

GENERAL NOTES

1. PARCEL TAX MAP DESIGNATION: SECTION: 43.12, BLOCK: 1, LOT(S): 2 & 1A
2. TOTAL AREA OF EXISTING LOT: 32,134 SQ. FT. (0.74 ACRES) - INCLUDES 25,062 SF (LOT 2) + 7,072 SF (LOT 1A).
3. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY ROWAN LAND SURVEYING, PLLC, ENTITLED "TOPOGRAPHY SURVEY, 3229 ALBANY POST ROAD, VIL. OF BUCHANAN, NEW YORK, PREPARED FOR PACIFIC AUTOMOTIVE" DATED JULY 12, 2023.
4. PARCEL IS LOCATED IN THE VILLAGE OF BUCHANAN M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT.
5. PARCEL IS LOCATED IN THE PEEKSKILL & HAVERSTRAW BAY BASIN.

ZONING DATA - ZONE M-1

LIGHT INDUSTRIAL

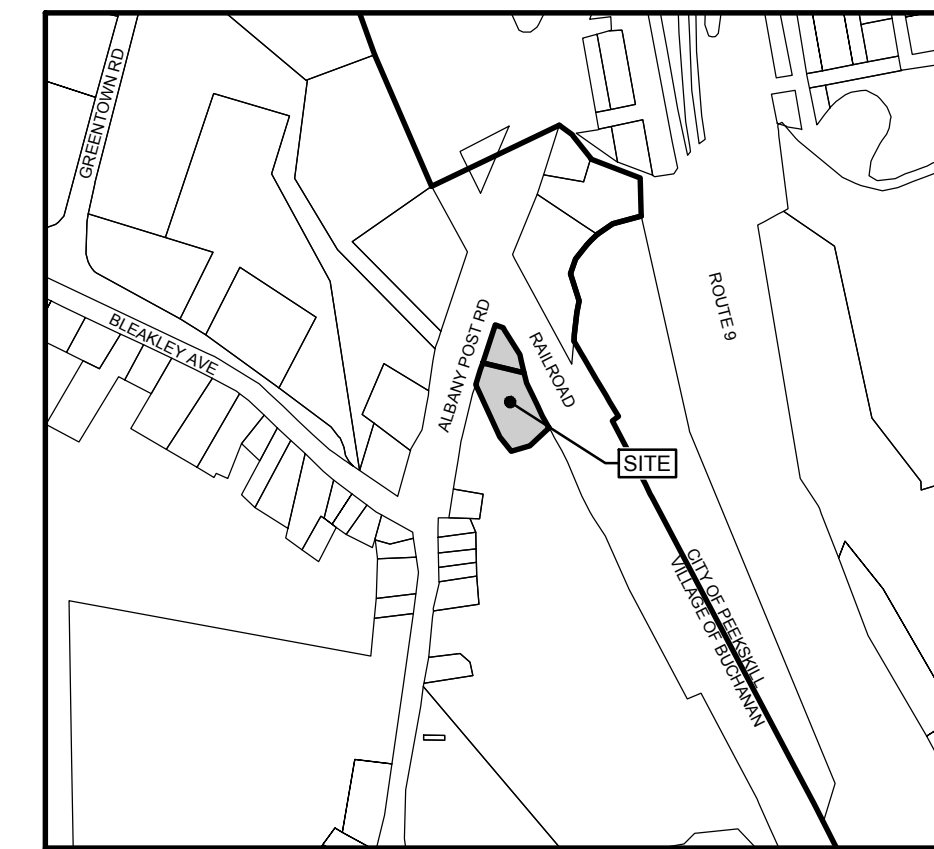
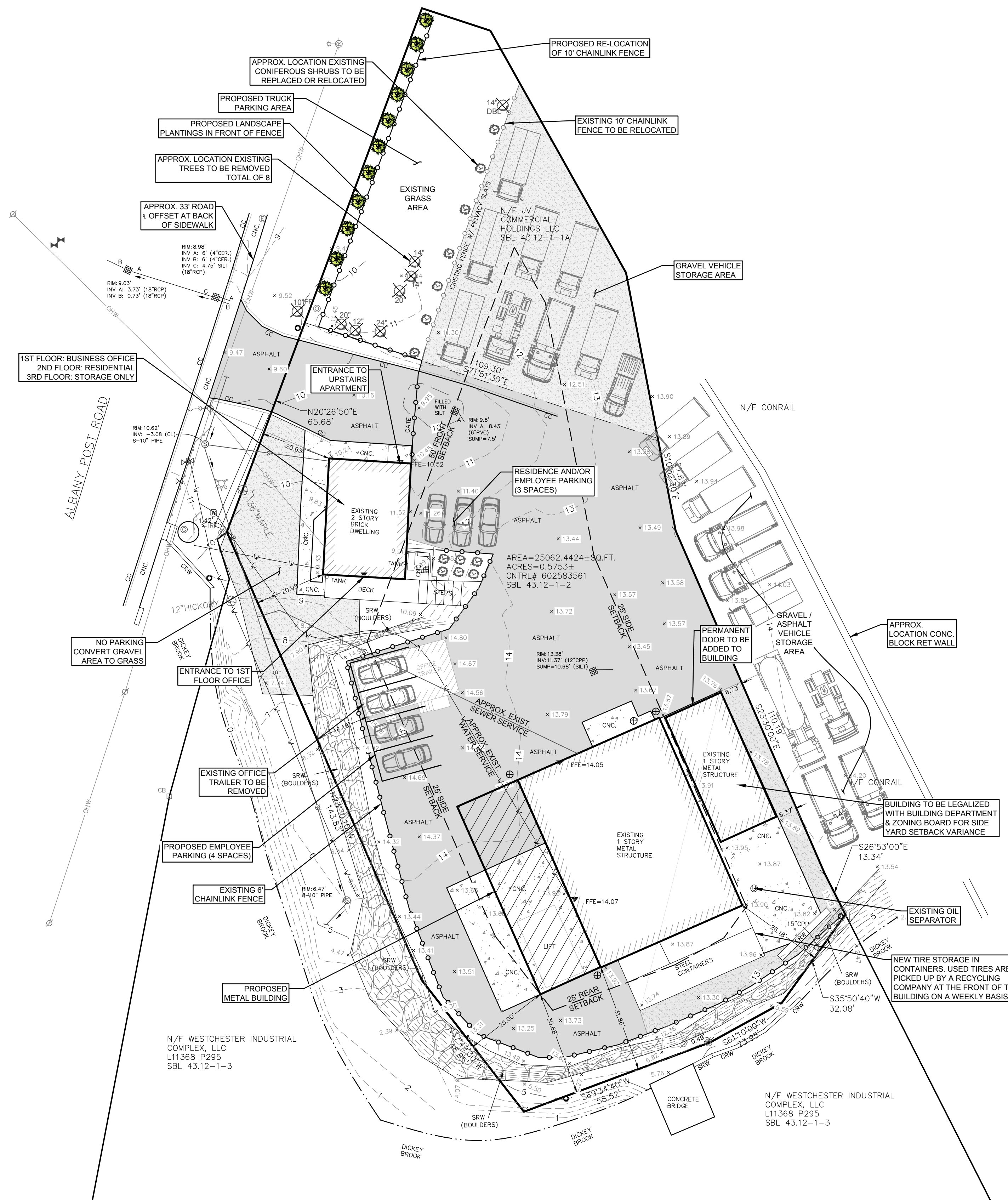
DESCRIPTION	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT FRONTAGE AT STREET LINE (FT)	MIN LOT DEPTH (FT)	MIN FRONT YARD (FT)	MIN SIDE YARD / BOTH YARDS (FT)	MIN REAR YARD (FT)	MAX BLDG HEIGHT (STORIES / FEET)	MAX LOT COVERAGE (%)
REQUIREMENT	20,000	100	100	200	50	25 / 50	25	2 1/2 / 35	50
EXISTING/PROPOSED	32,134	198.4	164.4	242.9	BRICK DWELLING 20.63*	20.98*	72.2	2 1/2 / <35	70.0**
					EXIST. METAL STRUCTURE 112.5	6.4**	26.2	1 / <35	
					PROP. METAL STRUCTURE 105.5	25.0	30.7	1 / <35	

PRE-EXISTING NON-CONFORMITIES:

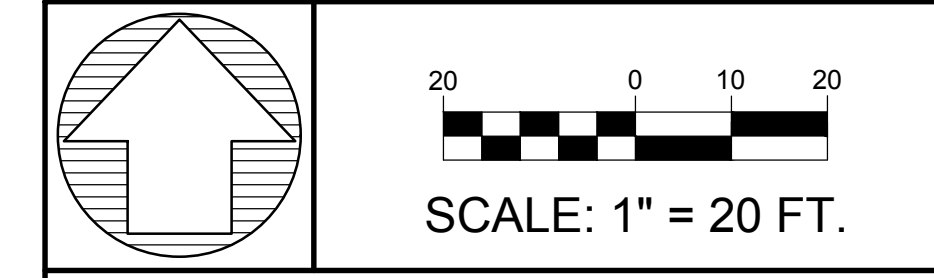
1. 20.63-FT. FRONT YARD FOR BRICK DWELLING (PRE-EXISTING NON-CONFORMING)
2. 20.98-FT. SIDE YARD BRICK DWELLING (PRE-EXISTING NON-CONFORMING)

VARIANCES REQUIRED:**

1. VARIANCE REQUIRED FOR EXISTING METAL BUILDING SIDE YARD SETBACK OF 6.37-FT.
2. VARIANCE REQUIRED FOR EXISTING LOT COVERAGE OF 70.0%.
3. VARIANCE REQUIRED FOR PROPOSED 10-FT. HIGH FENCING WITHIN 4-FT. OF THE FRONT PROPERTY LINE.
4. VARIANCE REQUIRED FOR PROPOSED MIXED USE (OFFICE ON 1ST FLOOR & RESIDENTIAL APARTMENT ON 2ND FLOOR) IN PRE-EXISTING NON-CONFORMING RESIDENTIAL DWELLING IN ORDER TO RELOCATE OFFICE FROM TEMPORARY TRAILERS TO BE REMOVED.



LOCATION MAP SCALE: 1" = 500'



OWNER/APPLICANT

JV COMMERCIAL HOLDINGS LLC
3229 ALBANY POST ROAD
BUCHANAN, NY 10511

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REVISIONS		
#	REASON	DATE
5		
4		
3		
2	LIST VARIANCES REQUIRED FOR ZBA APPLICATION	12-19-2024
1	BUILDING DEPT. & PLANNING BOARD COMMENTS	09-12-2024

MUNICIPAL TAX IDENTIFICATION:	
SECTION:	43.12
BLOCK:	1
LOT:	2 (& 1A)
SUBLOT:	----
DRAWN BY:	KJW
CHECKED:	JCA/PMB
PROJECT:	MEISNER-3229 ALB. POST RD
DATE:	JUNE 6, 2024
JOB #:	230506

PATRICK M. BELL, P.E.
LICENSE #087679

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

SITE PLAN

SITE DEVELOPMENT PLAN FOR JV COMMERCIAL HOLDINGS LLC

LOCATION:
3229 ALBANY POST ROAD
BUCHANAN, NEW YORK

SHEET 1 OF 1 **SP-1.1**