

AREA MAP
SCALE: 1"=500'

ADJOINERS:

TAX MAP #	OWNER	TAX MAP #	OWNER
67.8-3-1	X	67.12-1-30	X
67.8-3-2	X	67.12-1-31	X
67.8-3-3	X	67.12-1-32	X
67.12-1-3	CITY OF NEW YORK	67.12-1-33	X
67.12-1-6	CITY OF NEW YORK	67.12-1-34	X
67.12-1-10	TOWN OF SOUTHEAST	67.12-1-35	X
67.12-1-25	X	67.12-1-36	X
67.12-1-26	X	68-1-7	X
67.12-1-27	X	68-1-8	X
		68-1-9	X

OFF-STREET PARKING & LOADING

OFF-STREET PARKING PER CHAPTER 269-10.B.
RETAIL/OFFICE/PROFESSIONAL BUILDING:
ONE PARKING SPACE FOR EVERY 200 S.F. OF GROSS FLOOR AREA

GROUND FLOOR
16,000 S.F. ÷ 200 = 80 SPACES

UPPER FLOOR
9 x 16,000 S.F. ÷ 400 = 120 SPACES

TOTAL SPACES REQUIRED: 200
TOTAL SPACES PROVIDED: 201

OFF-STREET LOADING SPACES PER CHAPTER 269-10.D.
3 FOR 40,000 TO 100,000 OF GROSS FLOOR AREA

TOTAL SPACES REQUIRED: 3
TOTAL SPACES PROVIDED: 3

SCHEDULE OF DISTRICT REGULATIONS

BI - BUSINESS I	REQUIRED	PROVIDED
MIN. LOT AREA (S.F.)	9,500	744,440
MIN. LOT WIDTH AND FRONTAGE (FT)	30	X
MINIMUM YARDS (FT)		
FRONT	0	X
SIDE	0	X
REAR	0	X
MAX. STORES	4	4
MAX. BUILDING HEIGHT (FT)*	45*	60
MAX. FLOOR AREA RATIO (FAR)	1.5	X
MAX. BUILDING COVERAGE (%)	315	X

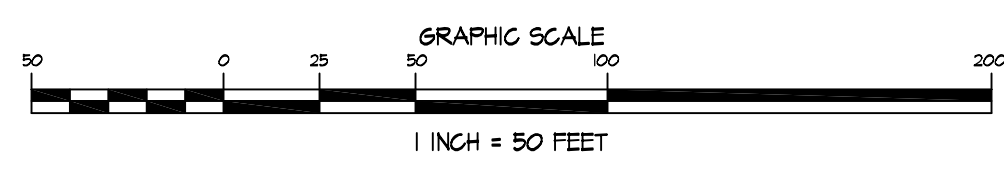
SITE LAYOUT NOTES:

- SITE INFORMATION TAKEN FROM A PLAN ENTITLED "PARTIAL TOPOGRAPHIC MAP PREPARED FOR B.O.S. LAND DEVELOPMENT" DATED NOVEMBER 21, 2018, AS PREPARED BY TERRY BERGEN-DORFF-COLLINS, PLS, NYS LICENSE NO. 44641
- OWNER/APPLICANT: B.O.S. LAND DEVELOPMENT
54 CHERRY HILL ROAD
GARDEL, N.Y. 10512
- PROPOSED USE: OFFICE
- SITE DATA: TAX MAP 67.12-1-28
11.09 AC (744,428 S.F.)
- ZONING DISTRICT: BI (BUSINESS I)
SCHOOL DISTRICT: BREWSTER CENTRAL
FIRE DISTRICT: BREWSTER FIRE DISTRICT
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH LOCAL CODES AND UTILITY COMPANY REQUIREMENTS.
- ALL ON-SITE TRAFFIC CIRCULATION IS TWO-WAY UNLESS NOTED OTHERWISE.
- HANDICAP PARKING SPACES, ACCESS AISLE AND HANDICAP SYMBOLS SHALL BE DESIGNATED WITH 4 INCH BLUE PAINTED LINES. ALL OTHER PARKING SPACES SHALL BE DESIGNATED WITH 4 INCH WHITE PAINTED LINES.
- ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 199 OF THE ZONING CODE OF THE VILLAGE OF BREWSTER.
- SEWER SERVICE SHALL BE PROVIDED BY CONNECTION TO VILLAGE OF BREWSTER SEWER DISTRICT. WATER SERVICE SHALL BE PROVIDED BY CONNECTION TO VILLAGE OF BREWSTER WATER DISTRICT.
- ALL EXTERIOR LIGHTINGS TO BE INSTALLED SHALL BE DOWNWARD DIRECTED AND SHALL NOT RESULT IN LIGHT SPILLING OFF THE SITE. POLE MOUNTED LIGHTINGS SHALL BE INSTALLED WITH CUT-OFF LUMINAIRES.
- PER NEW YORK STATE LAW, THE CONTRACTOR SHALL CALL THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) AT 1-800-462-7862 TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.

TABLE OF AREAS:

MAP 67.12, BLOCK 1, LOT 10	11.32 AC
MAP 67.12, BLOCK 1, LOT 28	17.09 AC
TO BE DEEDED TO TM 67.12-1-10	1.00 AC
EASEMENT TO TM 67.12-1-28	1.10 AC

SITE LAYOUT PLAN



SITE LAYOUT LEGEND:

- ⊕ SIGN WITH DESIGNATION NUMBER
- ▬ CONCRETE CURB
- ▬ RETAINING WALL
- ▬ WOOD GUIDERAIL
- ▬ CHAIN LINK FENCE
- BUILDING MOUNTED LIGHT
- POLE MOUNTED LIGHT
- ⊕ PARKING SPACE NUMBER
- ➡ PEDESTRIAN BUILDING ENTRANCE
- ➡ TRAFFIC DIRECTIONAL ARROW
- EXISTING RETAINING WALL TO REMAIN

REVISIONS

NO.	DATE	DESCRIPTION
1	X	X

PUTNAM ENGINEERING
ARCHITECTS and ENGINEERS
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SITE PLAN PREPARED FOR:
SOBIESKI & OTHER
61 ALLVIAN AVE
TOWN OF SOUTHEAST
PUTNAM COUNTY, NEW YORK
TAX MAP 67.12, BLOCK 1, LOT 28

DATE: 10 APR 2014
DESIGNED BY: PML
DRAWN BY: PKG
CHECKED BY: PML
SCALE: AS NOTED

SITE LAYOUT PLAN

PROJECT NUMBER: 8227
DRAWING NUMBER: C-110
SHEET 1 OF 3