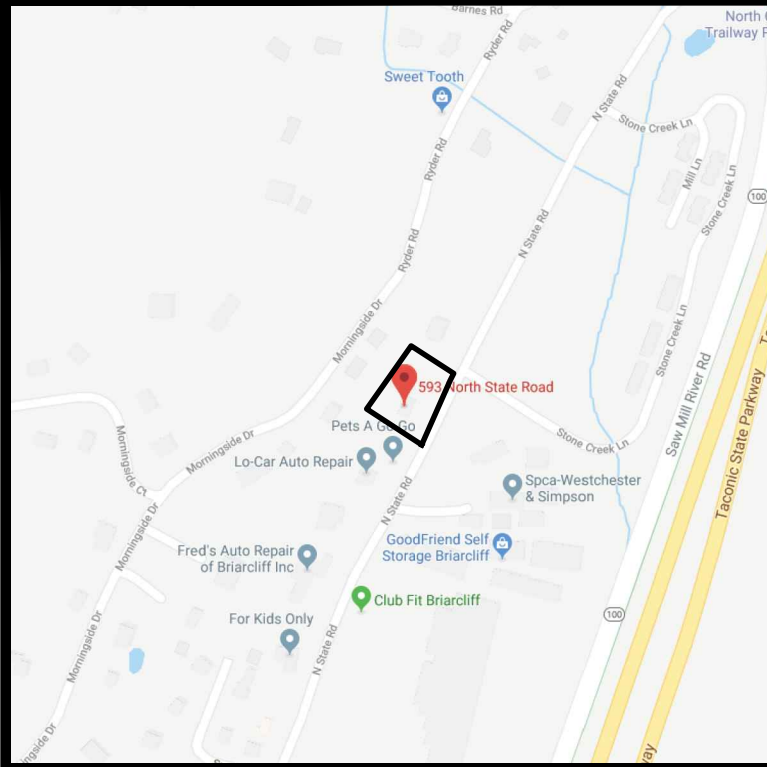
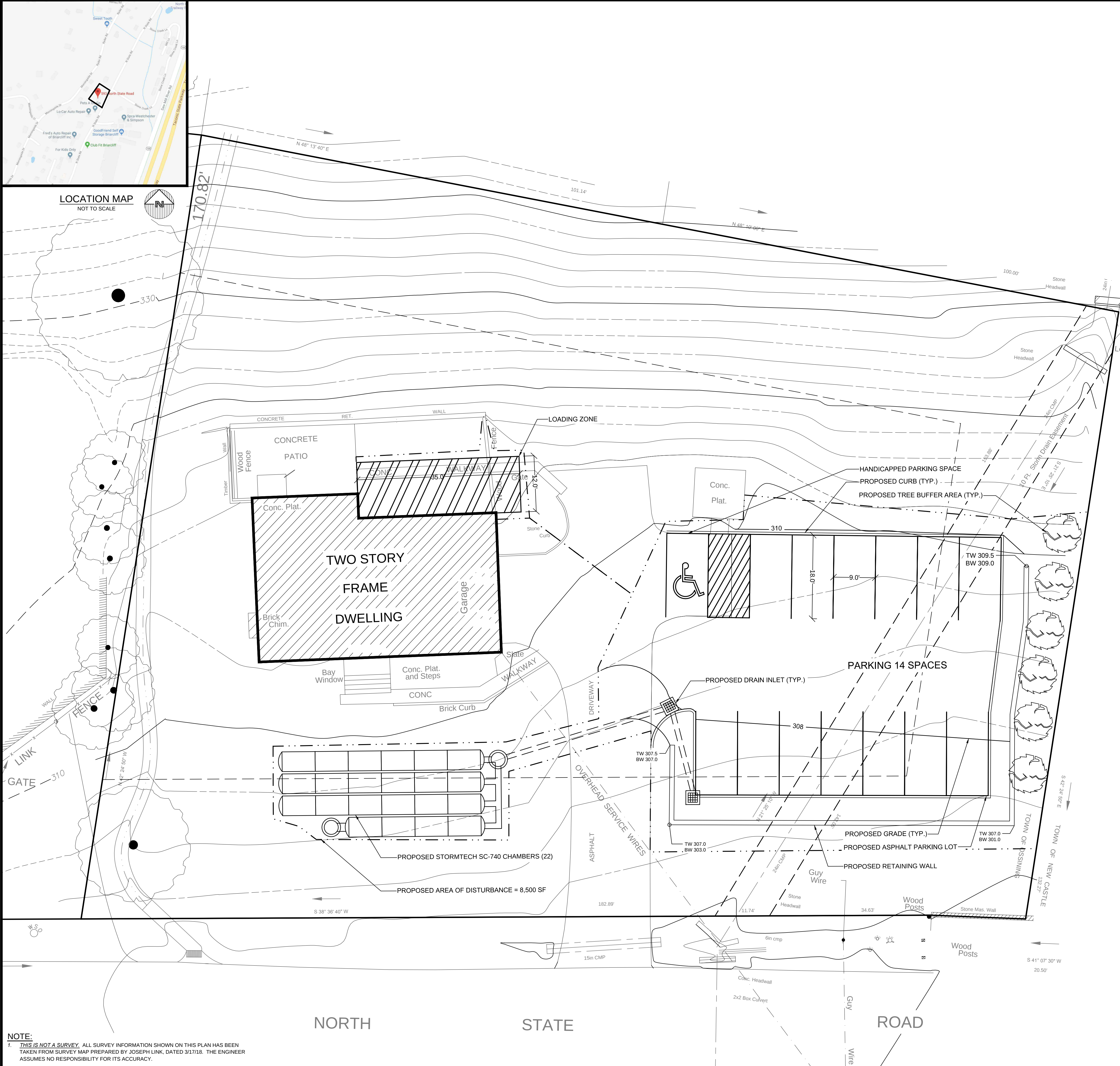
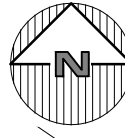




LOCATION MAP
NOT TO SCALE



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:

R1-10, SINGLE FAMILY RESIDENTIAL			
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 BUILDING:	1691 S.F. @ 1 SPACES/200 S.F. = 9 SPACES 1691 S.F. @ 1 SPACES/300 S.F. = 6 SPACES TOTAL = 15 SPACES
PROVIDED PARKING:	2 GARAGE 14 STANDARD 1 HANDICAP
TOTAL PROVIDED PARKING:	15 SPACES
PARKING VARIANCE REQUIRED:	0 SPACES

PROJECT # 18-13

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

Engineer:
Joseph C. Rina, P.E.
NYS Lic. No. 64431

Revisions:	No.	Date	Comments
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		

SCALE: 1" = 10'	DRAWN BY: MD	DATE: 3-21-18
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SITE PLAN

CONCEPTUAL PARKING PLAN
PREPARED FOR
593 NORTH STREET LLC.
593 NORTH STATE RD.
Town of Ossining
Westchester County, NY

Sheet 1 of 1

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) OF THE NEW YORK STATE EDUCATION LAW.