

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland A-28 as delineated by Paul Jaehnig on 2/4/2020.

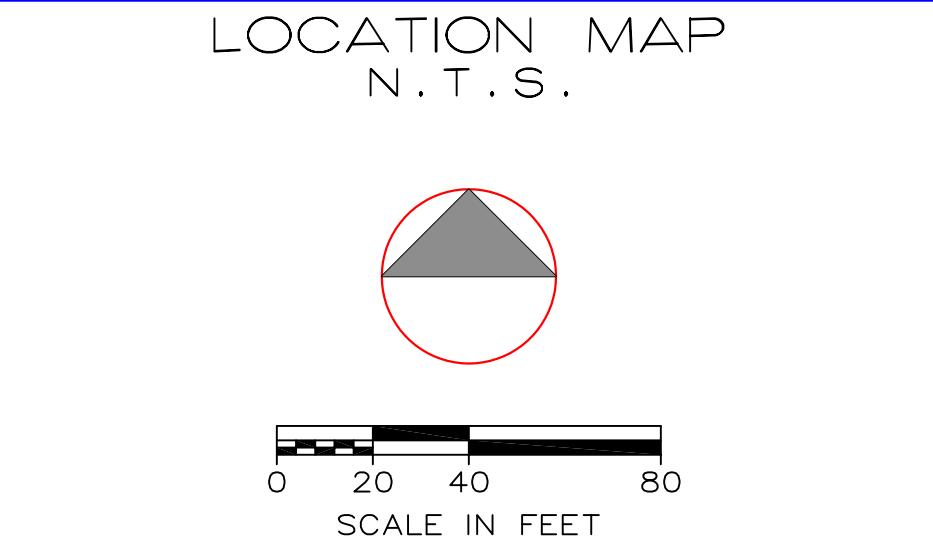
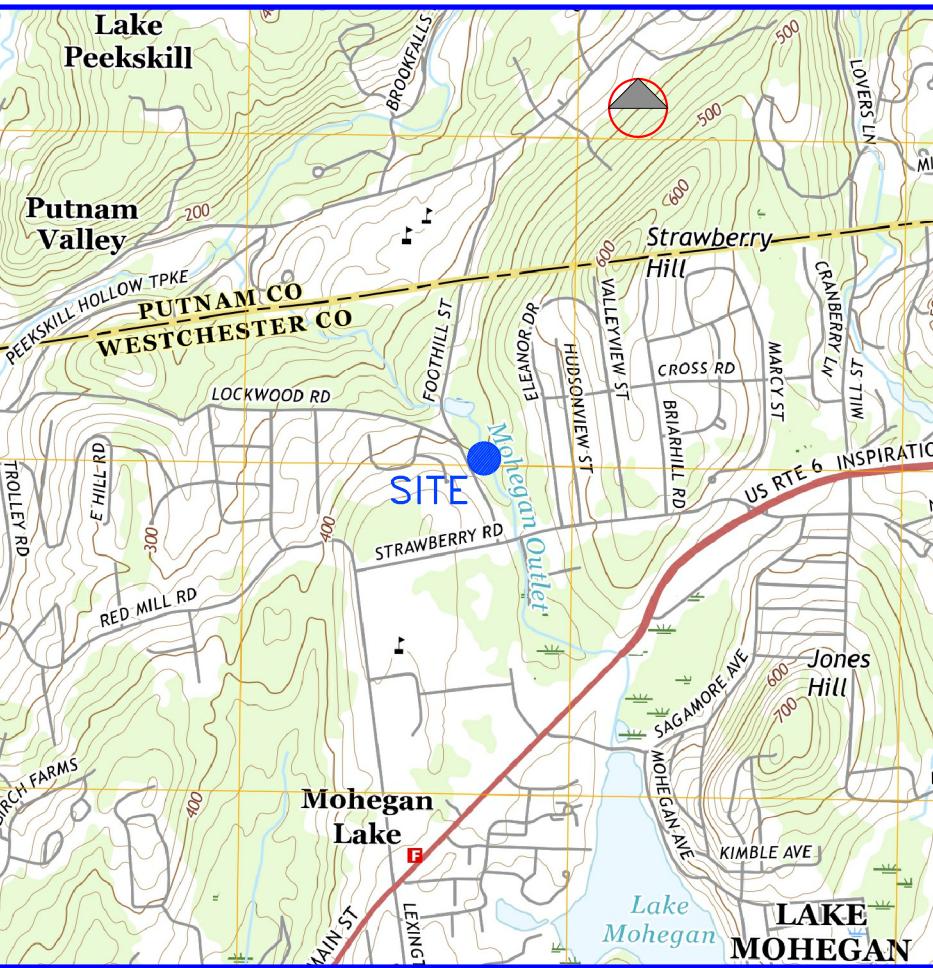
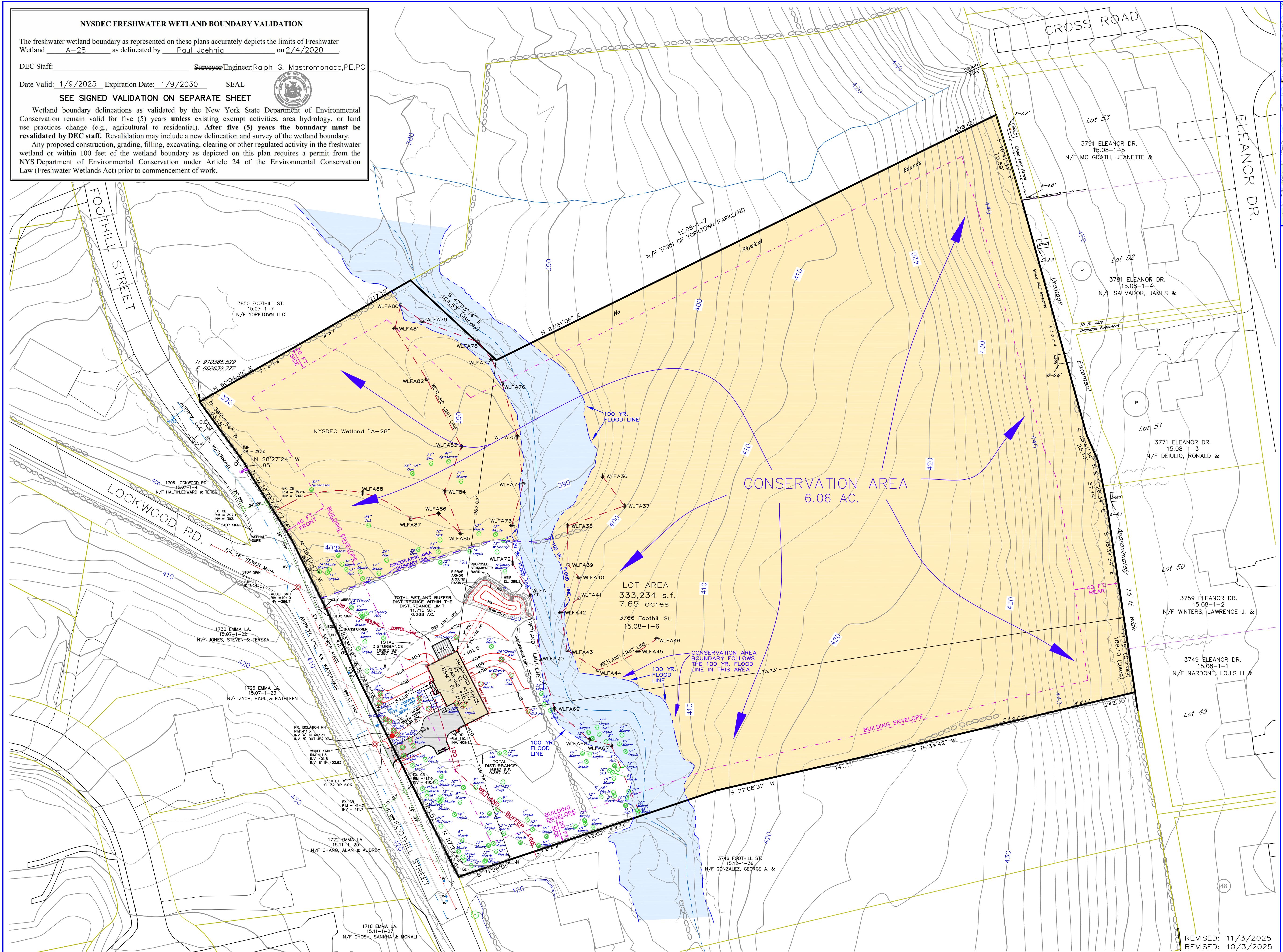
DEC Staff: Surveyor/Engineer: Ralph G. Mastromonaco, PE, PC

Date Valid: 1/9/2025 Expiration Date: 1/9/2030 SEAL

SEE SIGNED VALIDATION ON SEPARATE SHEET

Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After five (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.



ZONING INFORMATION

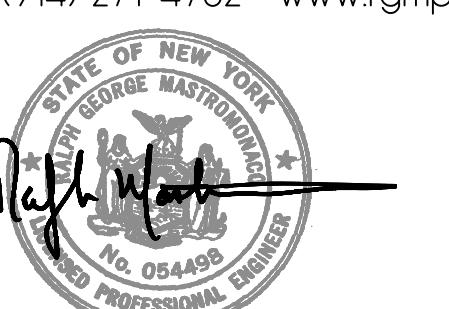
TAX MAP DESIGNATION: SHEET 15.08, BLOCK 1, LOT 6
TOTAL LOT AREA: 7.65 acres

MINIMUM REQUIRED:	MINIMUM R1-20 ZONE REQUIREMENTS	PROVIDED PROPOSED PLAN
LOT AREA: (SQ. FT.)	20,000	333,234
WIDTH AT BLDG. LINE (FT.)	100	494
DEPTH (FT.)	100	670
FRONT YARD: (FT.)	40	54
ONE SIDE YARD: (FT.)	15	126
TWO SIDE YARDS: (FT.)	40	388
REAR YARD: (FT.)	40	573
MAXIMUM PERMITTED:		
BUILDING HEIGHT (FT.)	35	30

LEGEND

EXISTING	PROPOSED
■	CATCH BASIN
●	DRAIN MANHOLE
□	HYDRANT
☒	DRAIN INLET
□	WATER VALVE
□	HEADWALL
□	DRY WELL
□	MONUMENT
—	CONTOUR LINE
—	SPOT ELEVATION
EX. TREE TO BE REMOVED	(22 TREES TO BE REMOVED)

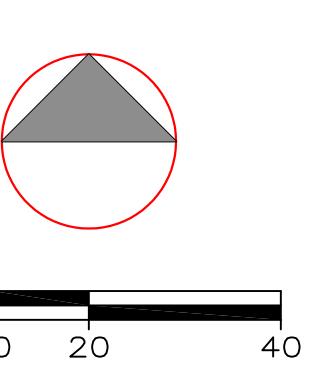
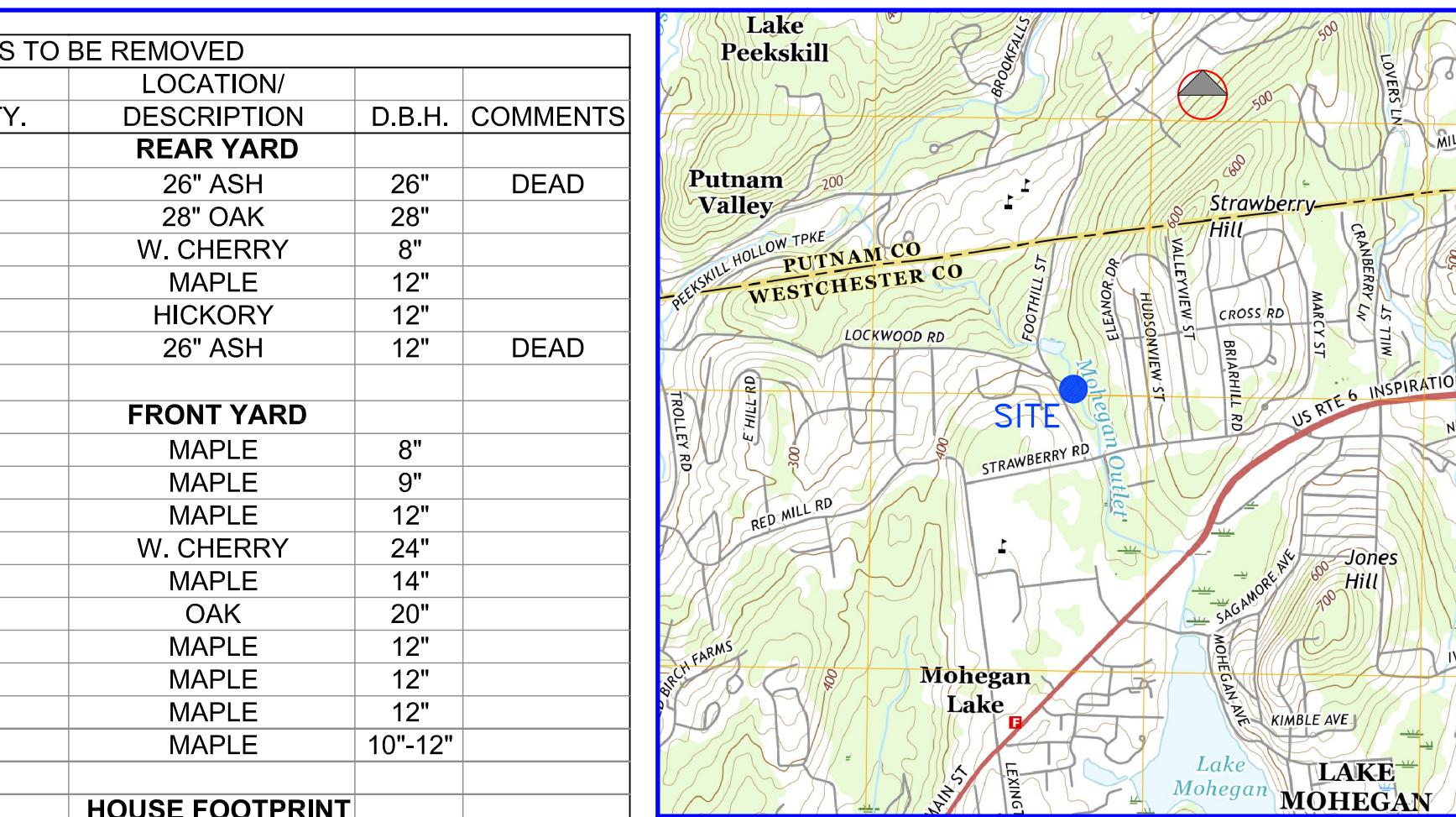
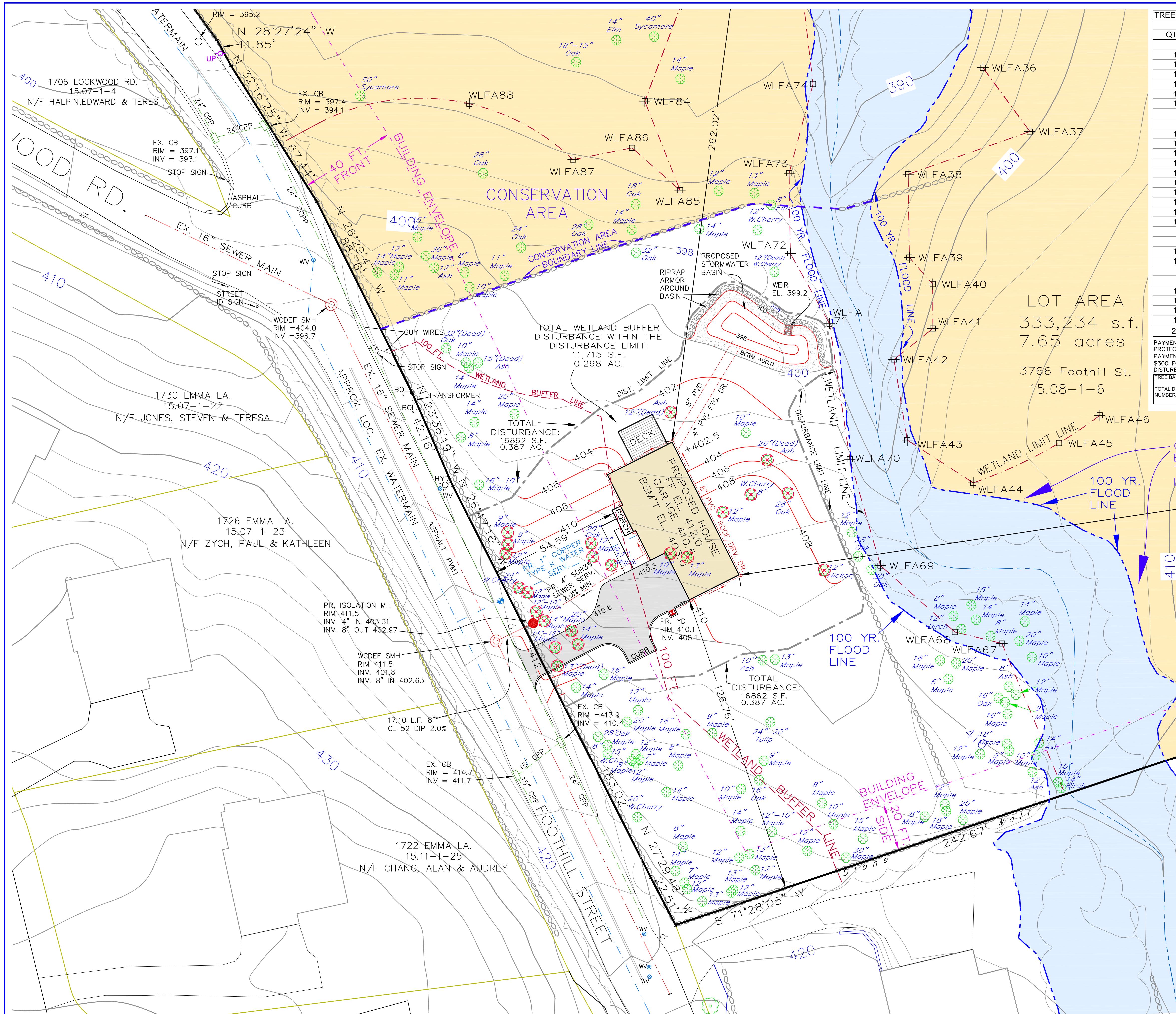
RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 www.rgmpc.com



OVERALL VIEW SITE PLAN PROPOSED RESIDENCE AT

3766 Foothill Street
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NY
OCTOBER 18, 2024

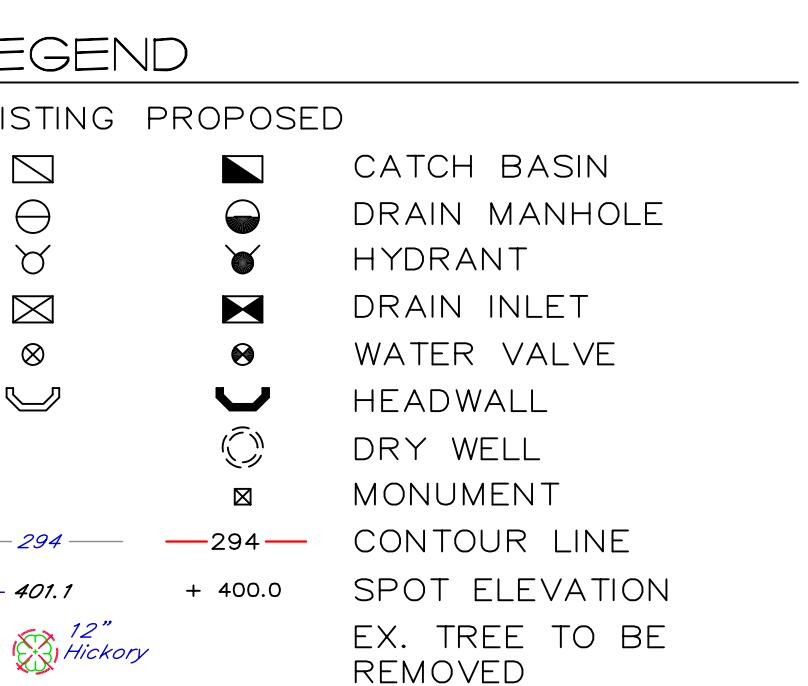
SHEET 1 OF 5 SHEETS



ZONING INFORMATION

TAX MAP DESIGNATION: SHEET 15.08, BLOCK 1, LOT 6
TOTAL LOT AREA: 7.65 acres

MINIMUM R1-20 ZONE REQUIREMENTS	PROVIDED PROPOSED PLAN	
LOT AREA: (SQ. FT.)	20,000	333,234
WIDTH AT BLDG. LINE (FT.)	100	494
DEPTH (FT.)	100	670
FRONT YARD: (FT.)	40	54
TWO SIDE YARDS: (FT.)	40	388
REAR YARD: (FT.)	40	573
MAXIMUM PERMITTED:		
BUILDING HEIGHT (FT.)	35	30



RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 www.rgmpc.com

