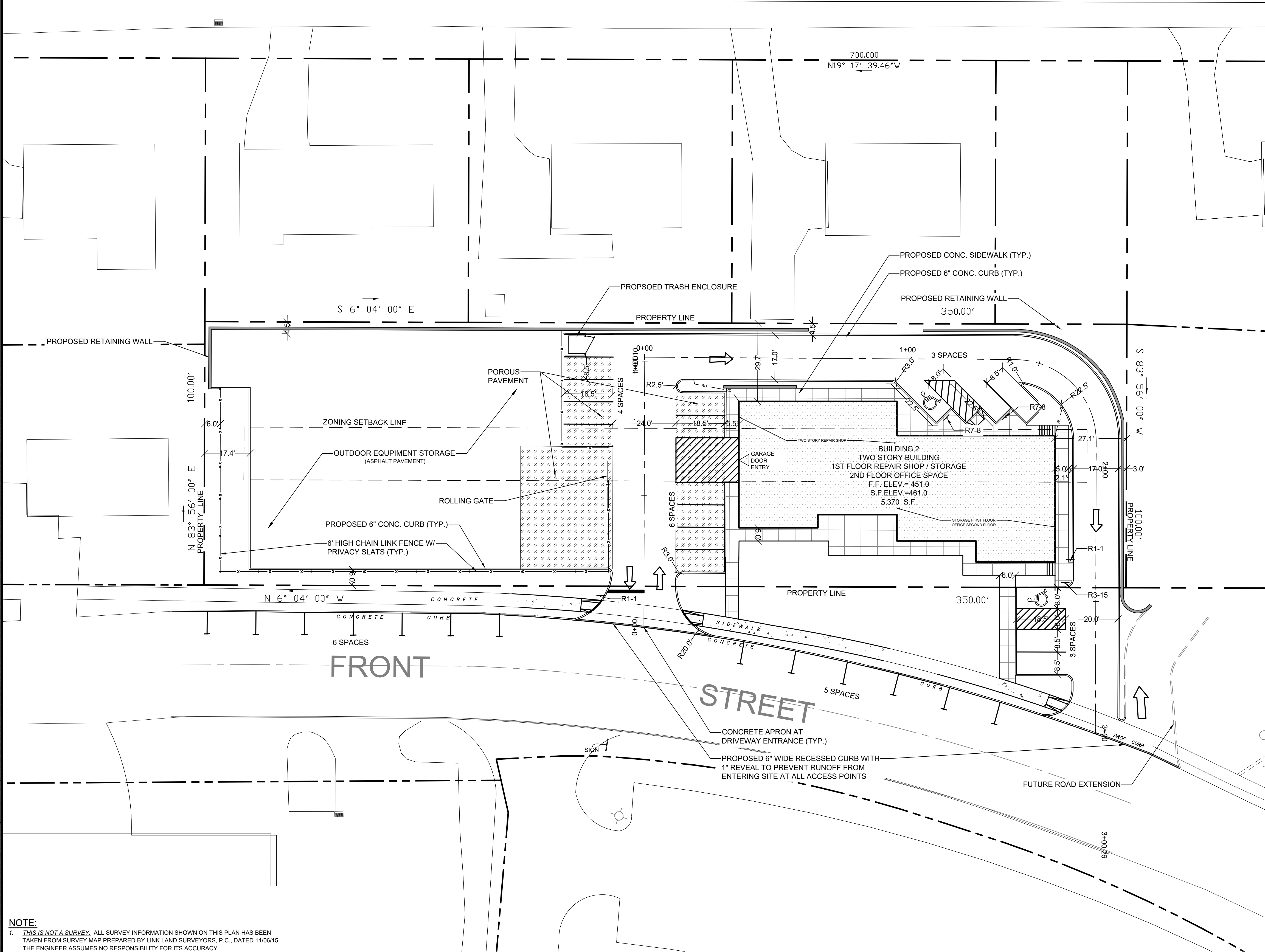
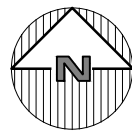




LOCATION MAP  
NOT TO SCALE



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:	35,000 SF.	
MINIMUM LOT AREA:	100 FT.	
MINIMUM LOT WIDTH:		
MINIMUM YARD DIMENSIONS:	BLDG. 1	BLDG. 2
PRINCIPAL BUILDING:		
FRONT YARD SETBACK:	13.5 FT.	9.5 FT.
REAR YARD SETBACK:	52.5 FT.	29.6 FT.
ONE SIDE YARD SETBACK:	15 FT.	27.1 FT.
COMBINED SIDE YARD SETBACK:	42 FT.	42 FT.
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

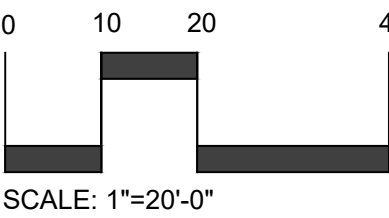
PARKING SCHEDULE

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

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

**AMENDED SITE PLAN**  
PREPARED FOR  
**TANTO IRRIGATION, LLC.**  
Formerly Lake Oscola Entertainment, LLC.  
FRONT STREET  
Town of Yorktown  
Westchester County, NY

Sheet 1 of 1