLED "1070 SOUTH STREET, LANDS NOW OR FORMERLY OF KMMKM, LTD, EXISTING CONDITIONS", PREPARED BY THE CHAZEN COMPANIES, DATED JANUARY 13, 2022.

1070 PARK ESTATES LLC
C/O ABRAHAM ROSENBERG
1 HIGHLAND INDUSTRIAL PARK, UNIT 6
PEEKSKILL, NEW YORK, 1566

PARCELS ARE SHOWN TO LIE WITHIN OTHER AREAS FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF BUCHANAN, TOWN OF CORTLANDT AND THE CITY OF PEESKILL, NEW YORK IDENTIFIED AS MAP NUMBERS 36119C0014F (PANEL 14 OF 426 MAP SUFFIX:F) AND 36119C0018F (PANEL 18 OF 426 MAP SUFFIX:F), BOTH BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2007.

GLOBAL LAND, INC. TO KMMKM, LTD., DATED SEPTEMBER 5, 2006 AND RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JANUARY 16, 2007 IN LIBER 46346 OF DEEDS AT PAGE 296.

TOWN OF CORTLANDT & THE CITY OF PEEKSKILL, WESTCHESTER COUNTY, NEW YORK
SECTION 42.7 BLOCK 1 LOT 1

PARCEL AREA: 5.238 ACRES ± (228,167± S.F.)

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LANDSCAPE ARCHITECTURE & GEOLOGY CO., D.P.C.**

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- New York City, NY

4	05/10/22	GENERAL REVISIONS, SETBACKS TO STREET-LINE
3	05/09/22	BULK TABLE CORRECTED.
2	05/06/22	UPDATED FLOOR PLAN - LOT 1
1	03/05/22	GENERAL REVISIONS, SURVEY UPDATE

**CONCEPT PLAN
1070 LOWER SOUTH STREET**

CITY OF PEEKSKILL, WESTCHESTER COUNTY, NEW YORK

designed smd	checked CPL
date 10/20/21	scale 1"=30'
project no. 82130.00	
sheet no. C130	

CONCEPT PLAN - NOT FOR CONSTRUCTION