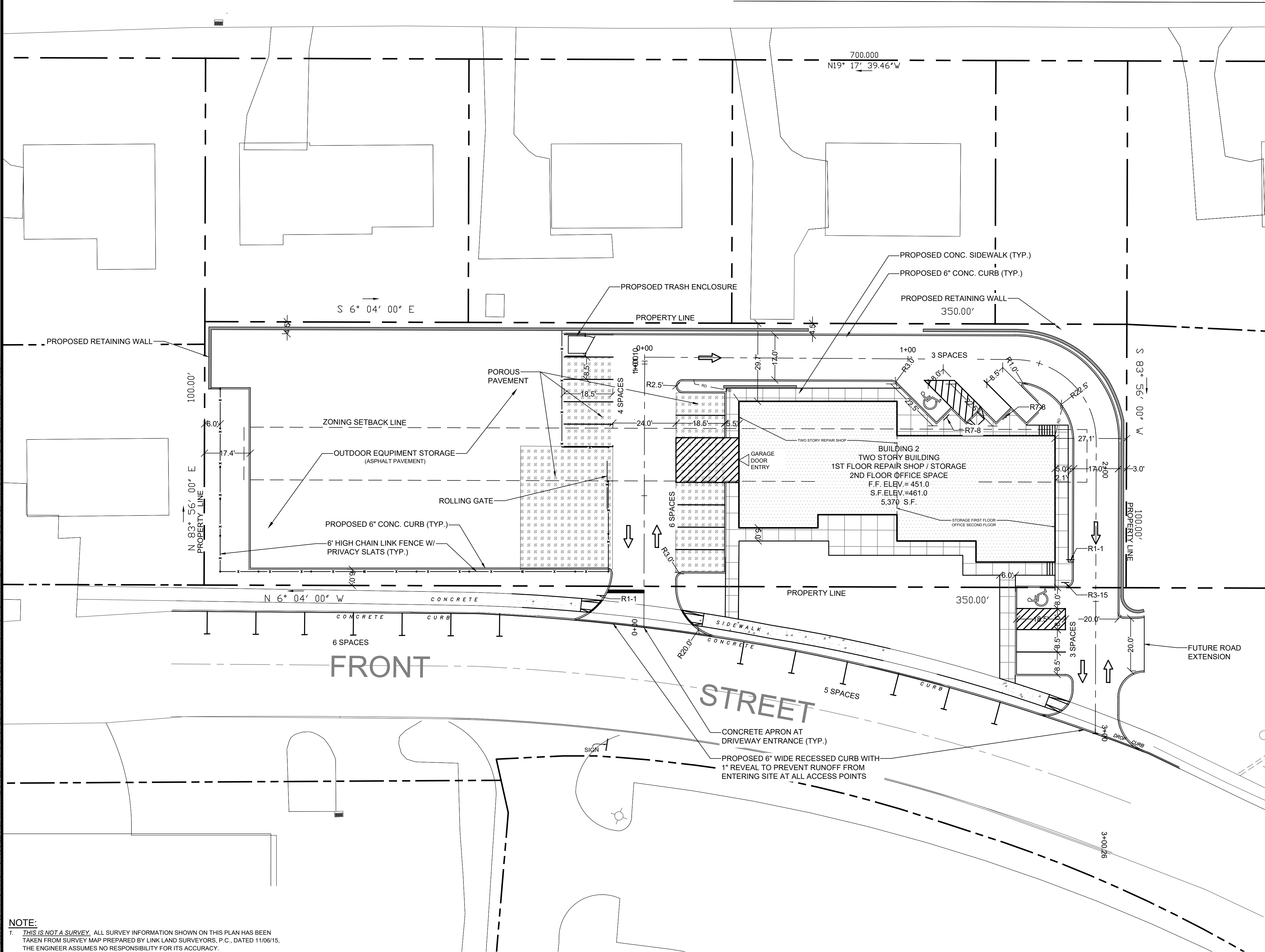
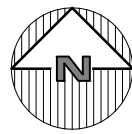




LOCATION MAP
NOT TO SCALE



NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY LINK LAND SURVEYORS, P.C., DATED 11/06/15. 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.

SITE DATA:

OWNER / DEVELOPER: TANTO IRRIGATION, LLC.
5 N. PAYNE STREET
ELMSFORD, NY 10536
PROJECT LOCATION: EDGEWOOD STREET/FRONT STREET
YORKTOWN HEIGHTS, YORKTOWN, NEW YORK, 10598
EXISTING TOWN ZONING: TRANSITION
PROPOSED USE: TRANSITION
TOWN TAX MAP DATA: SECTION 48.07, BLOCK 2, LOT 11,13,15 & 17
SITE AREA: 0.8035 ACRES (35,000 SF)
SEWAGE FACILITIES: PUBLIC SEWERS
WATER FACILITIES: PUBLIC WATER FACILITIES

ZONING SCHEDULE:

ZONING DISTRICT: TRANSITION ZONE BULK STANDARDS		
DIMENSIONAL REGULATIONS:	PROVIDED	
MINIMUM SIZE OF LOT: MINIMUM LOT AREA: MINIMUM LOT WIDTH:	35,000 SF. 100 FT.	
MINIMUM YARD DIMENSIONS:	BLDG. 1	BLDG. 2
PRINCIPAL BUILDING:	13.5 FT.	9.5 FT.
FRONT YARD SETBACK:	52.5 FT.	29.6 FT.
REAR YARD SETBACK:	15 FT.	27.1 FT.
ONE SIDE YARD SETBACK:	42 FT.	42 FT.
COMBINED SIDE YARD SETBACK:		
MAXIMUM % OF LOT TO BE OCCUPIED:	6% OF LOT AREA	15 % OF LOT AREA
PRINCIPAL BUILDING COVERAGE:	TOTAL: 21 % OF LOT AREA	
MAXIMUM HEIGHT:		
PRINCIPAL BUILDING - FEET:	25 FT MAX	25 FT MAX

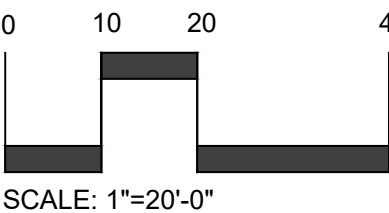
PARKING SCHEDULE

REQUIRED PARKING:	4 SPACES PER 1000 SF OF OFFICE SPACE 1.0 SPACES PER 2 PERSONS UTILIZING SPACE 1.0 SPACES PER 2 PERSONS WORKING IN ESTABLISHMENT
OFFICE SPACE:	2,640 S.F. @ 4 SPACES/1000 S.F. = 11 SPACES
REPAIR SHOP:	8 EMPLOYEES @ 1 SPACES/ 2 EMPLOYEES = 4 SPACES
STORAGE:	1 EMPLOYEES @ 1 SPACES/ 2 EMPLOYEES = 1 SPACES
TOTAL REQUIRED PARKING:	16 SPACES
TOTAL PROVIDED PARKING:	16 SPACES

NOTE:
1. PER THE TOWN BOARD RESOLUTION #485, DATED DECEMBER 19,2017, THE PLANNING BOARD SHALL HAVE THE APPROVAL AUTHORITY FOR THE LANDSCAPE PLAN, LIGHTING PLAN, STORMWATER POLLUTION PREVENTION PLAN, REFUSE ENCLOSURE DETAILS AND PICKUP TIMES, ENTRANCE SIGNAGE, AND CONSTRUCTION AND INFRASTRUCTURE DETAILS.
2. REFUSE PICKUP TIMES SHOULD BE LIMITED TO BETWEEN 7 AM AND 6 PM MONDAY THROUGH SATURDAY.

LEGEND

- PROPERTY LINE / RIGHT OF WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED BUILDING AND DRIVE
- PROPOSED RETAINING WALLS
- PROPOSED POROUS PAVERS



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PROJECT # 25-33

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www.sitedesignconsultants.com

Revisions:	No.	Date	Comments
	1	10/14/25	PB Comments

SCALE:	1" = 20'
DRAWN BY:	JCR
DATE:	8/25/25

AMENDED SITE PLAN

TANTO IRRIGATION, LLC.

Formerly Lake Oscola Entertainment, LLC.

FRONT STREET

Town of Yorktown

Westchester County, NY

Sheet 1 of 1