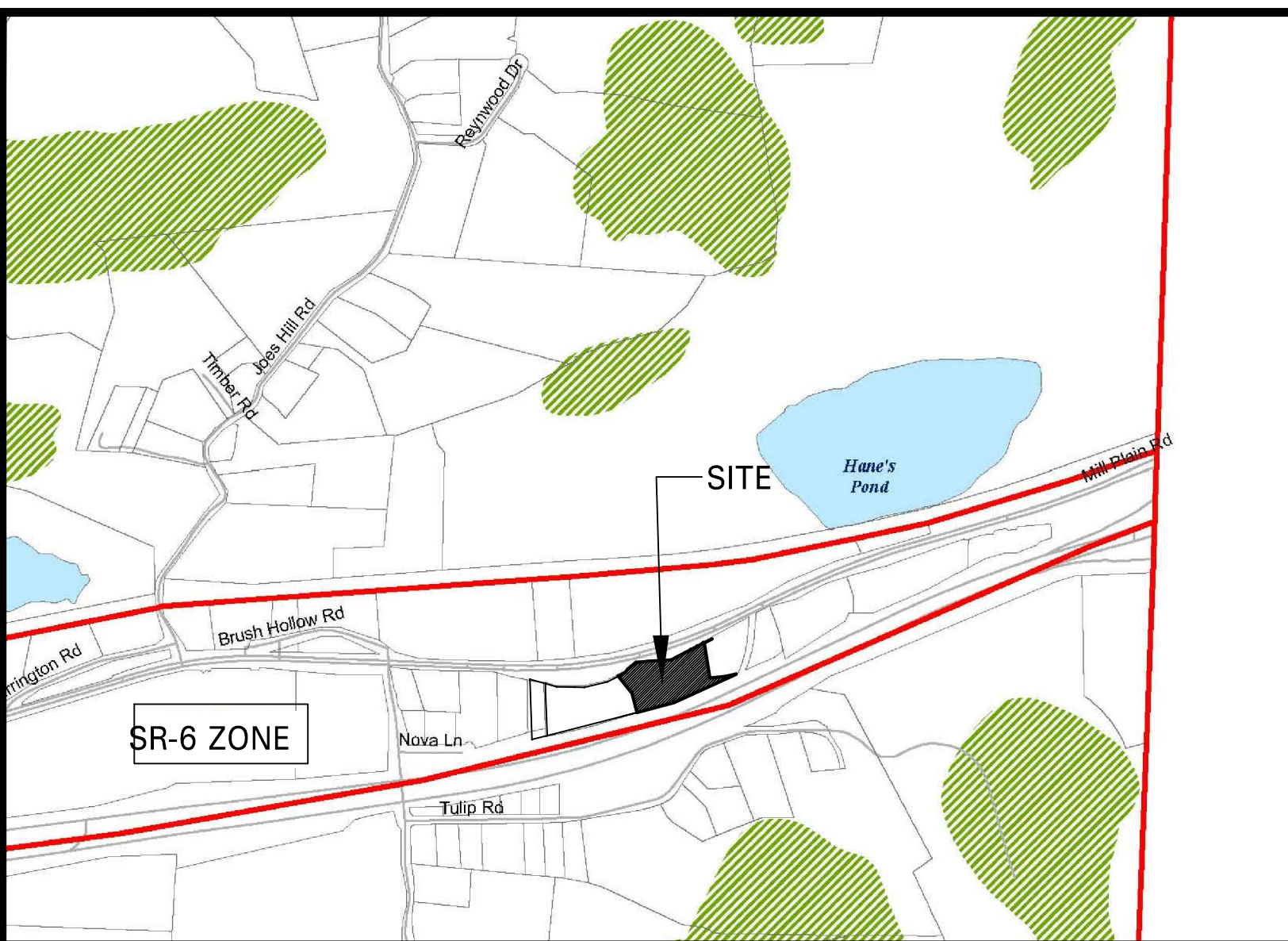


ZONING TABULATION
3903 DANBURY ROAD
TOWN OF SOUTHEAST

ITEM	PERMITTED SR-6 ZONE	PROPOSED PHASE I
LOT GEOMETRY		
MIN LOT AREA	30,000 SF	160,395 SQ. FT. (3.68 ACRE)
MIN. LOT FRONTAGE	25 FT	624 FT
MIN. LOT WIDTH	50 FT	530 FT
MIN. LOT DEPTH	50 FT	264 +/- FT
MAX COVERAGE BUILDING	15%	6.20%
MAX COVERAGE LOT	45%	1.79%
OPEN SPACE	55% MIN	82.00%
OPEN SPACE DOES NOT INCLUDE RTE 6 FRONTAGE		
MINIMUM BUILDING SETBACKS		
FRONT YARD (FEET)	35 FT	64.20 FT
SIDE YARD (FEET)	35 FT	70.75 FT
REAR YARD (FEET)	35 FT	132.79 FT
MAX BLDG HEIGHT (STORIES)	2 STORIES	1 STORY
MAX BLDG HEIGHT (FEET)	30 FT	11 FT AVE
BUILDINGSQUARE FOOTAGE		
BUILDING 1 ST FLOOR SQ. FT.		10,000 SQ. FT.
OUTDOOR STORAGE		0
TOTAL F.A.R.	0.40 MAX	6.20%
RETAINING WALL	3' FYSB & 6' SIDE YARD BEYOND FYSB	
MINIMUM PARKING SETBACK		
FRONT LOT LINE (FEET)	20 FT	9 FT *
SIDE LOT LINE (FEET)	10 FT	10.8 FT
REAR LOT LINE (FEET)	10 FT	204 FT.
IMPERVIOUS AREA ANALYSIS		
PAVEMENT AREA & DUMPSTER		17,500 SQ. FT.
SIDEWALK AREA		1,200 SQ. FT.
BUILDING AREA		10,000 SQ. FT.
TOTAL IMPERVIOUS (SQ. FT.)		28,700 SQ. FT.
TOTAL IMPERVIOUS (ACRES)		.658 ACRES
TOTAL SITE LOT ACREAGE		
		3.682 ACRES
TOTAL DISTURBED ACREAGE		
		1.75 ACRES

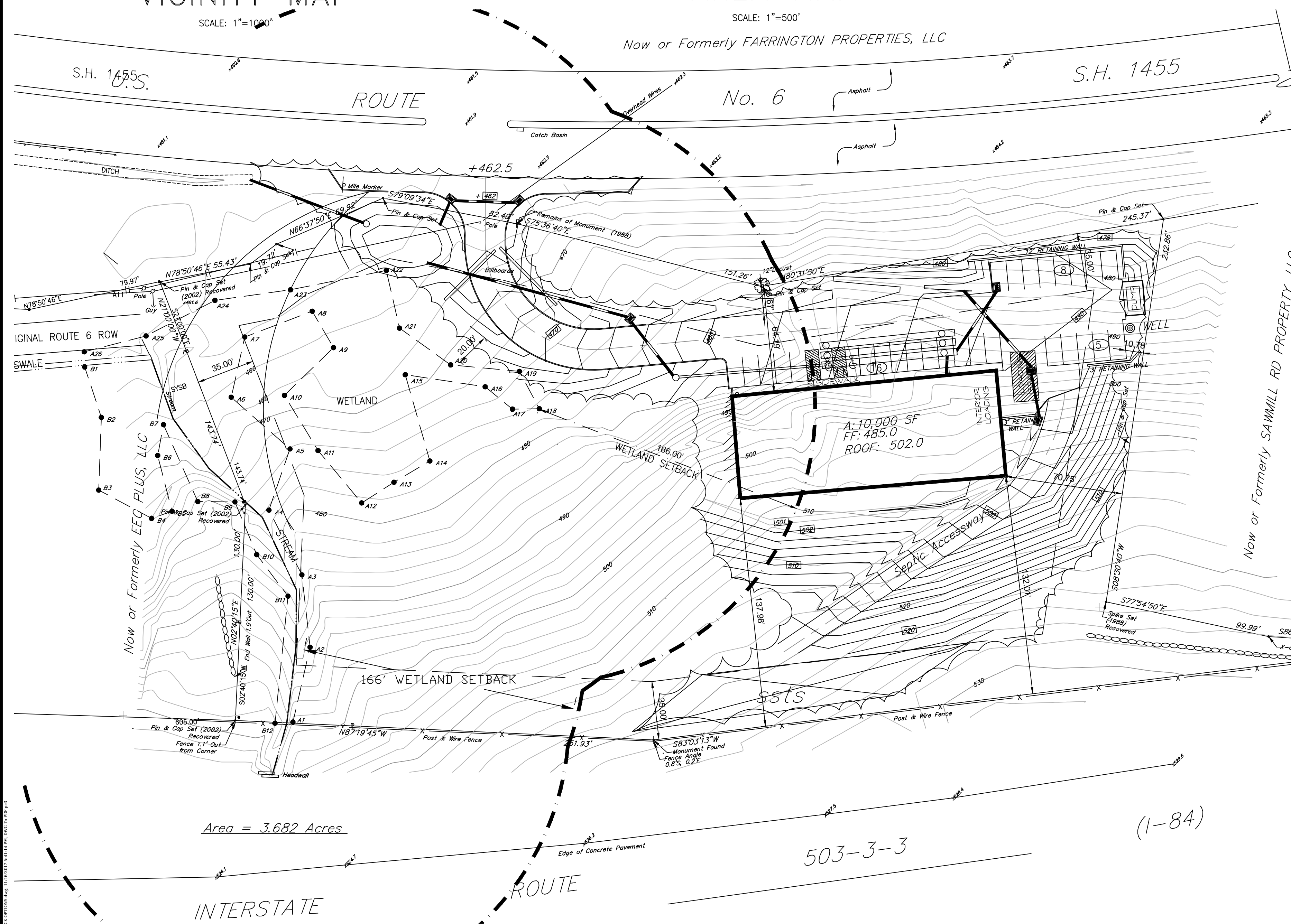


VICINITY MAP

SCALE: 1"=100'

AREA MAP

SCALE: 1"=500'



LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- (15) QTY PARKING SPACES (9.0'x20')
- [Hatched] PROPOSED PAVEMENT STRIPING
- [Symbol] PAINTED HANDICAPPED SYMBOL
- [Symbol] PROPOSED WALL PACK LIGHT
- [Symbol] CATCH BASIN
- R: CURB RADIUS
- [Symbol] PROPOSED 6" HIGH CONCRETE CURB
- [Symbol] PROPOSED SIDEWALK
- [Symbol] PROPOSED DUMPSTER W/ENCLOSURE
- [Symbol] PROPOSED HANDICAPPED RAMP
- [Symbol] PROPOSED BOLLARD
- [Symbol] PROPOSED CONCRETE PAD
- [Symbol] PROPOSED BUILDING / STRUCTURES

WETLAND SETBACKS

TOWN OF SOUTHEAST SETBACKS
(BASED ON C CLASS SOILS AND SLOPES)
133' WETLAND
130' WATERCOURSE
NYDEP SETBACK
100' WATERCOURSE

SOILS

PARKING CALCULATIONS

RETAIL: 1/200 SF.
OFFICE FIRST FLOOR: 1/200 SF.
OFFICE SECOND FLOOR: 1/250 SF.
WAREHOUSE: 1/1.5 EMPLOYEE

REQUIRED PARKING: PHASE I
OFFICE: 2000 SF./ (200 SF./SPACE)=10 SPACES
RETAIL: 2000 SF./ (200 SF./SPACE)=10 SPACES
WAREHOUSE/SHOP: 10 SHOP EMPLOYEES/ (1.5 EMPLOYEE/SPACE)=7 SPACES
TOTAL PARKING REQUIRED: 29 SPACES
INCLUDING 2 HANDICAPPED

LIST OF DRAWINGS

DWG No.	DWG Title	SUBMISSION DATE
	SITE PLANS	10/02/17
SY1	PARKING SITE PLAN- PHASE I	X
SY2	UTILITY SITE PLAN	
SY3	EROSION CTRL PLAN	
SY4	LIGHTING PLAN	
SY5	EROSION CONTROL DETAILS	
SY6	SITE DETAILS	
SY6A	BIO-RETENTION BASIN	
SY7	LANDSCAPE PLAN	
EX	EXISTING SITE PLAN	X
D1	PRE/POST DEVELOPMENT OVERLAY	
A1	FIRST & SECOND FLOOR PLAN	
A2	ELEVATIONS	

PROJECT INFORMATION

Project Location: 3903 Danbury Road (Route 6)
Town of Southeast
Putnam County
State of New York

Zoning District: SR-6
School District: Brewster School District
Fire District: Village of Brewster

Jurisdictional Government: Town of Southeast
Planning Department

Property Identification: Tax Map # 69.13 - 1 - 21.2
E911: 3903 DANBURY ROAD

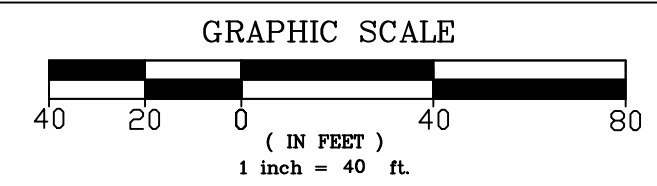
Applicant: Interior Rock Inc.
838 McLean Street
Yonkers, NY. 10704

Owner: Bruce Beutler
EE Controls, Inc
3881 Danbury Road
Brewster, NY 10509

Engineer: P.W. Scott
Engineering & Architecture, P.C.
3871 Danbury Road
Brewster, NY 10509

Surveyor: Bady & Watson
Surveying & Engineering, P.C.
3063 Route 9
Cold Spring, NY 10516

SKETCH SITE PLAN-phase I



P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

REVISION	DATE	NATURE OF REVISION

Dwg. Title: PARKING SITE PLAN PHASE I
Project Title: 3903 DANBURY ROAD (ROUTE 6)
Proj. No.: 17-143
Date: 7/17/17

Drawn by: F.I. / PWS
Scale: AS NOTED

Dwg. No. SY1