

**SITE DATA:**

OWNER / DEVELOPER: 593 NORTH STATE RD. LLC.  
PROJECT LOCATION: OSSINING, NY, 10510  
EXISTING TOWN ZONING: GB, GENERAL BUSINESS  
PROPOSED USE: GB, GENERAL BUSINESS  
TOWN TAX MAP DATA: SECTION 90.11, BLOCK 1, LOT 36  
SITE AREA: 0.697 ACRES (30,368 SF)  
SEWAGE FACILITIES: PUBLIC SEWERS  
WATER FACILITIES: PUBLIC WATER FACILITIES

**ZONING SCHEDULE:**

ZONING DISTRICT: GB, GENERAL BUSINESS			
DIMENSIONAL REGULATIONS:	REQUIRED	PROVIDED	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:			
MINIMUM LOT AREA:	20,000 SF.	30,368 SF.	NONE
MINIMUM LOT WIDTH:	100 FT.	201 FT.	NONE
MINIMUM LOT DEPTH:	130 FT.	132 FT.	NONE
MINIMUM YARD DIMENSIONS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK:	30 FT.	55.2 FT.	NONE
REAR YARD SETBACK:	0, 30 FT. (1)	67.8 FT.	NONE
ONE SIDE YARD SETBACK:	0, 30 FT. (1)	22.6 FT.	NONE
COMBINED SIDE YARD SETBACK:	---	---	NONE
ACCESSORY BUILDINGS:			
FRONT YARD SETBACK:	30 FT.	---	NONE
REAR YARD SETBACK:	30 FT. (1)	---	NONE
ONE SIDE YARD SETBACK:	30 FT. (1)	---	NONE
COMBINED SIDE YARD SETBACK:	---	---	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:			
TOTAL BUILDING COVERAGE:	30% OF LOT AREA	5.6 % OF LOT AREA	NONE
MAXIMUM HEIGHT:			
PRINCIPAL BUILDING - FEET:	35 FT.	35 FT. MAX	NONE
PRINCIPAL BUILDING - STORIES:	2	2	NONE
ACCESSORY BUILDING - FEET:	35 FT.	---	NONE
ACCESSORY BUILDING - STORIES:	2	---	NONE

**ZONING REGULATION NOTES:**  
1. SETBACK SHALL BE 30 FT. ALONG ANY RESIDENCE DISTRICT BOUNDARY, 0 FT. OTHERWISE.

**PARKING SCHEDULE**

REQUIRED PARKING:	1 SPACE PER 200 SF RETAIL FLOOR AREA 1 SPACE PER 300 SF OFFICE FLOOR AREA
RETAIL SPACE:	1691 S.F. @ 1 SPACES/200 S.F. = 9 SPACES
OFFICE SPACE:	1691 S.F. @ 1 SPACES/300 S.F. = 6 SPACES TOTAL = 15 SPACES
PROVIDED PARKING:	2 GARAGE 13 STANDARD 1 HANDICAP
TOTAL PROVIDED PARKING:	16 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

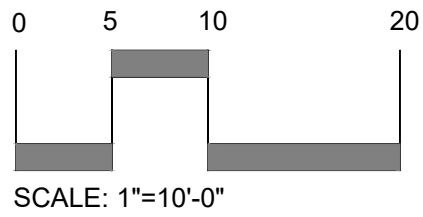
- NOTES:**
- THE EXISTING TWO STORY BUILDING SHALL BE USED AS A COMBINATION OFFICE AND SHOW ROOM FOR THE PROPOSED PLUMBING BUSINESS. THE FIRST BOTTOM FLOOR SHALL BE USED FOR THE SHOW ROOM AND STORAGE SPACE, AND THE SECOND FLOOR SHALL BE USED AS OFFICE SPACE.
  - SITE IS TRIBUTARY TO POCAHONTO RIVER
  - THERE SHALL BE NO OUTDOOR STORAGE OF ANY MATERIALS ON THE LOT.
  - THERE SHALL BE NO OUTDOOR PARKING OF ANY CONSTRUCTION EQUIPMENT ON THE LOT
  - ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
  - ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

Gareth Hougham, Chairman  
Town of Ossining Planning Board

Date: \_\_\_\_\_

**LEGEND**

- EXISTING GRADING
- EXISTING SPOT GRADE
- PROPOSED GRADING
- PROPERTY LINE / RIGHT OF WAY
- PROPOSED CURB
- 100' WETLAND BUFFER
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED LIMIT OF DISTURBANCE



**NOTE:**  
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY JOSEPH LINK, DATED 3/17/18. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2)(f) OF THE NEW YORK STATE EDUCATION LAW.

**Site Design Consultants**  
Civil Engineers • Land Planners  
251-F Underhill Avenue, Yorktown Heights, NY 10598  
(914) 962-4488 - Fax: (914) 962-7386  
www.sitedesignconsultants.com

Revisions:  
No. Date Comments  
1 5/2/18 Plan Revisions  
2 5/25/18 Town Comments  
3 6/11/18 Town Comments  
4 8/29/18 Town Comments  
5 8/29/18 Amended Site Plan  
6 8/23/21 Amended Site Plan  
7 9/27/21 Amended Site Plan  
8 10/28/21 Town Comments

SCALE: 1" = 10'

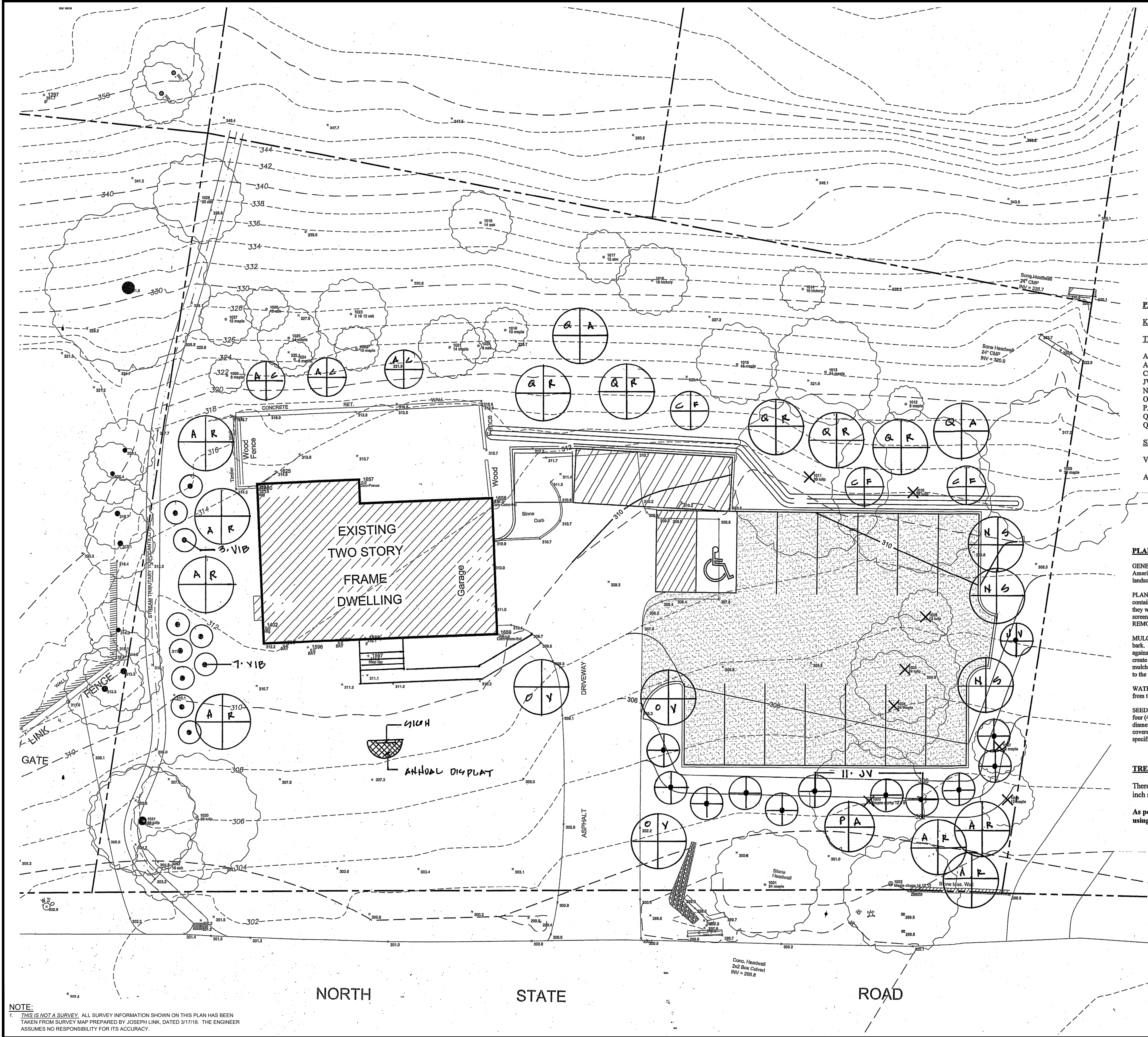
DRAWN BY: TK

DATE: 3/21/18

**AMENDED SITE PARKING PLAN**  
PREPARED FOR  
**ARMSTRONG PLUMBING LLC**  
593 NORTH STATE ROAD  
Town of Ossining  
Westchester County, NY

Sheet 1 of 11





**SEASONAL MAINTENANCE SCHEDULE:**

**SPRING:** Spring clean-up shall begin as soon as ground is no longer frozen. Leaves in planting beds, shall be removed. Organic cedar mulch shall be replenished to a maximum depth of 2" in all planting beds in April as needed.

Lawn mowing shall start as soon as grass reaches a height of 3" and continued to be mowed and maintained at a height of 2 1/2" until frost.

**SUMMER:** Lawn mowing shall continue as noted above. A mulching mower shall be used.

**FALL:** Lawn mowing shall continue as noted above. A mulching mower shall be used to mulch leaves into lawn bed. Only leaves in large abundance shall be removed. Leaves can remain in planting beds over winter.

**WINTER:** Due to the "Low Maintenance" design of this plan. No winter maintenance is required.

**PLANT SCHEDULE**

KEY QUAN. BOTANICAL / COMMON NAME SIZE

**TREES**

AR	7	Acer rubrum - Red Swamp Maple	4"-41/2" Cal.
AC	3	Amelanchier canadensis - Shadblow	6'-7' HT.
CF	3	Cornus florida - Flowering Dogwood	3"-31/2" Cal.
JV	12	Juniperus virginiana - Eastern Red Cedar	6'-7' HT.
NS	3	Nyssa sylvatica - Tupelo	3"-31/2" Cal.
OV	3	Ostrya virginiana - American Hop Hornbeam	3"-31/2" Cal.
PA	1	Picea glauca - White Spruce	8'-9' HT.
QR	5	Quercus rubra - Red Oak	4"- 41/2" Cal.
QA	2	Quercus alba - White Oak	4"- 41/2" Cal.

**SHRUBS:**

VIB	10	Viburnum dentatum (balled and burlapped)	30"-36" HT.
-----	----	--	-------------

ALL THE ABOVE PLANTS ARE NATIVE TO NEW YORK STATE.

**PLANTING SPECIFICATIONS:**

**GENERAL:** All plants, trees and shrubs, shall meet the specifications for "plant material" as per the American Horticultural Society. All plants shall be guaranteed for three full years from the time the landscaping is formally accepted by the owner and the Town of Ossining.

**PLANTING:** All plants shall be planted in planting pits two times the diameter of the plant ball or container, and 12" deeper than the plant ball or container. The plants shall be planted at the same grade as they were in the nursery. Backfill for all planting pits shall be as follows: Two parts native soil, one part screened topsoil and one part compost. All Trees and shrubs are "balled and burlapped". REMOVE all String, wire, and other non-burlap material from top 1/4 of the root ball.

**MULCHING:** All planting beds shall be mulched with a maximum of three (3) inches of shredded cedar bark. All trees shall be mulched as follows: All trees shall be mulched with a 4' ring, and so no mulch is against the trunk of any new or existing tree. The mulch shall be 1/2" deep adjacent to the tree trunk, and create a 3"-4" deep dish on the outside ring. No "volcano" tree mulching is permitted. All shrubs shall be mulched so no mulch is against the base of any new or existing shrub. The mulch shall be 1/2" deep adjacent to the shrub base.

**WATERING:** The contractor shall water all planted material, until formal acceptance of the landscaping from the owner and the Town of Ossining.

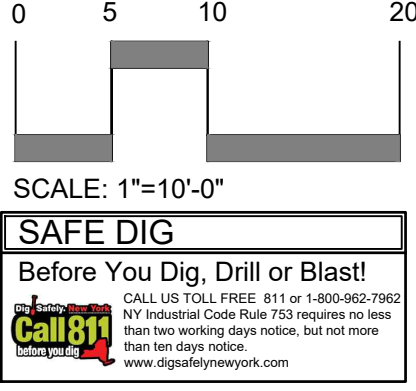
**SEEDING LAWN AREAS:** All disturbed areas shall be seeded. Seeded areas shall have a minimum of four (4) inches of topsoil as a base. Seed bed shall be fine graded, with all stones and debris over 1" in diameter removed. Seed shall be spread at the rate of 10 pounds per 1000 square feet. Entire area shall be covered with "Penn-Mulch", at the rate of one bag per 700 S.F., and installed as per manufacturers specifications. Seed mix shall be "Northeast" mix by Pennington Seed Company.

**TREE REPLACEMENT NOTE:**

There will be 154 caliper inches of trees removed. As per Town code 50% caliper inch shall be replaced, hence; 77 caliper inches of trees are required to be replaced.

As per the PLANT SCHEDULE there will be 83 Caliper inches of trees replaced, using the minimum specified caliper for each tree.

NOTE:  
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY JOSEPH LINK, DATED 3/17/18. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



PROJECT # 18-13

FRANK GIULIANO - LANDSCAPE ARCHITECT  
8 PINE TREE DRIVE, KATONAH, NY 10556  
914-954-4110 FGIARCH@AOL.COM

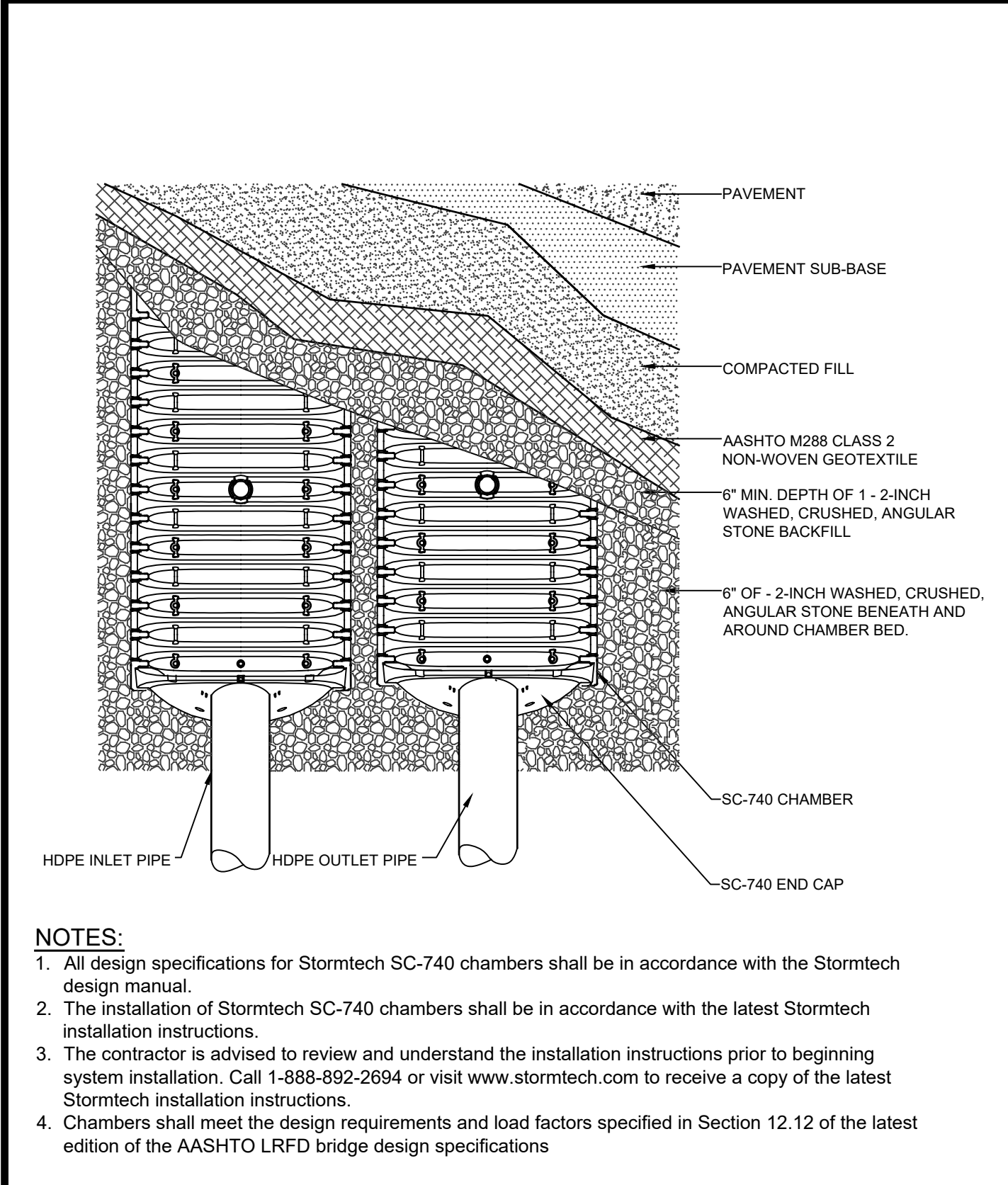
LANDSCAPE  
PLAN

AMENDED SITE PARKING PLAN  
PREPARED FOR  
ARMSTRONG PLUMBING  
LLC  
593 NORTH STATE ROAD  
Town of Ossining  
Westchester County, NY

Sheet 7 of 1

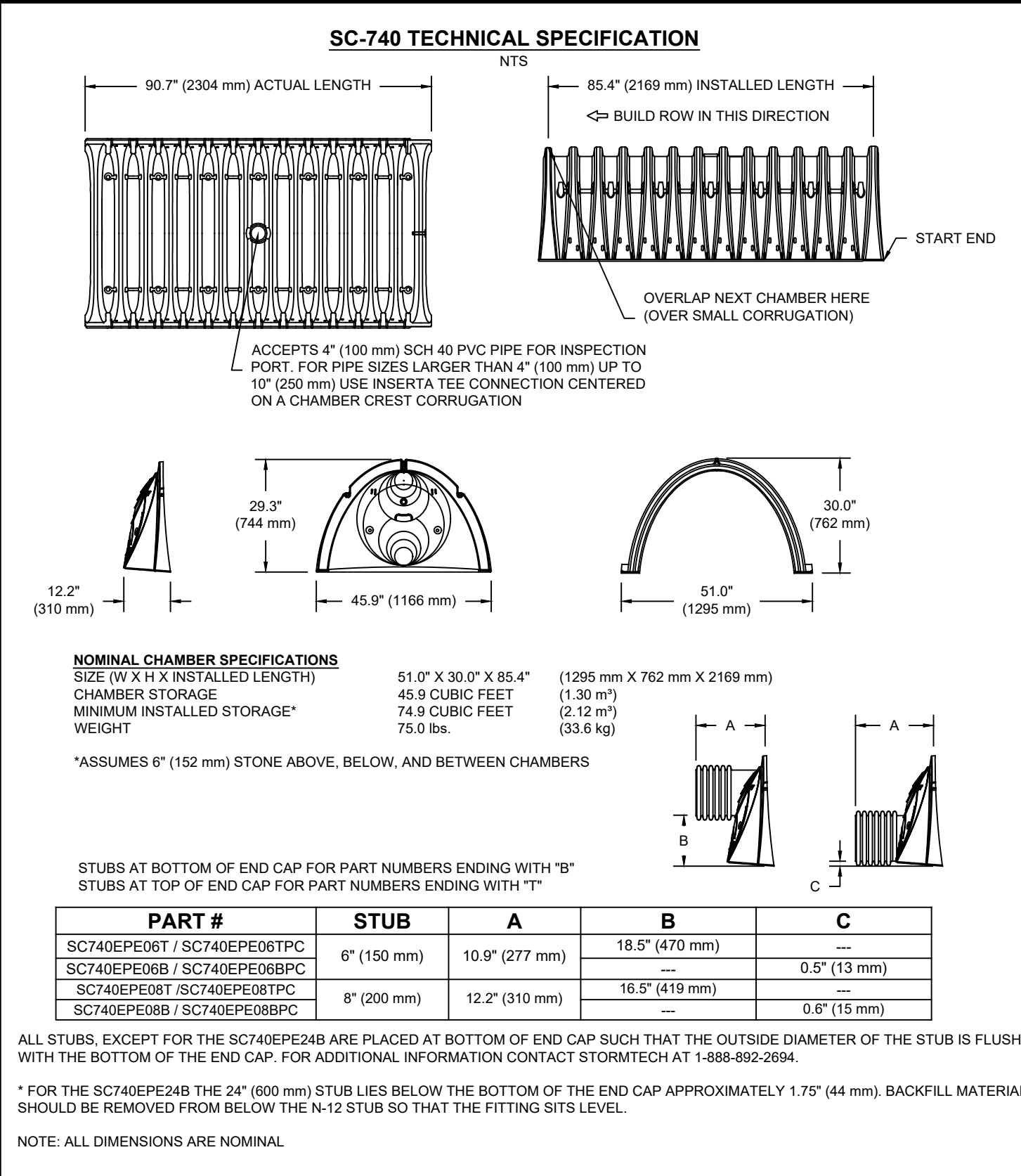


E:\2018\15.13 ARMSTRONG PLUMBING NORTH STATE SOLE ENGINEERING\CADD\CD-18-13 ARMSTRONG PLUMBING NORTH STATE SOLE\15.13 SITE PLAN\10-28-24.DWG

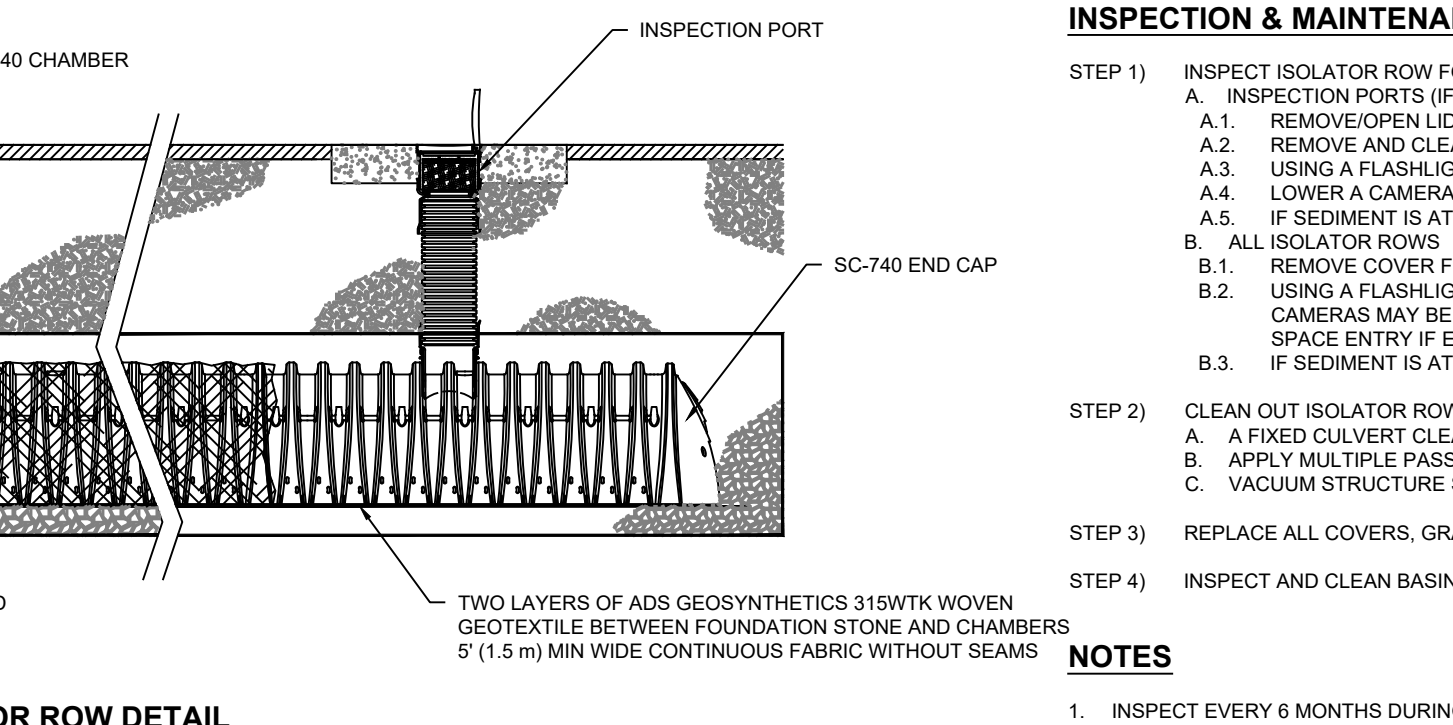


**SWM-1** STORMTECH SC-740 CHAMBER SYSTEM PLAN VIEW DETAIL  
NOT TO SCALE

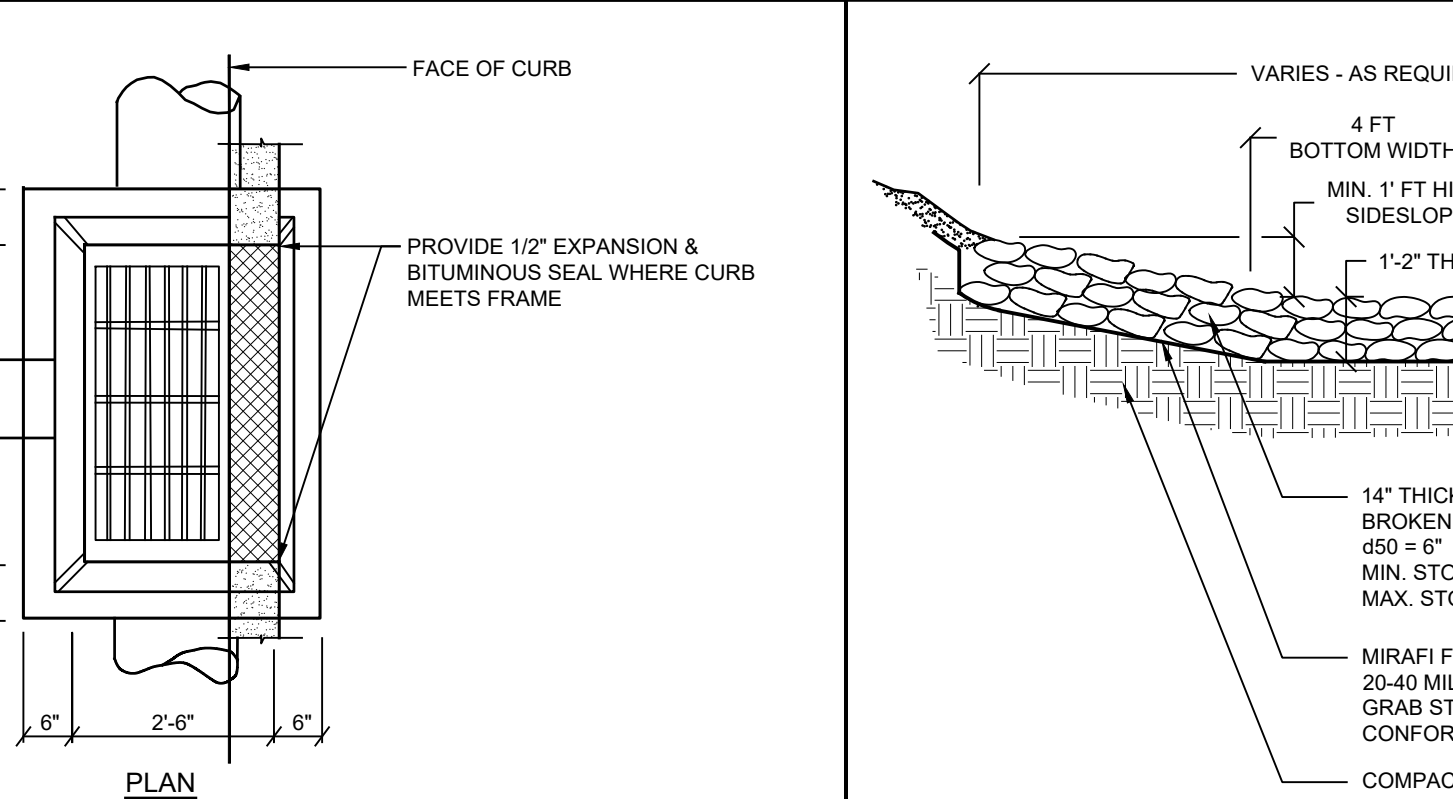
- NOTES:**
- All design specifications for Stormtech SC-740 chambers shall be in accordance with the Stormtech design manual.
  - The installation of Stormtech SC-740 chambers shall be in accordance with the latest Stormtech installation instructions.
  - The contractor is advised to review and understand the installation instructions prior to beginning system installation. Call 1-888-892-2694 or visit [www.stormtech.com](http://www.stormtech.com) to receive a copy of the latest Stormtech installation instructions.
  - Chambers shall meet the design requirements and load factors specified in Section 12.12 of the latest edition of the AASHTO LRFD bridge design specifications



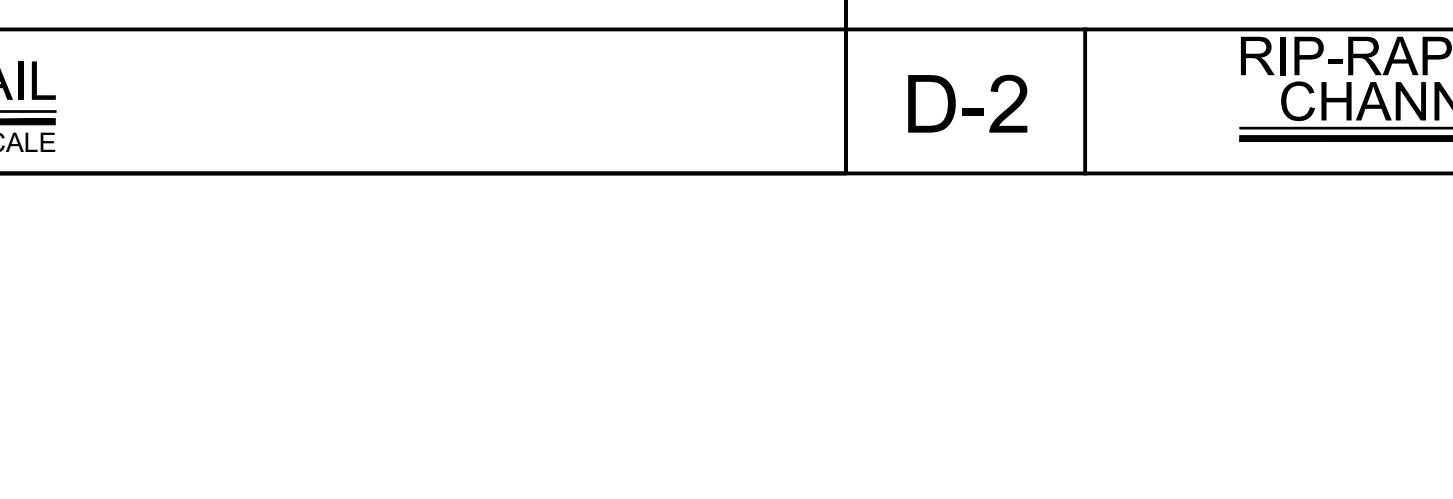
**SWM-2** STORMTECH SC-740 CHAMBER DETAIL  
NOT TO SCALE



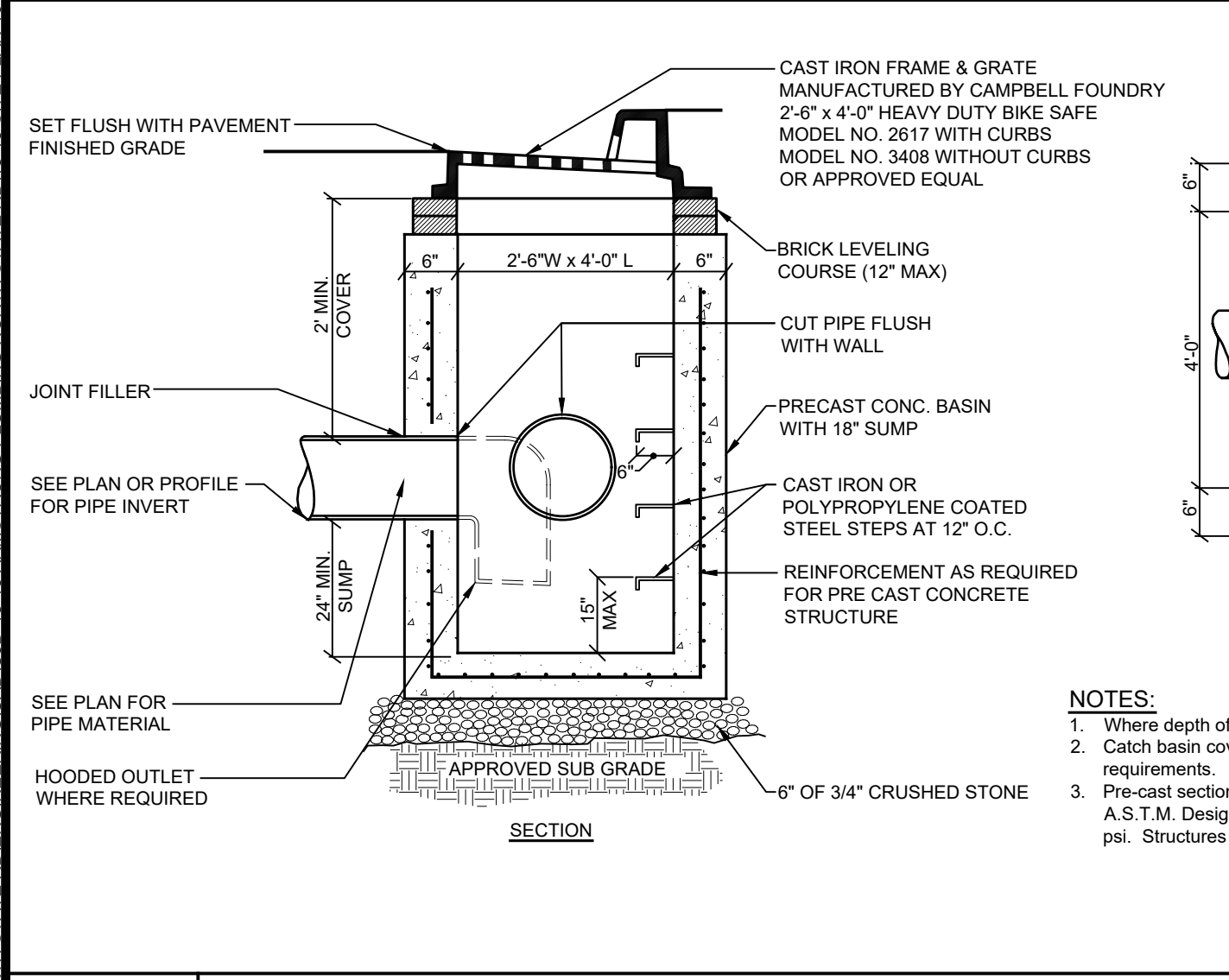
**SWM-3** STORMTECH SC-740 CROSS SECTION DETAIL  
NOT TO SCALE



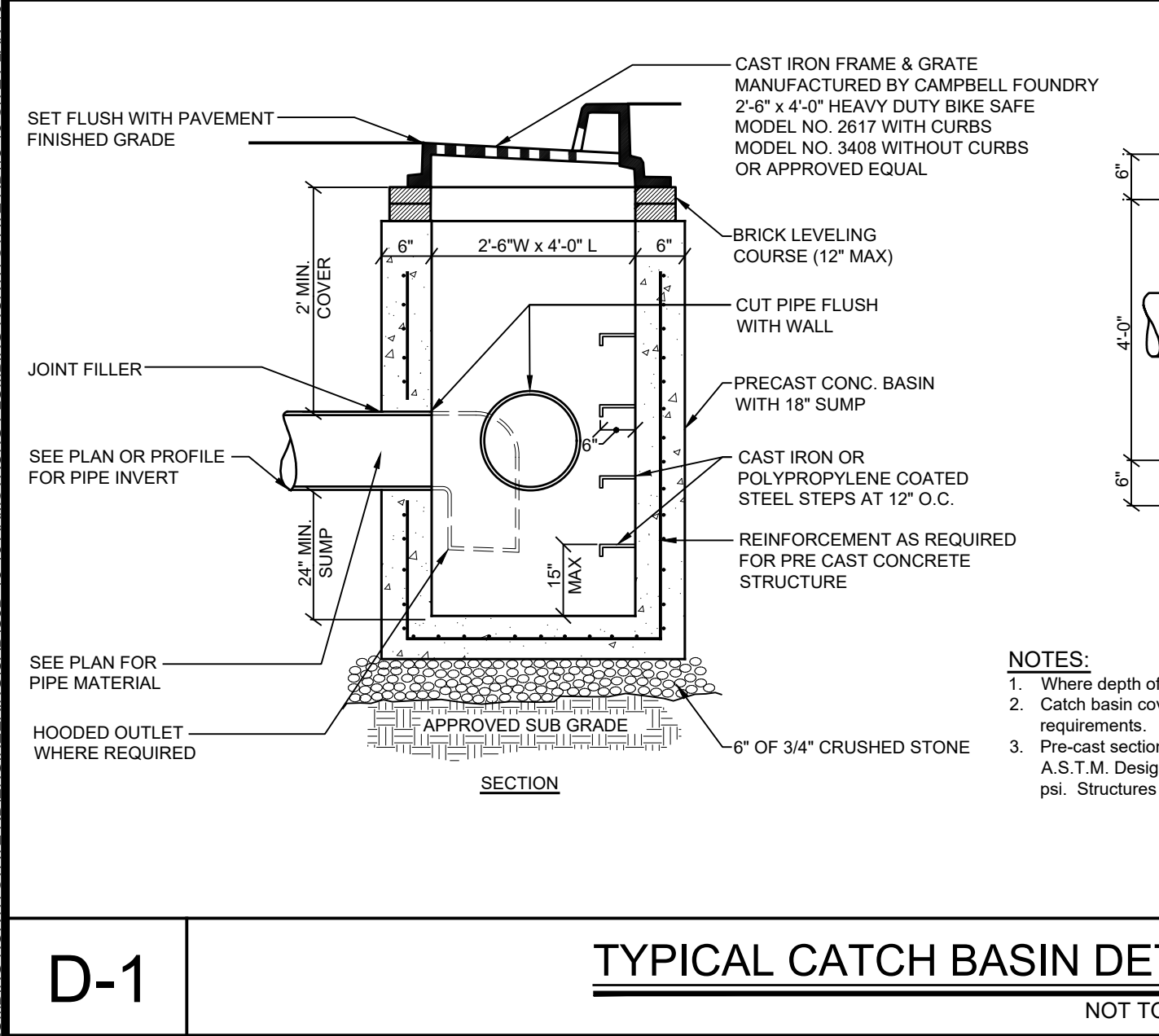
**SWM-4** STORMTECH SC-740 CHAMBER DETENTION ISOLATOR ROW DETAIL  
NOT TO SCALE



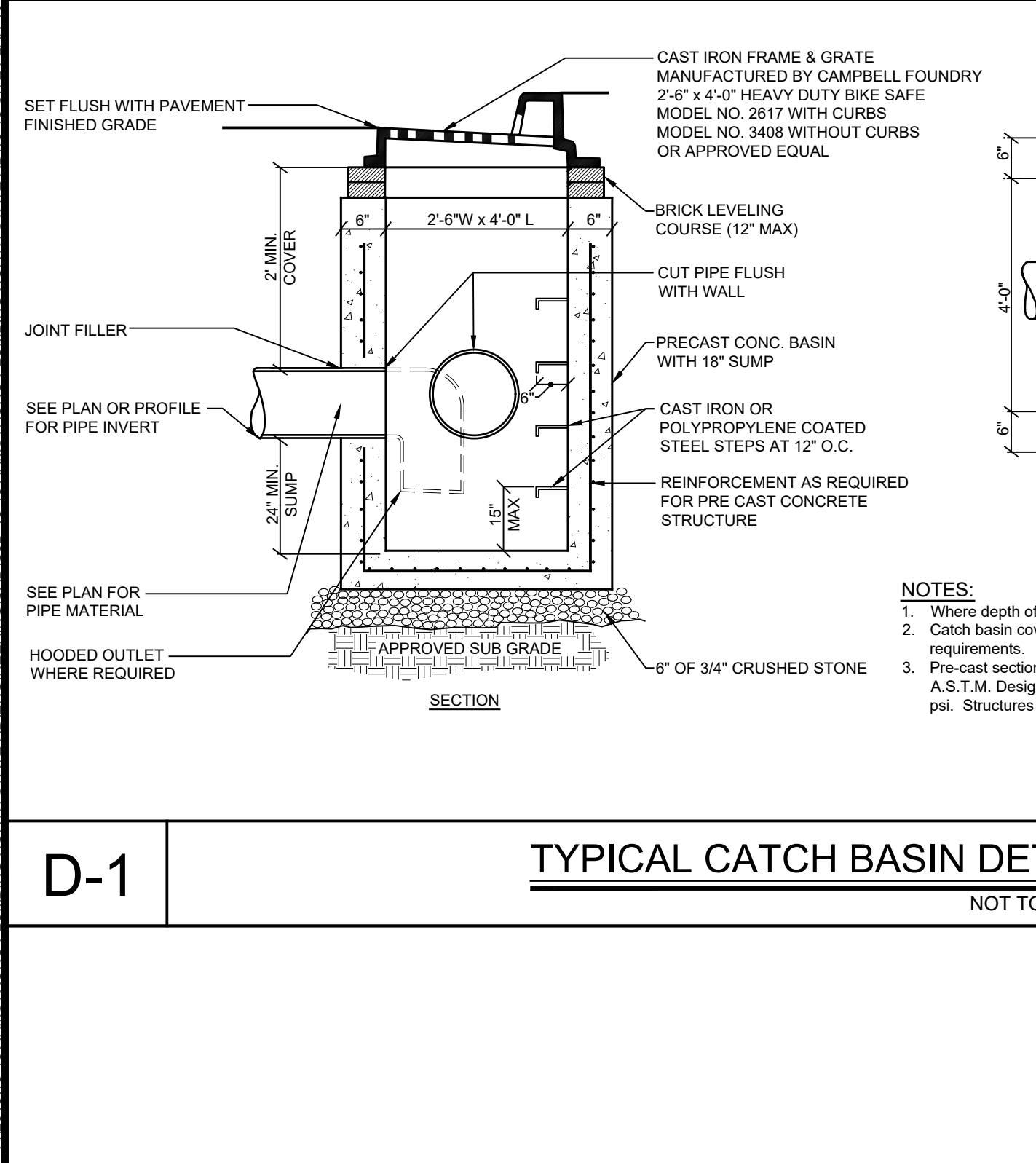
**D-1** TYPICAL CATCH BASIN DETAIL  
NOT TO SCALE



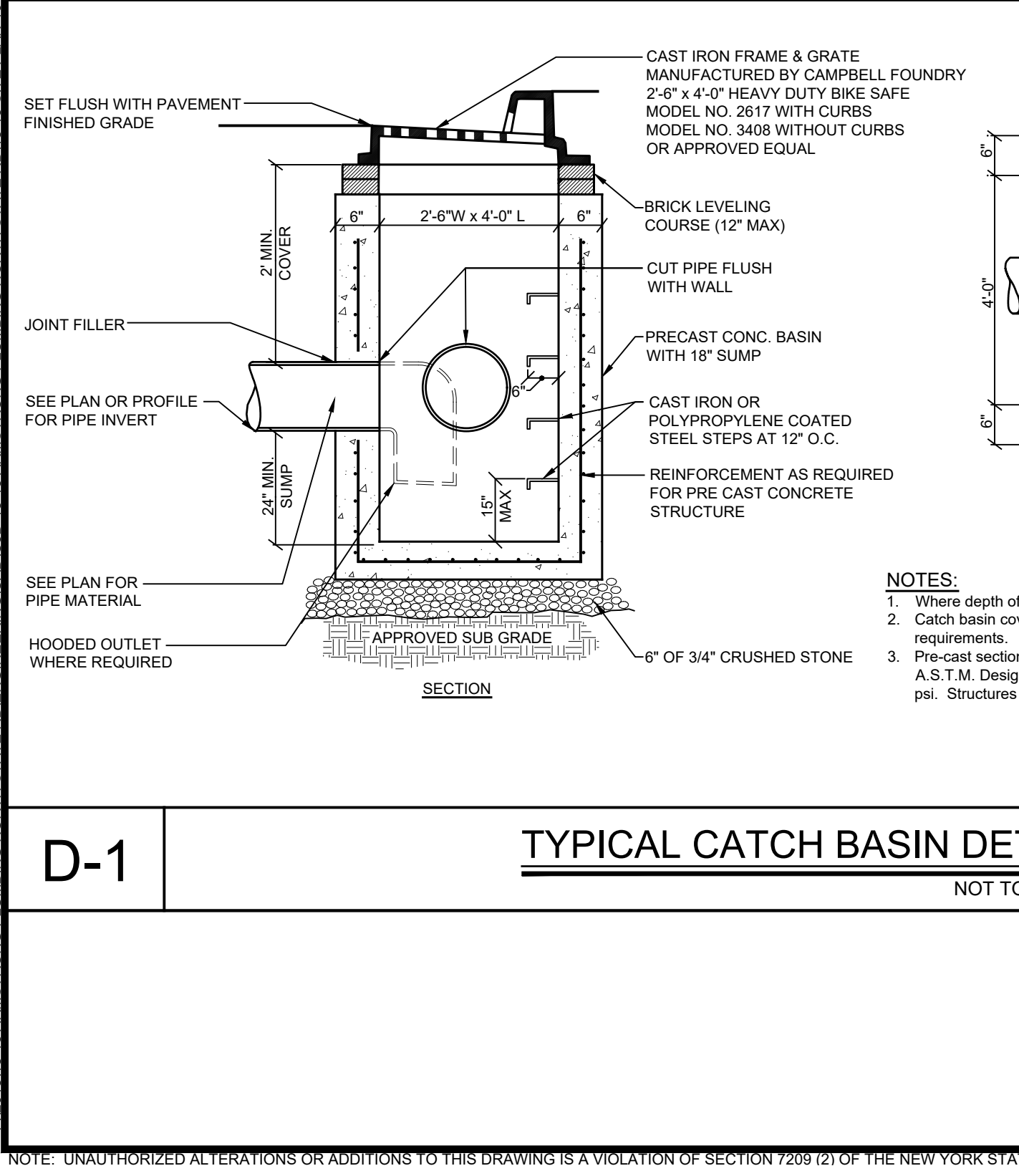
**D-2** RIP-RAP OVERFLOW CHANNEL DETAIL  
NOT TO SCALE



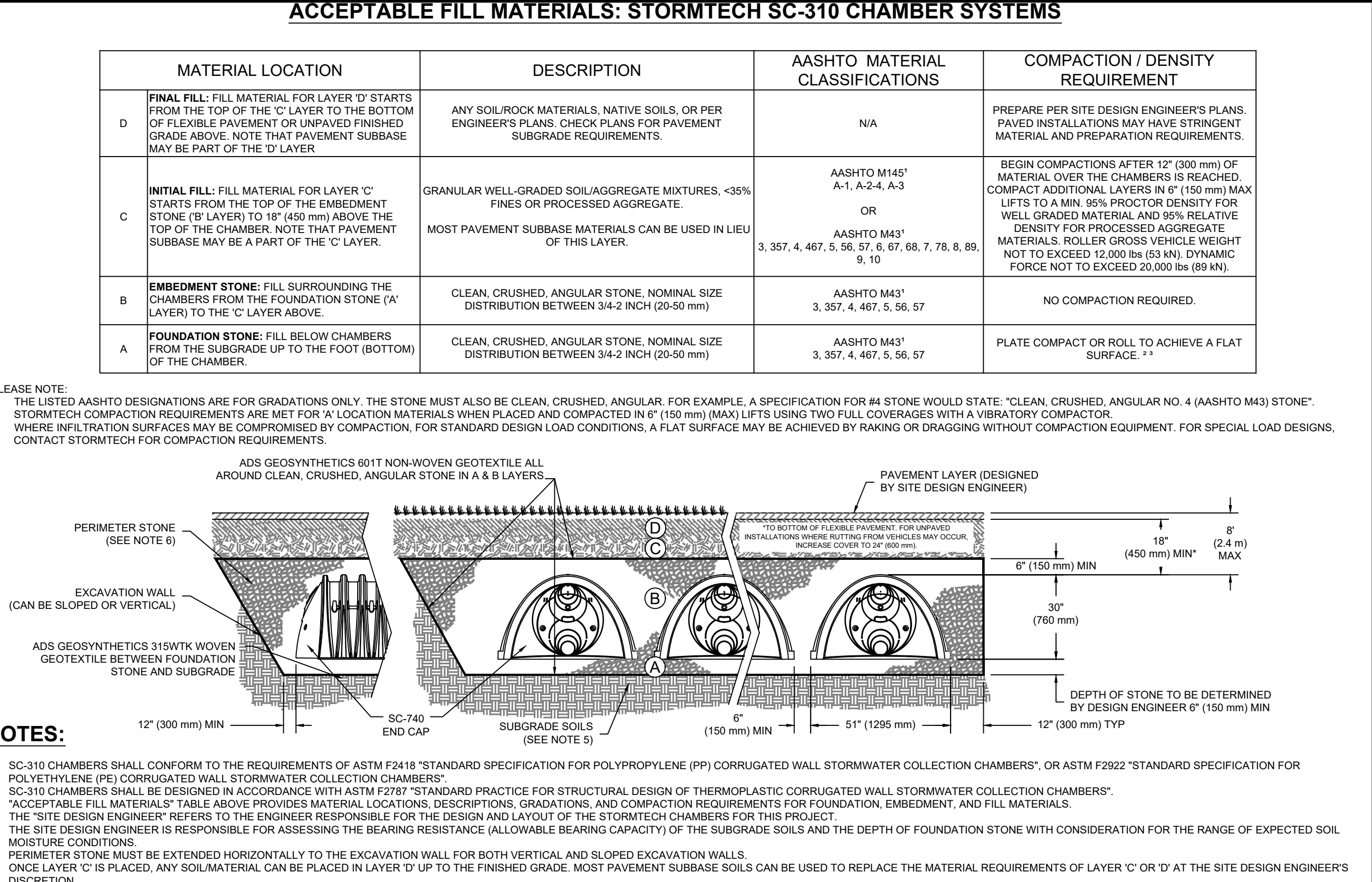
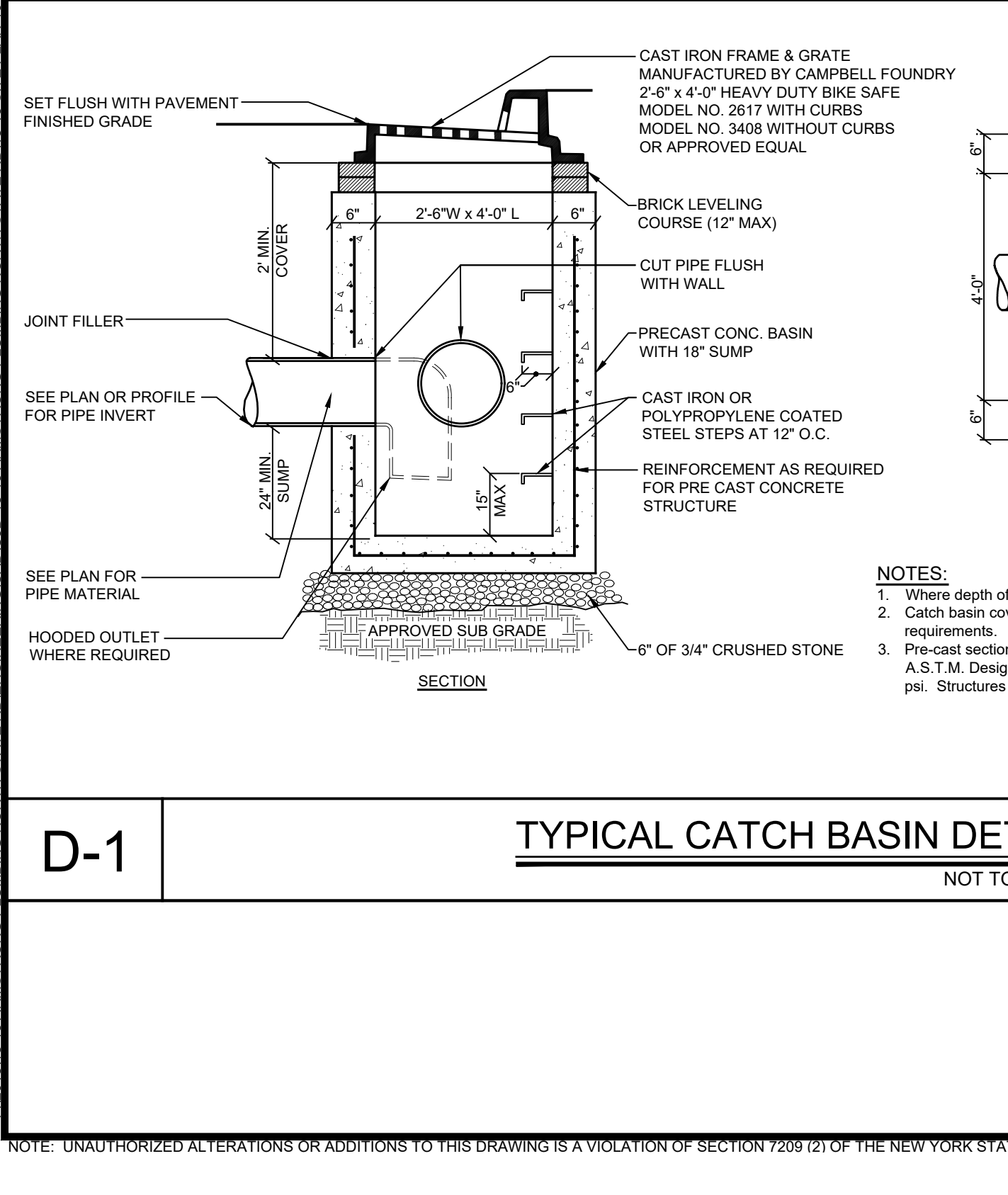
**D-3** GRASS SWALE DETAIL  
NOT TO SCALE



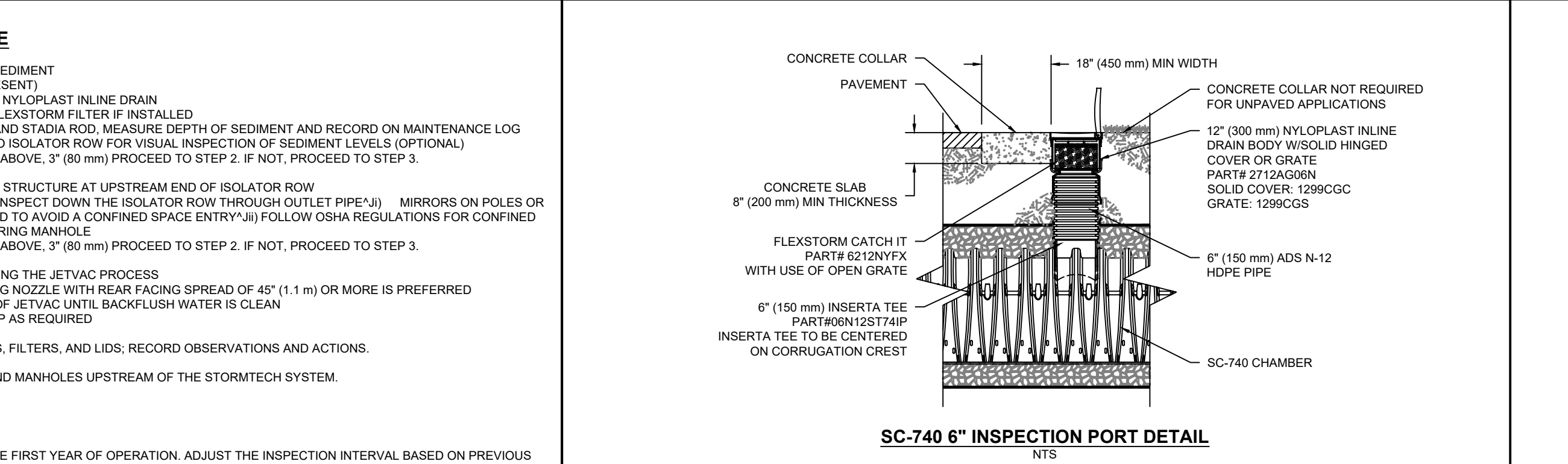
**D-4** STORM PIPE BEDDING DETAIL  
NOT TO SCALE



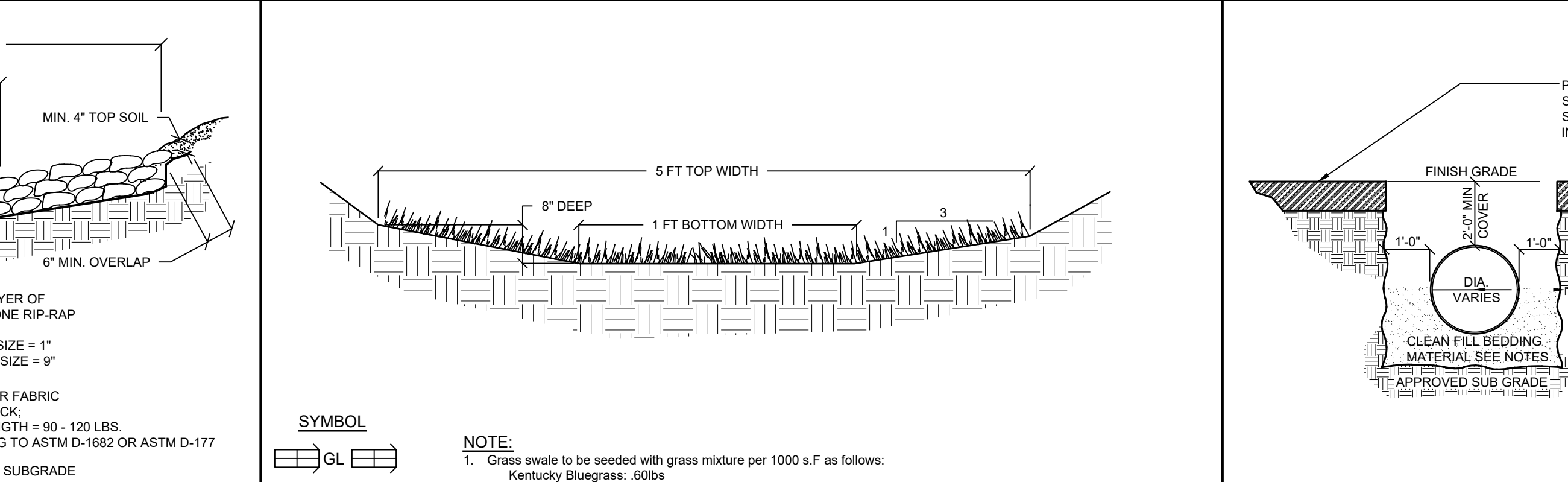
**D-5** STORMTECH FLUSING/INSPECTION PORT DETAIL  
NOT TO SCALE



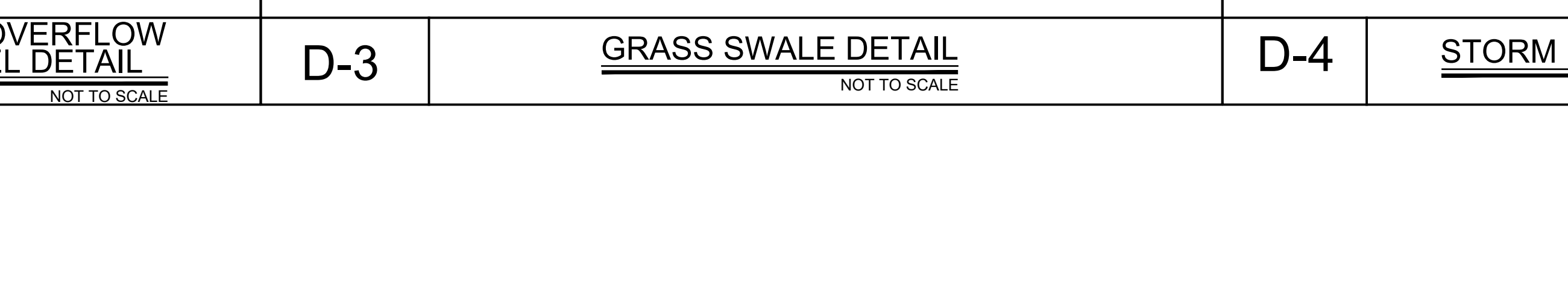
**SWM-5** STORMTECH FLUSING/INSPECTION PORT DETAIL  
NOT TO SCALE



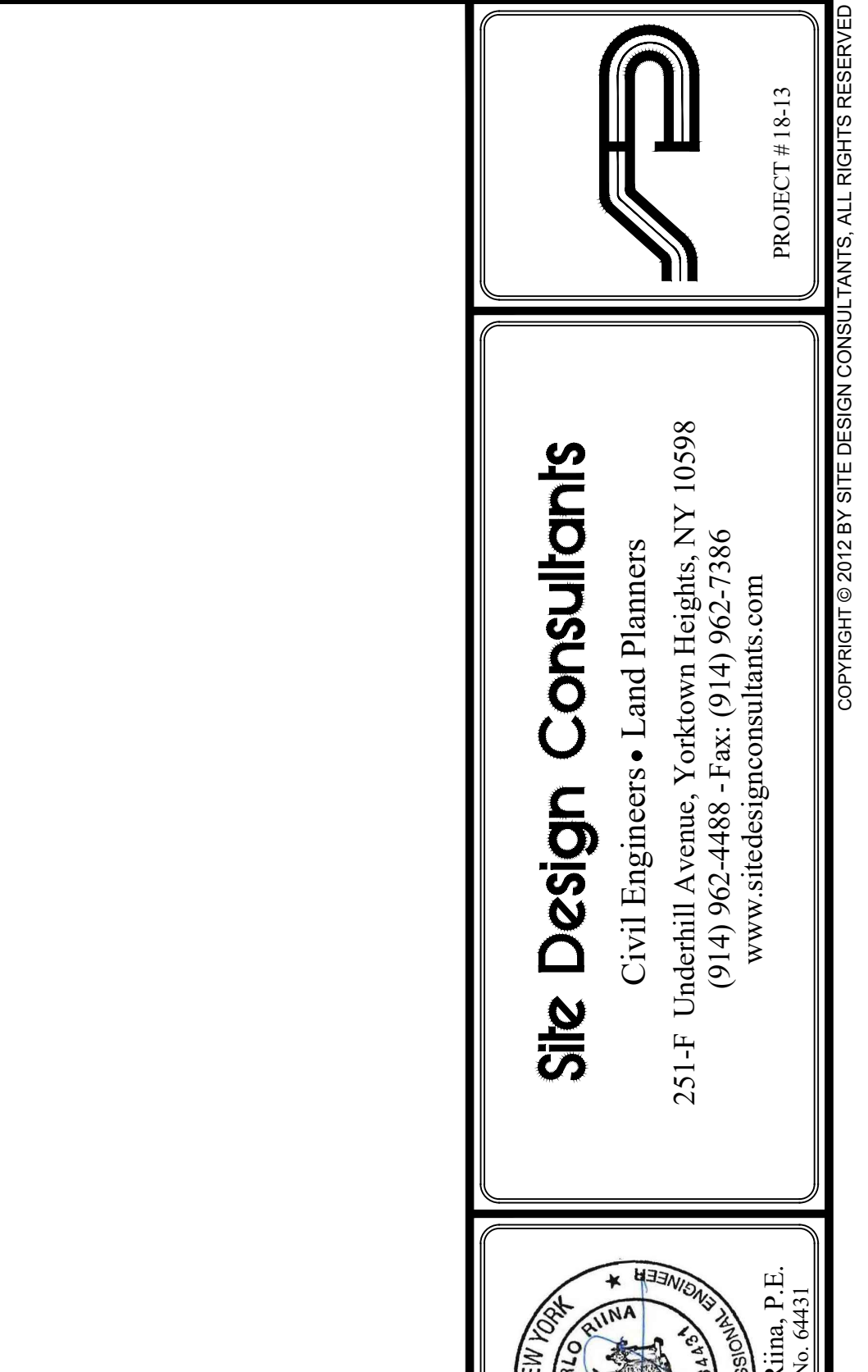
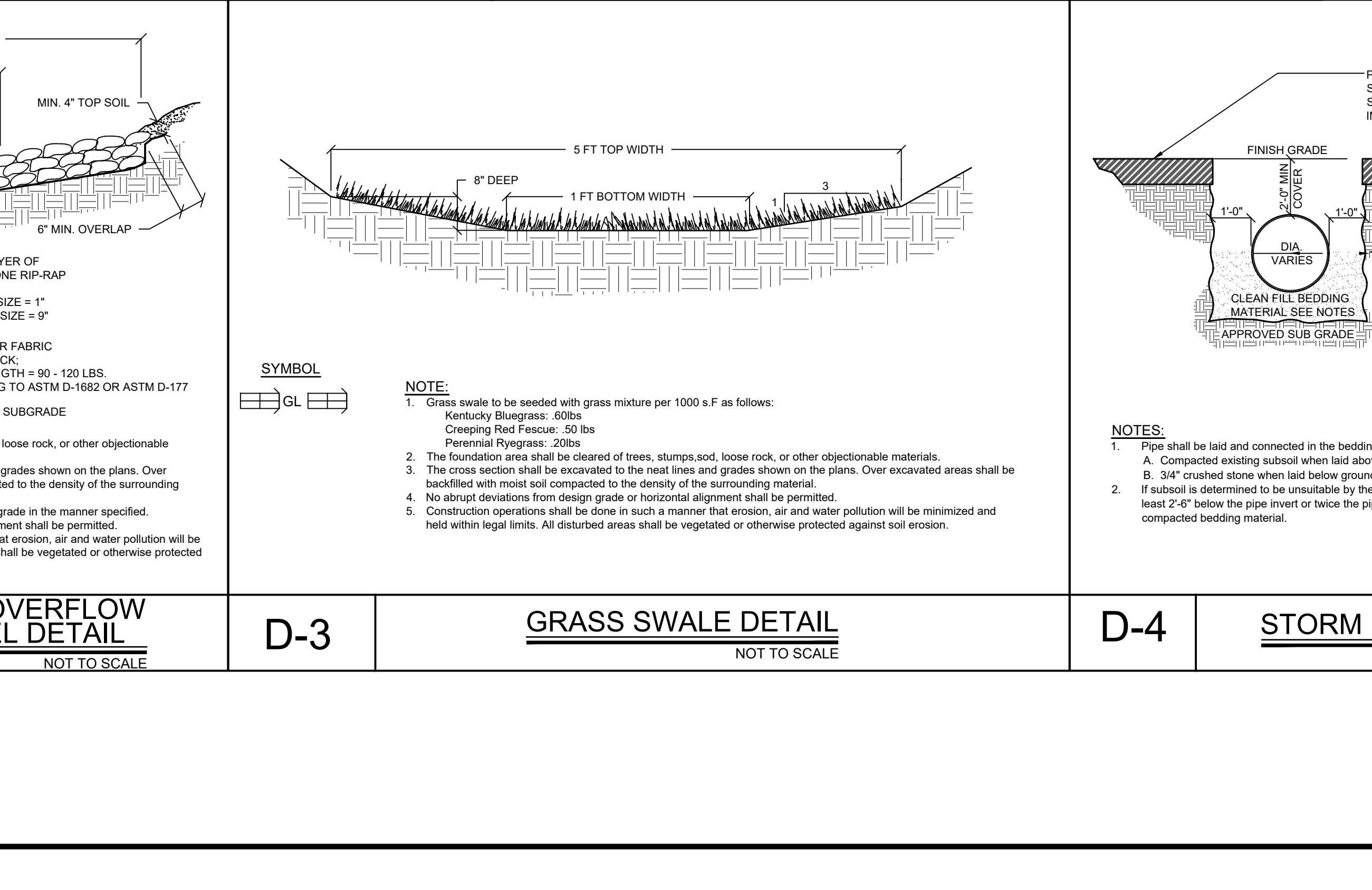
**SWM-6** STORMTECH SC-740 CHAMBER DETENTION ISOLATOR ROW DETAIL  
NOT TO SCALE



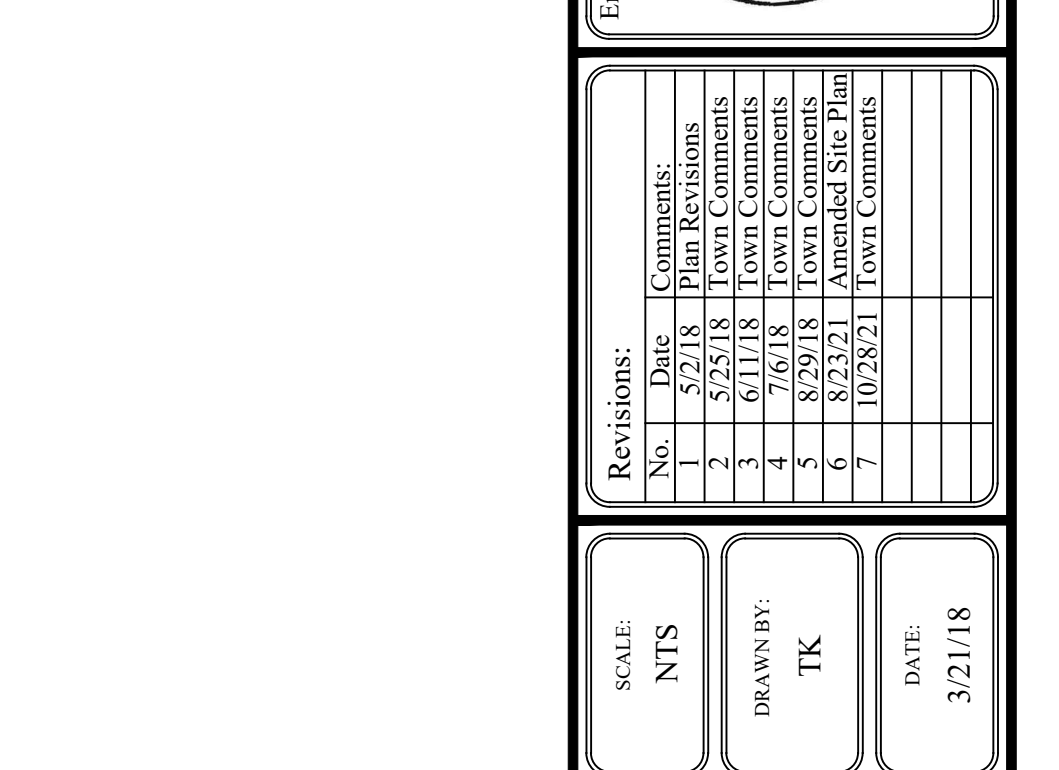
**SWM-7** STORMTECH SC-740 CHAMBER DETENTION ISOLATOR ROW DETAIL  
NOT TO SCALE



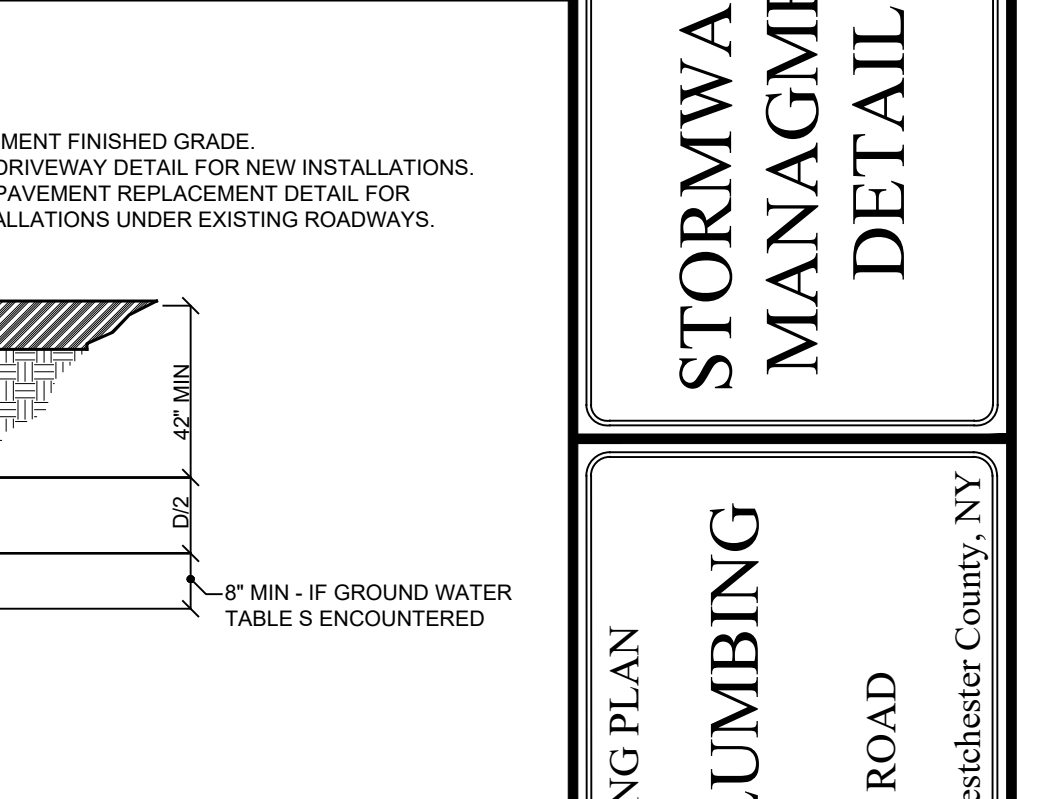
**SWM-8** STORMTECH SC-740 CHAMBER DETENTION ISOLATOR ROW DETAIL  
NOT TO SCALE



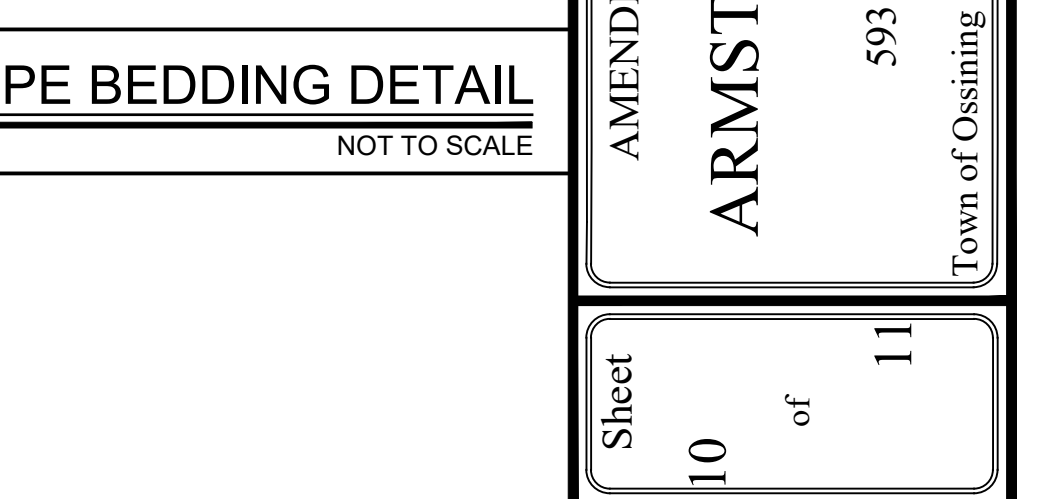
**SWM-9** STORMTECH SC-740 CHAMBER DETENTION ISOLATOR ROW DETAIL  
NOT TO SCALE



**SWM-10** STORMTECH SC-740 CHAMBER DETENTION ISOLATOR ROW DETAIL  
NOT TO SCALE



**SWM-11** STORMTECH SC-740 CHAMBER DETENTION ISOLATOR ROW DETAIL  
NOT TO SCALE



**SWM-12** STORMTECH SC-740 CHAMBER DETENTION ISOLATOR ROW DETAIL  
NOT TO SCALE

**Site Design Consultants**  
Civil Engineers • Land Planners  
251-F Underhill Avenue, Yorktown Heights, NY 10598  
(914) 962-4488 - Fax: (914) 962-7386  
[www.sitedesignconsultants.com](http://www.sitedesignconsultants.com)

Project # 18-13

Engineer:  
JOSEPH C. RINA, P.E.  
NYS Lic. No. 64431

Revisions:	No.	Date	Comments:
	1	5/2/18	Plan Revisions
	2	5/25/18	Town Comments
	3	6/11/18	Town Comments
	4	8/29/18	Town Comments
	5	8/23/21	Amended Site Plan
	6	10/28/21	Town Comments
	7		
	8		
	9		
	10		

SCALE: NTS  
DRAWN BY: TK  
DATE: 3/21/18

**STORMWATER MANAGEMENT DETAILS**

AMENDED SITE PARKING PLAN  
PREPARED FOR  
**ARMSTRONG PLUMBING LLC**  
593 NORTH STATE ROAD  
Westchester County, NY

Sheet 10 of 11