

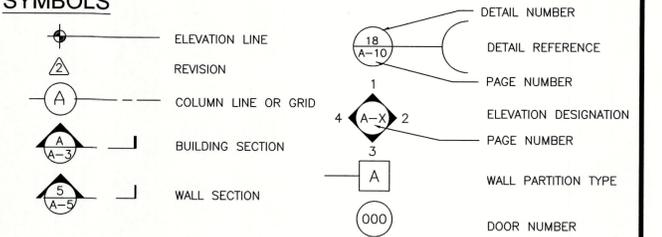
CURRY HONDA RENOVIATION

3845 CROMPOND RD
YORKTOWN HEIGHTS, NY 10598

PROJECT BUILDING CODE: 2020 BUILDING CODE OF NEW YORK STATE

OCCUPANCY: GROUP B - SECTION 304.1 - BUSINESS - AUTOMOBILE DEALERSHIP
TWO STORY BUILDING

SYMBOLS



1 TAX MAP # 35.08-1-10
NOT TO SCALE



2 LOCATION MAP
NOT TO SCALE

PROJECT LOCATION
CURRY HONDA -
3845 CROMPOND ROAD



3 EXISTING FRONT VIEW FROM CROMPOND RD



4 EXISTING FRONT LAWN VIEW FROM CROMPOND RD



5 EXISTING FRONT LAWN VIEW FROM CROMPOND RD



6 EXISTING FRONT VIEW OF SERVICE AREA FROM CROMPOND RD



7 EXISTING FRONT LAWN VIEW & FRONT DISPLAY CAR VIEW FROM CROMPOND RD

TOWN OF YORKTOWN ZONING REQUIREMENTS

Basic Data:			
Owner:	CURRY HONDA (BF CURRY REALTY, LLC)		
Address:	3845 CROMPOND ROAD, YORKTOWN HEIGHTS, NY 10598		
Sheet:	Section: 35.08 Block: 1 Lot: 10		
Zoning District:	C-4 BUSINESS	Proposed Use:	RENOVIATION OF SHOWROOM & BUILDING FACADE
Bulk Regulations:	Required/ Allowable:	Existing/ Proposed	Variance Required
Lot Area:	NONE	192,535.2 SF / 4.42 ACRES	NONE
Lot Width:	25 FT	560.75 FT	NONE
Lot Depth:	100 FT	303 FT	NONE
Building Height:	35 FT	25 FT EXISTING	NONE
Front Yard Setback:	15 FT	32.25 FT / 27.125 FT	NONE
		20.0 FT Prop. Overhang	NONE
Rear Yard Setback:	30 FT	11.2 FT EXISTING/ NC	NONE
Side Yard Setback:	None or 10 FT	38.5 FT EXISTING/ NC	NONE
Max. All Building Coverage: (30%)	57,760 SF	41,410 SF/ NC	NONE

APPROVED
on the 21st day of October, 2024
Planning Board, Town of Yorktown, NY
By Planning Number 24-24
Date 5.4.2025

ARCHITECTURAL VISIONS
A GREENBERG DESIGN GROUP
2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541 P: 845-628-6613
JERIL GREENBERG@ARCHVISIONS.COM F: 845-628-2807

PROJECT: CURRY HONDA RENOVIATION
PROJECT ADDRESS: 3845 CROMPOND RD, YORKTOWN HEIGHTS, NY 10598
MAILING ADDRESS: BF CURRY REALTY, LLC, 727 CENTRAL AVE, SCARSDALE, NY 10583
TAX MAP NO. 35.08-1-10

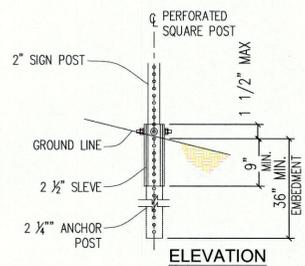
COVERSHEET

ISSUANCE	DATE
FOR REVIEW	03-31-2024
FOR REVIEW	03-31-2024
FOR REVIEW	03-31-2025
SCALE	AS NOTED
DRAWN BY/CHKD BY	MLS/- /JLG
PROJECT NO.	03-23-033



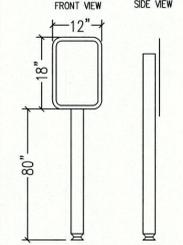
C-100

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX HIS/HER OWN SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



3 HANDICAP PARKING SIGN

MINIMUM EMBEDMENT LENGTH SHALL BE 3'-0"

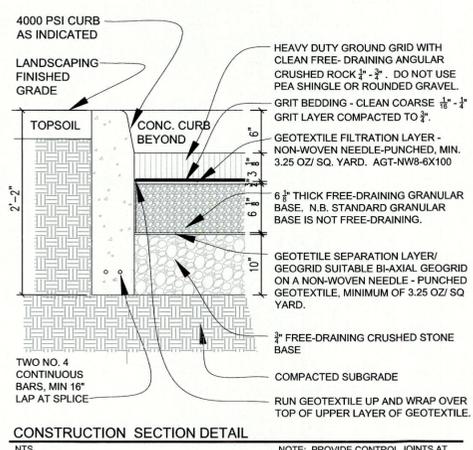


2 HANDICAP PARKING SIGN MOUNTING



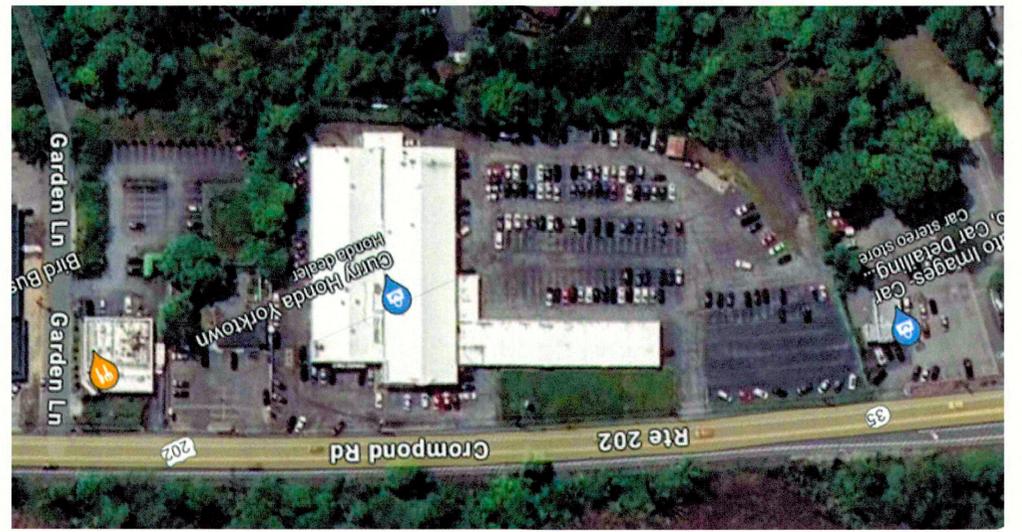
OPEN SURFACE PAVERS - HEAVY DUTY GROUND GRID
 AGTEC HEAVY DUTY DRIVEWAY AND TRUCK PARKING GRID PAVERS Model # AGT-HDGG
 BY AGRICULTURAL SOLUTIONS
 244 MAIN STREET, KINGSFIELD, ME 04947
 TEL: 1-(888)-683-8291
 www.agriculturalsolutions.com

AGTEC NON-WOVEN 80Z DRAINAGE AND FILTRATION GEOTEXTILE (6FT X 100FT) Model # AGT-NW8-6X100
 BY AGRICULTURAL SOLUTIONS
 244 MAIN STREET, KINGSFIELD, ME 04947
 TEL: 1-(888)-683-8291
 www.agriculturalsolutions.com



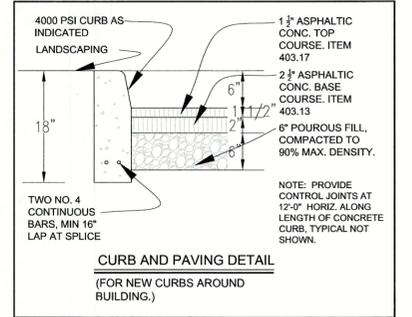
CONSTRUCTION SECTION DETAIL

NOTE: REMOVE ALL EXISTING TOPSOIL AND SUB-SOIL TO FULL DEPTH OF 26" AS SHOWN IN DETAIL FOR INSTALLATION.



AERIAL VIEW
 1" = 100'-0"

APPROVED
 Resolution Number 27-24
 Date 10/21/2024

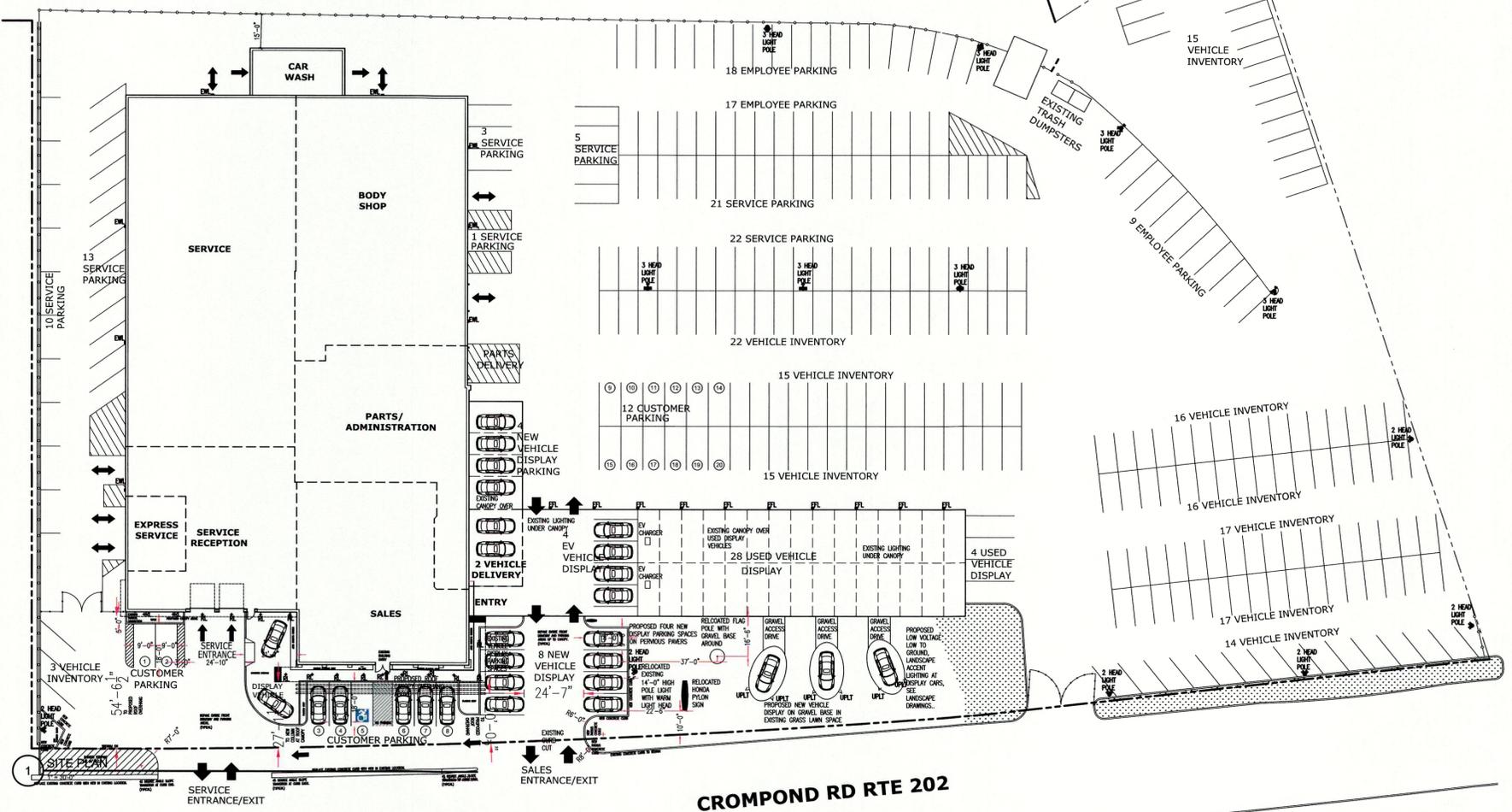


CURB AND PAVING DETAIL
 (FOR NEW CURBS AROUND BUILDING.)

PARKING CATEGORY:	PARKING SPACES PROVIDED:
CUSTOMER PARKING	20
VEHICLE INVENTORY	136
SERVICE PARKING	75
EMPLOYEE PARKING	44
USED VEHICLE DISPLAY	46
NEW VEHICLE DISPLAY	21

- NOTE:
- EXISTING PARKING SPACES IN THE STATE DOT RIGHT OF WAY HAVE BEEN REMOVED.
 - THE PARKING LOT IS TO BE RE-PAVED.
 - THE PROPOSED PLAN WILL COMPLY WITH ALL CURRENT APPLICABLE ADA STANDARDS.
 - CONSTRUCTION ON THE SITE WILL COMPLY WITH ALL TOWN ORDINANCES REGARDING CONSTRUCTION ACTIVITY AND NOISE.
 - APPLICANT MUST OBTAIN ALL NECESSARY PERMITS FROM OUTSIDE AGENCIES.

GARDEN LANE



CROMPOND RD RTE 202

ARCHITECTURAL VISIONS, PLLC
 A GREENBERG DESIGN GROUP
 2 MUSCOT ROAD NORTH MAHOPAC NY, 10541 P: 845-628-6613 F: 845-628-2807
 JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT: CURRY HONDA RENOVATION
 PROJECT ADDRESS: 3845 CROMPOND RD, YORKTOWN HEIGHTS, NY 10598
 MAILING ADDRESS: BF CURRY REALTY, LLC, 727 CENTRAL AVE, SCARSDALE, NY 10583
 TAX MAP NO. 35.08-1-10

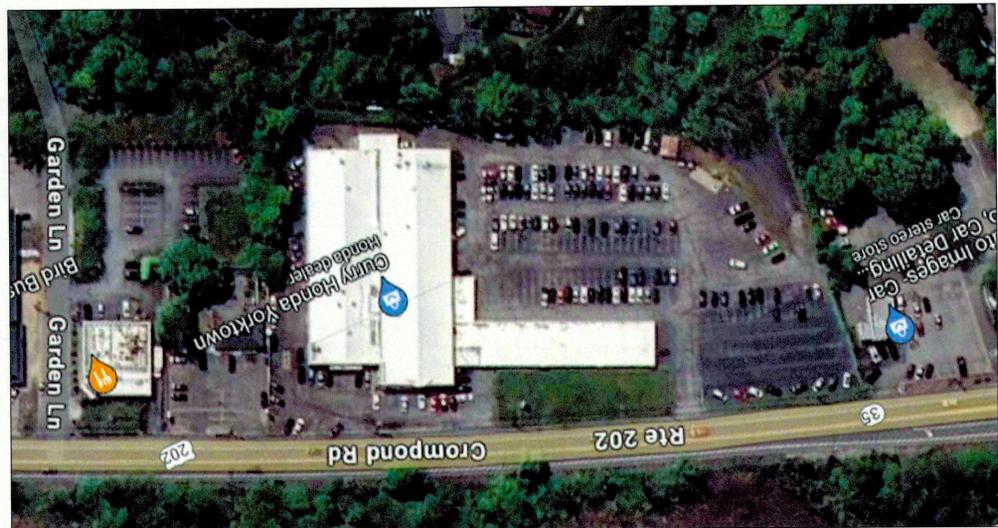
SITE PLAN

ISSUANCE	DATE
FOR REVIEW	03-31-2023
FOR REVIEW	05-15-2024
FOR REVIEW	03-28-2024
FOR REVIEW	06-21-2024
FOR REVIEW	07-22-2024
FOR REVIEW	06-20-2024
FOR REVIEW	10-10-2024
FOR REVIEW	02-22-2025

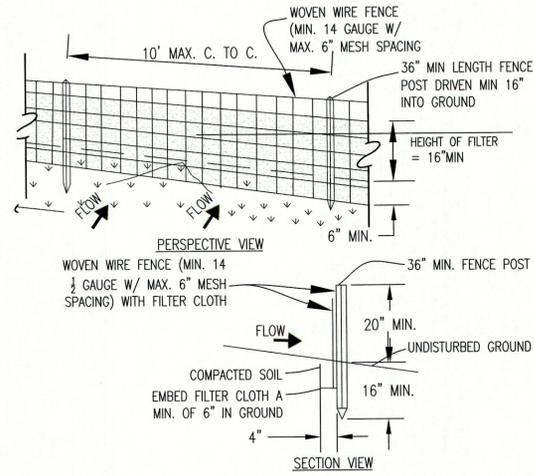
Joel Greenberg
 ARCHITECT
 STATE OF NEW YORK

SCALE AS NOTED
 DRAWN BY:CHKD BY: MLS/-/JLG
 PROJECT NO. 05-23-033

S-100



AERIAL VIEW
1" = 100'-0"

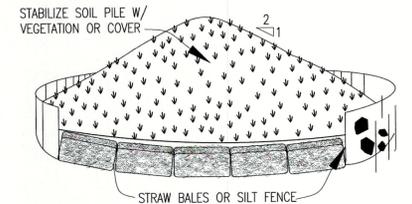


SILT FENCE

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



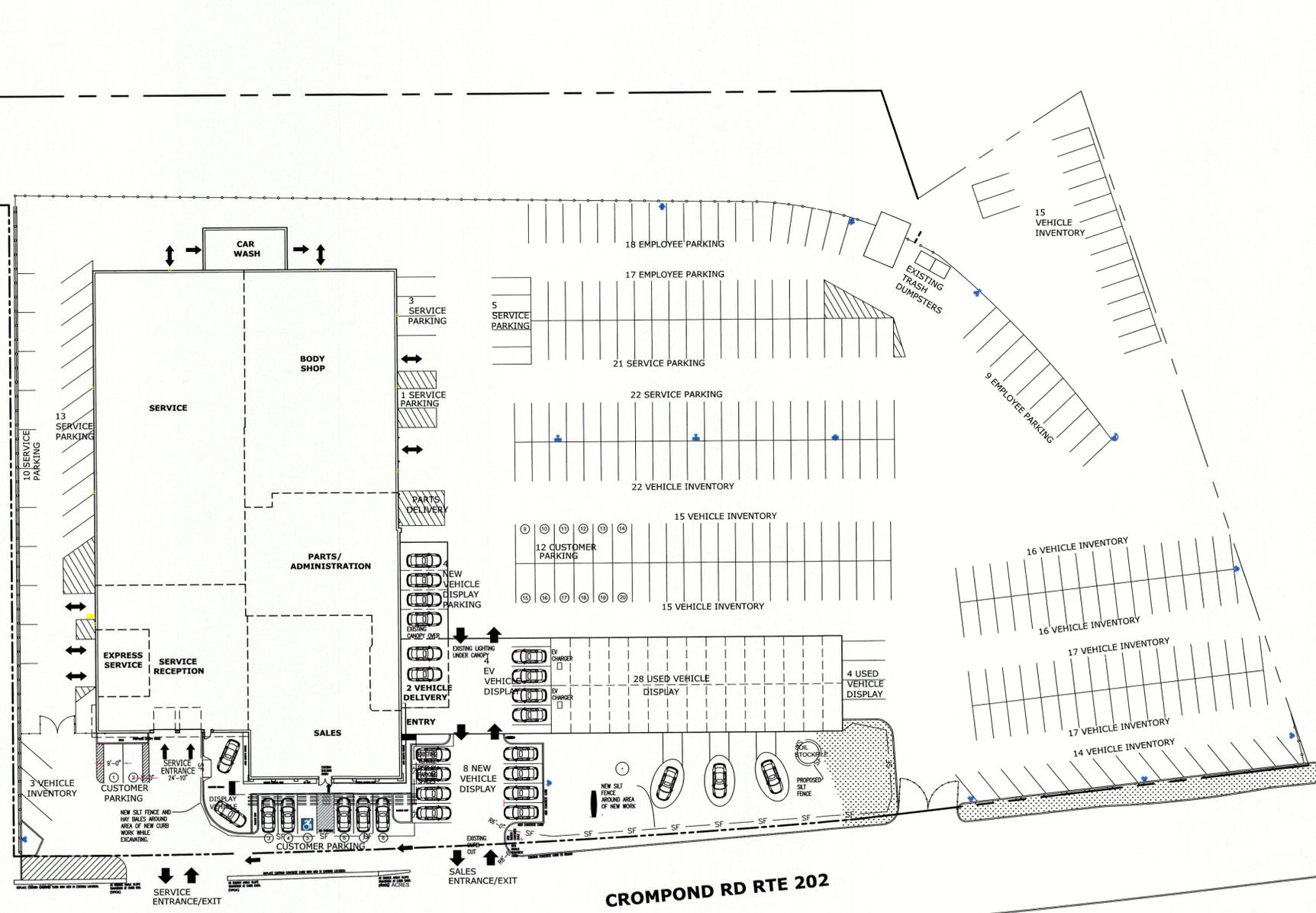
SOIL STOCKPILING DETAIL

NOT TO SCALE

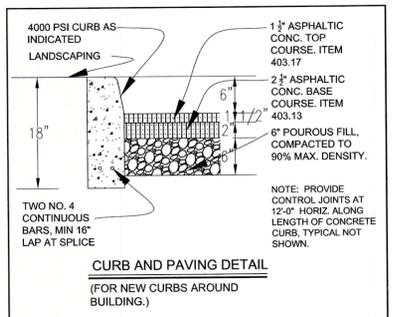
NOTES:

1. AREA CHOSEN FOR STOCKPILE OPERATIONS SHALL BE SAFE AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE STABILIZED WITH EITHER SILT FENCE OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

GARDEN LANE



1 EROSION CONTROL PLAN



APPROVED
Resolution Number 24-24
Date 10/21/2024

ARCHITECTURAL VISIONS, LLC
A GREENBERG DESIGN GROUP
2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541
P: 845-628-6613 F: 845-628-2807
JOEL.GREENBERG@ARCHVISIONS.COM

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TAX MAP NO. 35.08-1-10

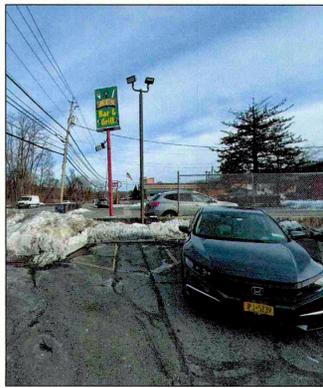
EROSION AND SEDIMENT CONTROL PLAN

ISSUANCE	DATE
1. PREPARED	10/20/2024
2. REVIEWED	
3. APPROVED	

SCALE AS NOTED
DRAWN BY/CHKD BY: MLS/- /JLG
PROJECT NO. 03-23-033

S-101

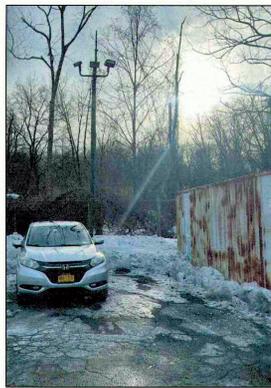
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2 EXISTING FRONT CORNER LIGHT - 2 HEADS



3 EXISTING REAR 3 HEAD LIGHT POLE



4 EXISTING REAR 3 HEAD LIGHT POLE



5 EXISTING CENTER 3 HEAD LIGHT POLES



6 EXISTING CANOPY LIGHTING



7 EXIST. CANOPY ROOF FLOOD LIGHTS (EFL) - TO BE REMOVED (TYPICAL)

- NOTE:
- EXISTING SITE LIGHTING:
 - EXISTING 2 HEAD LIGHT POLE - LOWER HEADS TO 14'-0" ABOVE GROUND. (TYPICAL)
 - EXISTING 3 HEAD LIGHT POLE - LOWER HEADS TO 14'-0" ABOVE GROUND. (TYPICAL)
 - EXISTING WALL LIGHTING (EWL) - TO BE REPLACED SEE DETAIL 10/S-102.
 - EXISTING CANOPY FLOOD LIGHTS EFL TO BE REMOVED. (TYPICAL OF 10)
 - NEW RECESSED FLOOD LIGHTS AT NEW FIN OVERHANG AT FRONT OF BUILDING (RFL) TO REPLACE EXISTING RECESSED LIGHTING IN OVERHANG AT FRONT OF BUILDING. SEE DETAIL 12/S-102. NEW RECESSED LIGHTS (RL) AT NEW SERVICE CANOPY TO REPLACE EXISTING RECESSED LIGHTS AT EXISTING CANOPY OVERHANG. SEE FIXTURE DETAIL 11/S-102.
 - THE PLANNING BOARD WILL VERIFY THE SITE LIGHTING BASED ON THE LIGHTING INCLUDED ON THE AS-BUILT SURVEY.
 - EXISTING LIGHT POLES WITH EXISTING LIGHT HEADS THAT ARE MOUNTED ABOVE 14'-0". WILL HAVE THE POLES CUT DOWN AS REQUIRED, AND ALL LIGHT HEADS WILL BE TURNED TO SET AT HORIZONTAL POSITION AND MOUNTED SUCH THAT THE TOP OF THE HEADS WILL BE 14'-0" ABOVE THE GROUND. ANY LIGHT HEADS THAT CAN NOT BE MADE COMPLIANT WILL BE REMOVED.
 - PHOTOMETRIC DISTRIBUTION FOR NEW LIGHTING WILL BE PROVIDED PRIOR TO THE INSTALLATION OF ANY NEW LIGHTING.



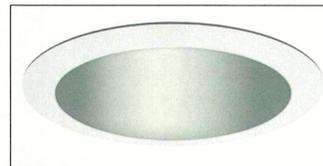
9 PROPOSED LANDSCAPING UPLIGHTS

NEW TYPICAL UPLIGHT AT THREE OVAL CAR DISPLAYS (UPLT) FIXTURE BY RAB LIGHTING QUANTITY: 6



10 REPLACEMENT LED WALL PACK LIGHTS - FULL CUT OFF

REPLACEMENT FOR EXISTING WALL PACK LIGHTS (EWL) FIXTURE BY WARELIGHT MODEL: WLFC - 4000K WAREHOUSE-LIGHTING.COM 888-454-4480

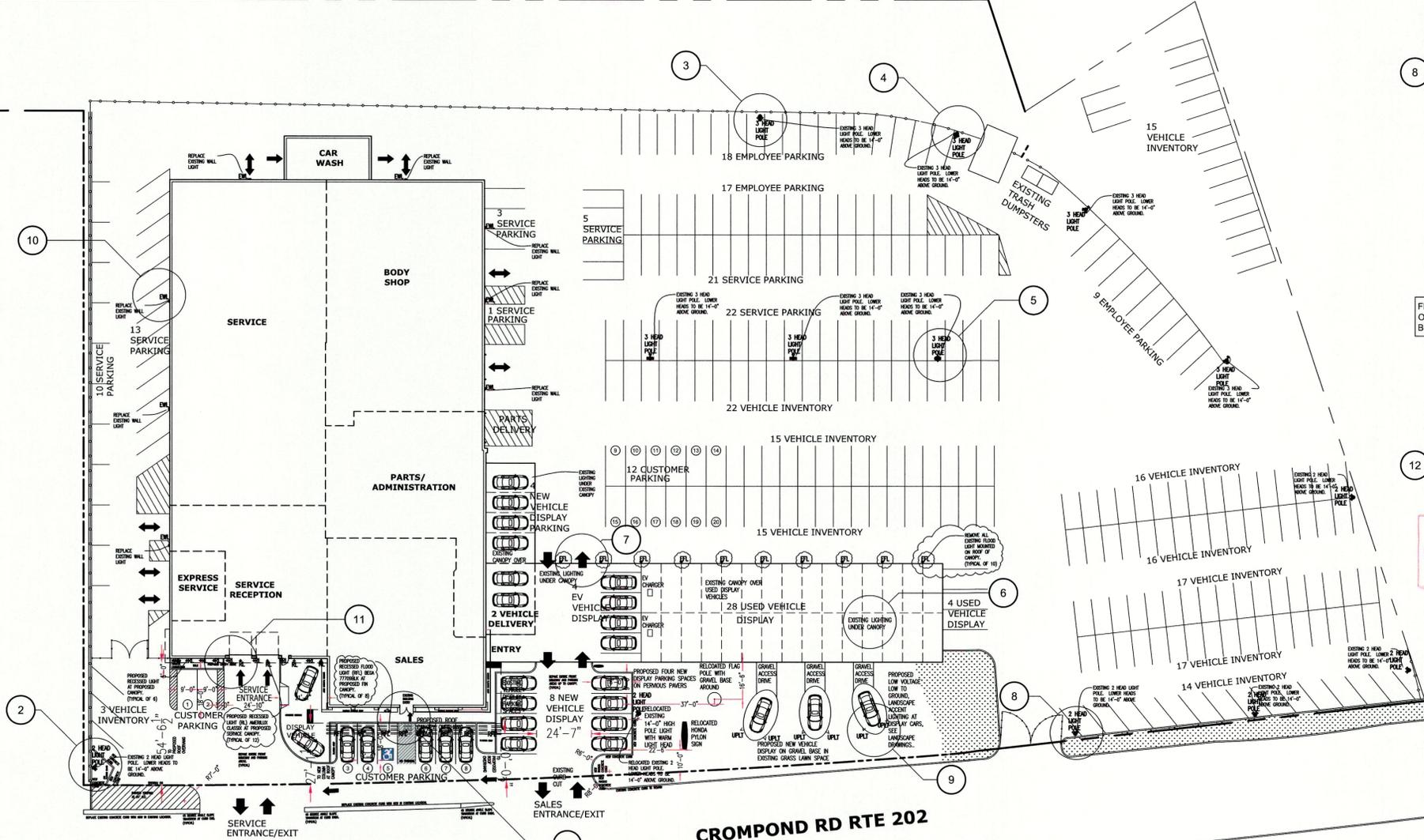


11 NEW RECESSED LIGHT FIXTURE AT SERVICE CANOPY

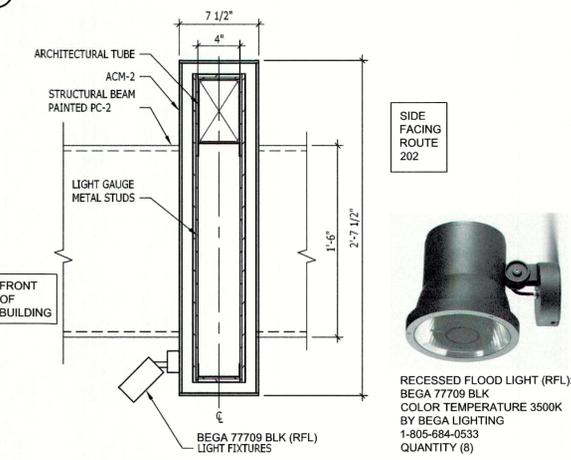
NEW RECESSED LIGHT AT SERVICE CANOPY. (RL) AMERLUX CLASSIX CLX HP R6 NC A17 73 VOLT SDC SP40. COLOR TEMPERATURE 3500K QUANTITY: 12



8 EXISTING FRONT LIGHT POLES ALONG ROUTE 202



1 EXISTING SITE LIGHTING PLAN 1" = 30'-0"



12 SECTION AT FRONT OVERHANG W/ RECESSED FLOOD LIGHT TOWARD BUILDING

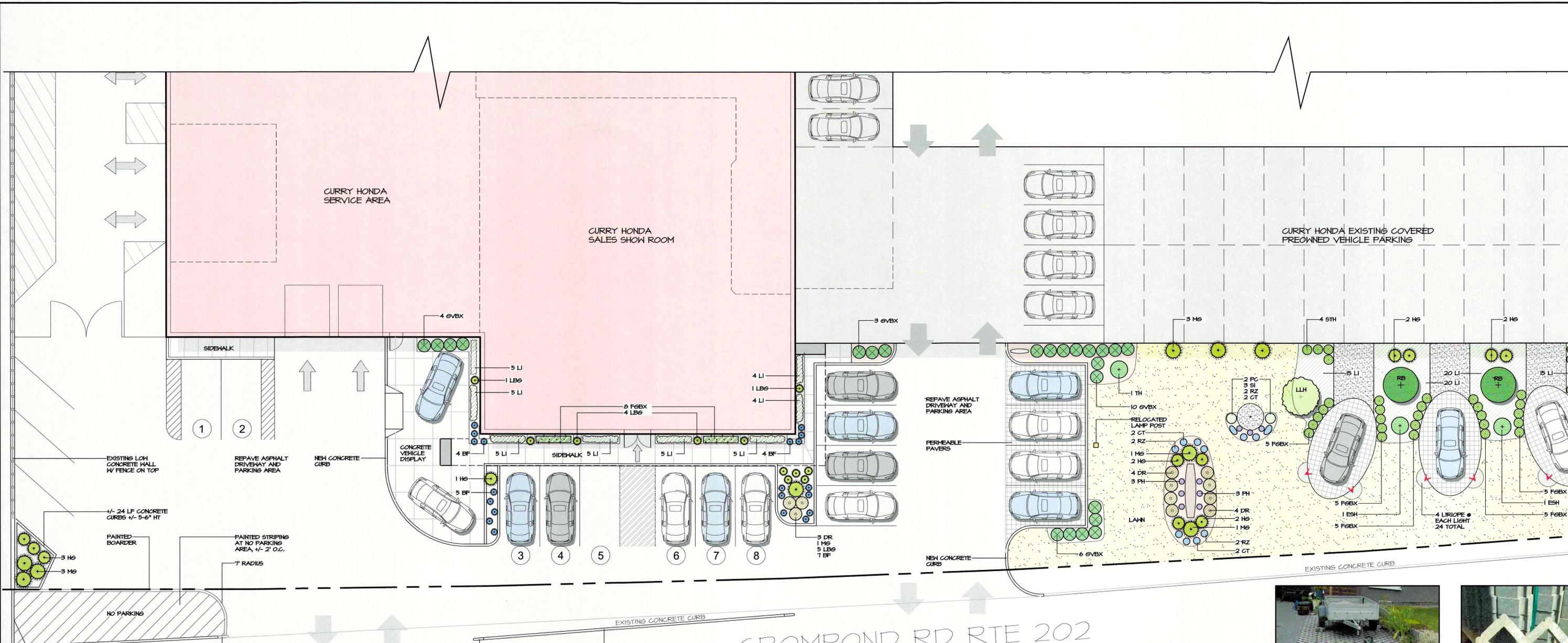
APPROVED Resolution Number 24-24 Date 10/21/2024

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP
2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541
P: 845-628-6613 F: 845-628-2807
JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT: CURRY HONDA RENOVATION
PROJECT ADDRESS: 3845 CROMPO RD YORKTOWN HEIGHTS, NY 10598
MAILING ADDRESS: 8F CURRY REALTY, LLC 727 CENTRAL AVE SCARSDALE, NY 10583
TAX MAP NO. 35.08-1-10

EXISTING SITE LIGHTING PLAN

ISSUANCE	DATE
FOR REVIEW	02-20-2025
FOR REVIEW	02-20-2025
FOR REVIEW	02-20-2025
 NYS Registration Expires: 03-31-2027	
SCALE AS NOTED	S-102
DRAWN BY/CHKD BY	
PROJECT NO.	



CROMPOND RD RTE 202

APPROVED
Resolution Number 24-24
Date 10/21/2024



PERMEABLE PAVER DETAIL



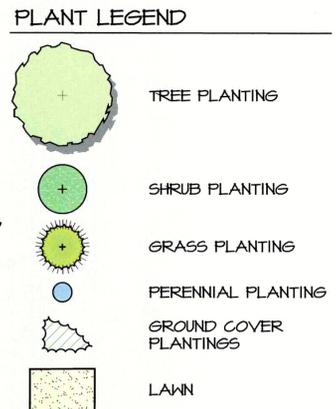
OPEN SURFACE PAVERS BY AG 244 MAIN ST, KINGFIELD, ME 04 Tel: 1.888.683.8241



LIMELIGHT HYDRANGEA (LLH) RUBY FALLS REDBUD (RB) KOUSSA DOGWOOD (KD) MAIDEN GRASS (MG) DWARF HAMELIN GRASS (HG) ELIJAH BLUE FESCUE (BF)



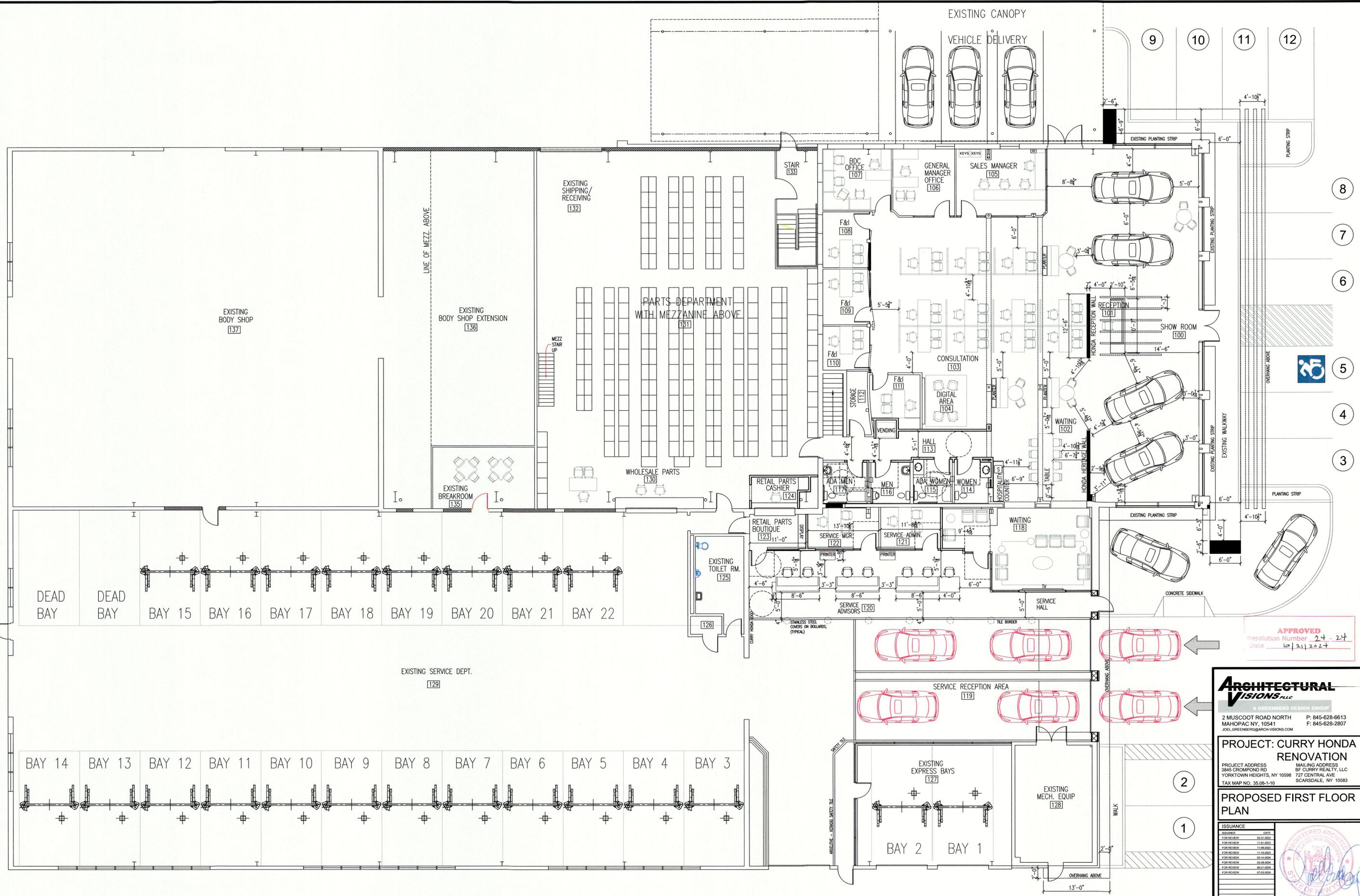
UPLIGHT (TYP) @ CAR DISPLAY (6) FIXTURE BY RAB LIGHTING



PLANT LIST	
KEY	QTY BOTANICAL NAME
TREES	
KD	3 Cornus kousa
LLH	2 Hydrangea paniculata
RB	2 Cercis canadensis
SHRUBS	
EVBX23	Buxus 'Green Velvet'
EVBX30	Buxus sempervirens
ESH	8 Hydrangea macrophylla
TH	1 Hydrangea paniculata
MFA	5 Platanus japonica 'Majestic'
PJM	7 Rhododendron 'PJM'
DR	11 Rosa 'Drift Rose'
STH	8 Ilex crenata 'Soft Leaf'
GRASSES AND PERENNIALS	
HG	12 Pennisetum alopecuroides
BF	20 Festuca glauca 'Elijah Blue'
LBG	11 Pennisetum alopecuroides
MG	10 Miscanthus sinensis
PC	2 Echinacea purpurea
RZ	6 Geranium rozanne
SI	3 Iris sibirica
LI	162 Liriope muscari 'Violet Star'
CT	6 Nepeta 'Walkers Low'
PH	6 Phlox paniculata



PERENNIAL PLANTING GROUND COVER PLANTINGS LAWN



APPROVED
 Resolution Number 24-24
 Date 10/21/2024

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 TAX MAP NO. 35.08-1-10

PROPOSED FIRST FLOOR PLAN

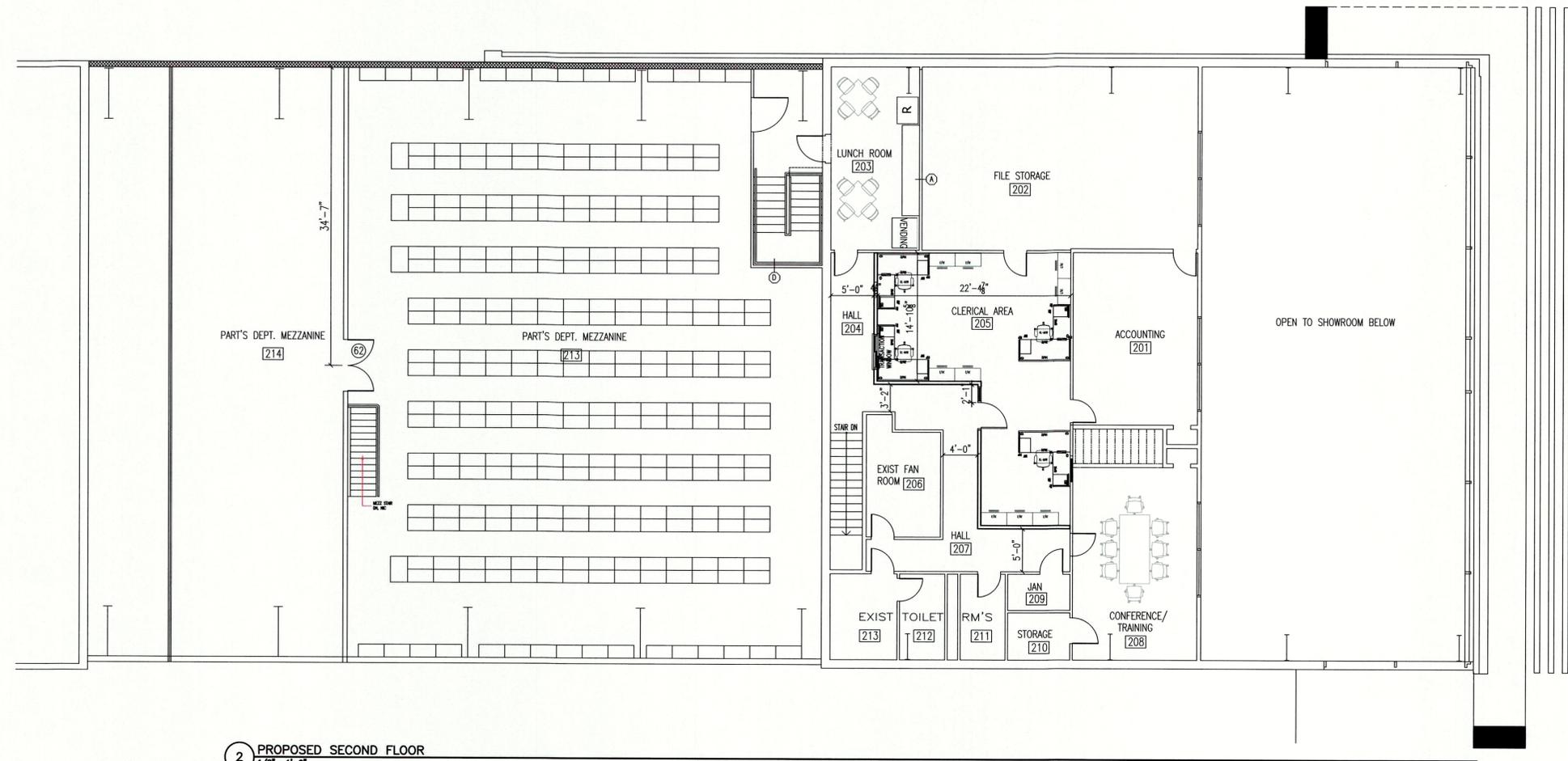
ISSUANCE	DATE
DESIGNED	09-31-2023
FOR REVIEW	11-02-2023
FOR REVIEW	11-09-2023
FOR REVIEW	11-15-2023
FOR REVIEW	03-14-2024
FOR REVIEW	03-28-2024
FOR REVIEW	06-21-2024
FOR REVIEW	07-03-2024

SCALE AS NOTED
 DRAWN BY/CHKD BY: M.S./J.L.G.
 PROJECT NO.: 03-25-033

A-101

1 PROPOSED FIRST FLOOR
 1/8" = 1'-0"

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2 PROPOSED SECOND FLOOR
1/8" = 1'-0"

APPROVED
Resolution Number 24-24
Date 10/21/2024

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3945 CROMPOND RD YORKTOWN HEIGHTS, NY 10598 F: 845-628-2807
JOEL.GREENBERG@ARCHVISIONS.COM

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MAILING ADDRESS: BT CURRY REALTY, LLC, 727 CENTRAL AVE, SCARSDALE, NY 10583
TAX MAP NO. 35.08-1-10

PROPOSED SECOND FLOOR PLAN

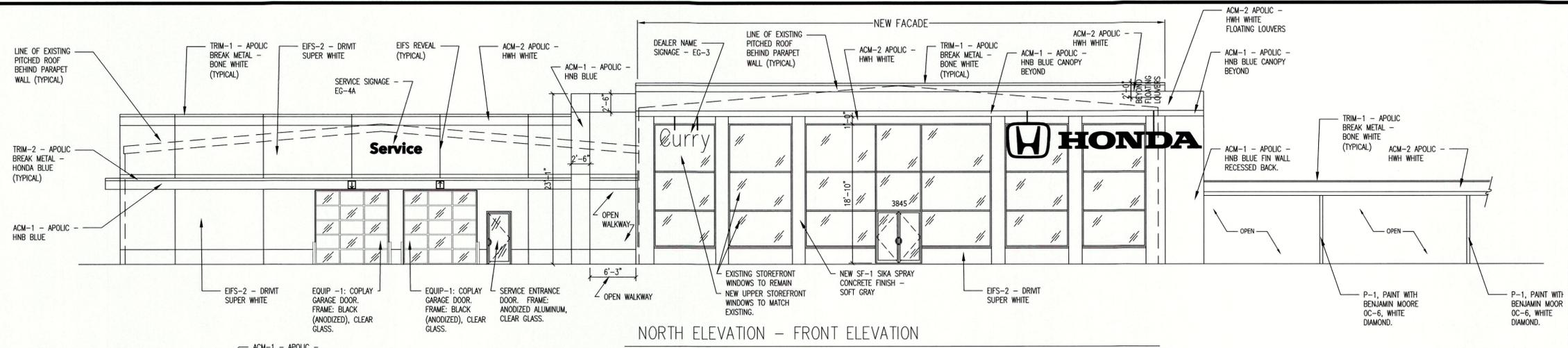
ISSUANCE	DATE
FOR REVIEW	03-23-2023
FOR REVIEW	07-13-2023
FOR REVIEW	11-08-2023
FOR REVIEW	11-23-2023
FOR REVIEW	05-14-2024
FOR REVIEW	09-20-2024
FOR REVIEW	07-01-2024



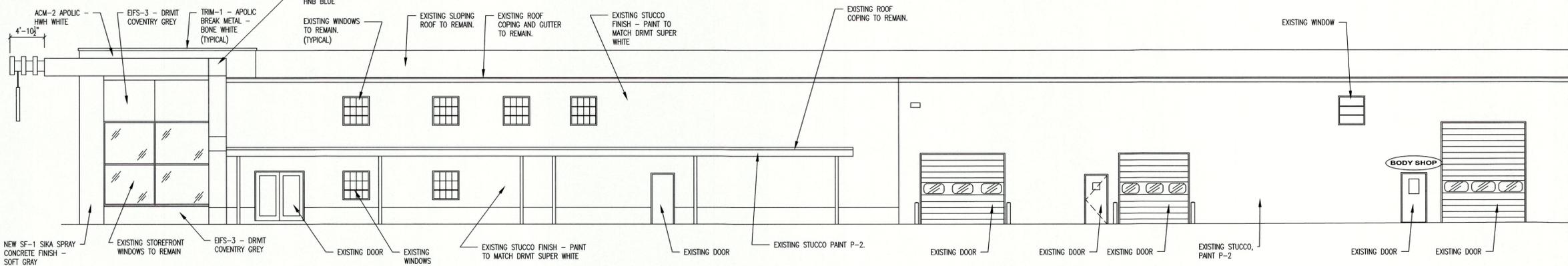
SCALE: AS NOTED
DRAWN BY/CHKD BY: MLS/-/JLG
PROJECT NO.: 03-23-033

A-102

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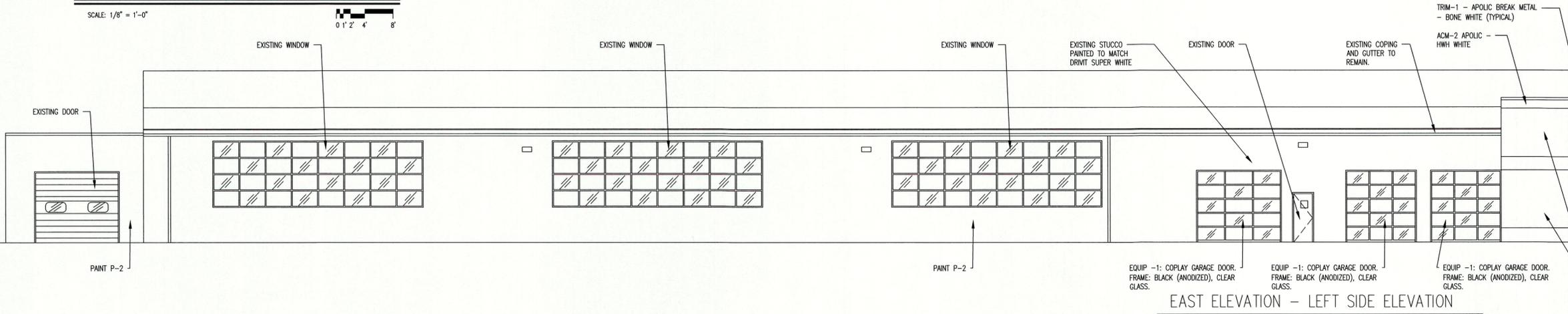


NORTH ELEVATION - FRONT ELEVATION



WEST ELEVATION - RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

ISSUANCE	DATE
ISSUANCE	11-01-2013
FOR REVIEW	11-08-2013
FOR REVIEW	11-15-2013
FOR REVIEW	03-20-2014
FOR REVIEW	03-28-2014
FOR REVIEW	07-09-2014

SCALE AS NOTED
 DRAWN BY: CHKD BY: M/S / JLG
 PROJECT NO. 03-25-103

APPROVED
 Resolution Number 24-24
 Date 10/21/2014



A-200