

TABLE OF LAND USE – TOWN OF GREENBURGH

SECTION 7.180 BLOCK 57 LOT 1,L5 ZONE "LI" – "LIGHT INDUSTRIAL"			
DESCRIPTION	REQUIRED	PROPOSED	
LOT AREA	40,000 SF	45,000 SF (1.03 AC.)	
LOT WIDTH	200	225	
MAXIMUM COVERAGE			
PRINCIPAL BUILDING	15%	64.2%	
ACCESSORY BUILDING	5%	N/A	
ALL BUILDINGS	20%	64.2%	
IMPERVIOUS SURFACES	80%	90.2%	
YARDS			
FRONT (FEET)	40	54.5	
ONE SIDE (FEET)	50	12.5	
TWO SIDES (FEET)	100	25	
REAR (FEET)	50	0	
BUILDING HEIGHT			
MAXIMUM HEIGHT (STORY/FEET)	3 / 45	5 / 50	
MINIMUM DISTANCE FROM OFF-STREET PARKING TO:			
PRINCIPAL BUILDING (FEET)	25	26	
SIDE LOT LINE (FEET)	25	7	
REAR LOT LINE (FEET)	25	202	
PARKING SUMMARY			
TOTAL SPACES (SPACES)	30	14	
STANDARD SPACES (SPACES)	28	13	
ACCESSIBLE SPACES (SPACES)	2	1	
LOADING SPACES (SPACES)	2	2	

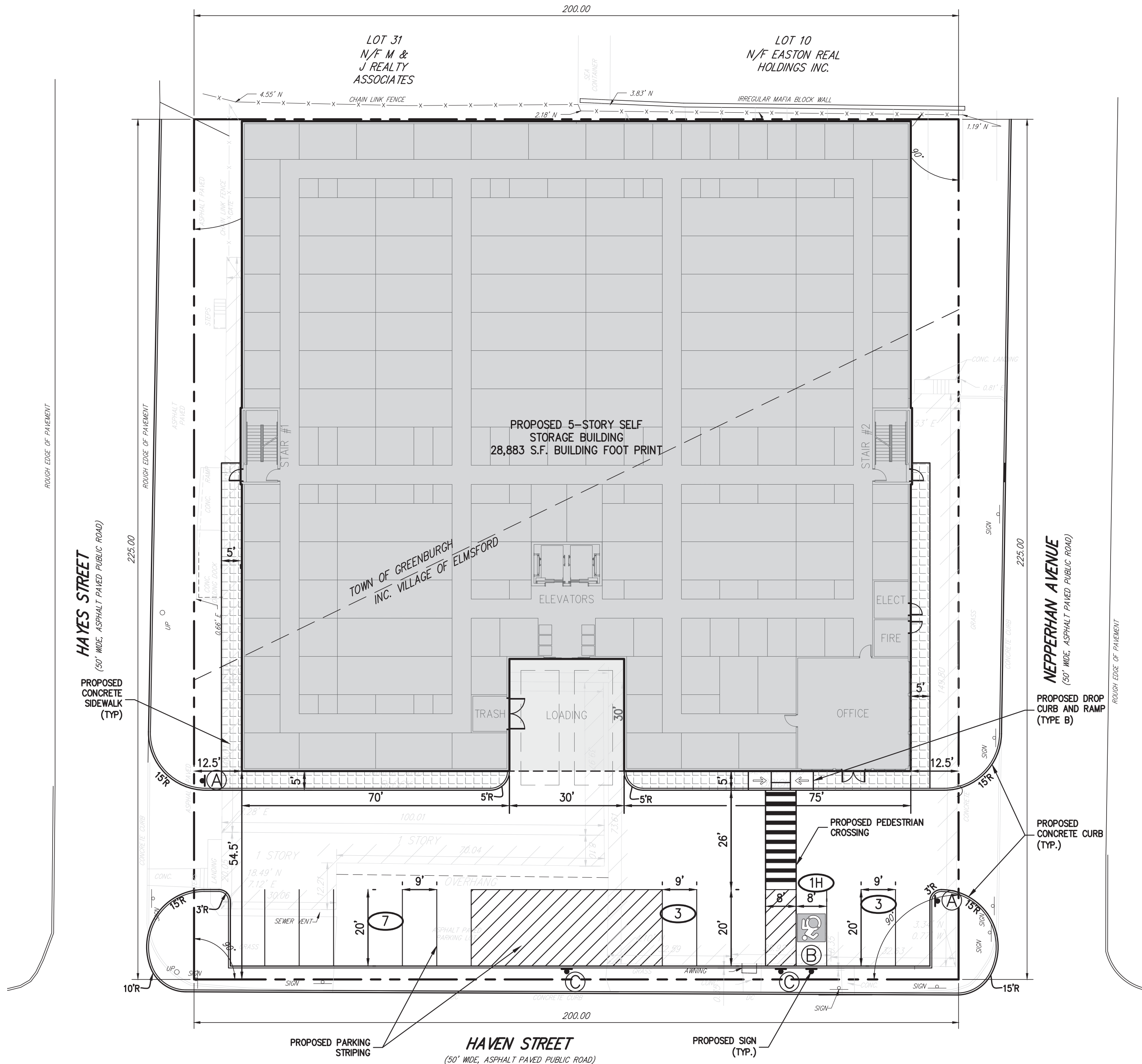
- NOTES:**
- PER THE TOWN OF GREENBURGH ZONING CODE SECTION 285-38 D(1), A PARKING SPACE SHALL BE AT LEAST NINE FEET WIDE AND 20 FEET LONG AND AT LEAST 10 FEET WIDE AND 20 FEET LONG IF BORDERED BY WALLS OR COLUMNS ON ANY TWO OR MORE SIDES. WHERE PARKING SPACES ARE DEFINED BY CURBS PROVIDING SPACE FOR OVERHANG OF VEHICLES, SUCH SPACES MAY BE REDUCED IN DEPTH TO 18 FEET, PROVIDED THAT VEHICLES WILL NOT OVERHANG SIDEWALKS OR OTHER PEDESTRIAN AREAS.
 - TOTAL PARKING SPACES REQUIRED FOR THE PROPOSED DEVELOPMENT:
SELF STORAGE ESTABLISHMENTS: 10, OR 1 FOR EACH 5,000 SQUARE FEET OF GROSS FLOOR AREA, WHICHEVER IS GREATER.
-PROPOSED 5-STORY BUILDING: (±148,750 GSF - 1,500 SF LOADING ZONE) / 5,000 = 29.45 SPACES -> 30 SPACES

TABLE OF LAND USE – VILLAGE OF ELMSFORD

SECTION 5.20 BLOCK 6 LOT 1,L7 ZONE "LI" – "LIGHT INDUSTRIAL"			
DESCRIPTION	REQUIRED	PROPOSED	
LOT AREA	N/A	45,000 SF (1.03 AC.)	
LOT WIDTH	200	225	
YARDS			
SIDE (FEET)	7	12.5	
REAR (FEET)	10	0	
HEIGHT OF BUILDINGS			
MAXIMUM HEIGHT (STORY/FEET)	N/A / 150	5 / 50	
PARKING SUMMARY			
TOTAL SPACES (SPACES)	TBD	14	
STANDARD SPACES (SPACES)	N/A	13	
ACCESSIBLE SPACES (SPACES)	N/A	1	
LOADING SPACES (SPACES)	TBD	2	

- NOTES:**
- PER THE VILLAGE OF ELMSFORD ZONING CODE SECTION 335-3, A PARKING UNIT SHALL NOT BE LESS THAN EIGHT FEET WIDE AND 20 FEET LONG, EXCLUSIVE OF ACCESS DRIVES AND TURNING AREAS APPURTENANT THERETO AND GIVING ACCESS THERETO, AND WHICH SHALL HAVE DIRECT USABLE ACCESS TO A STREET.

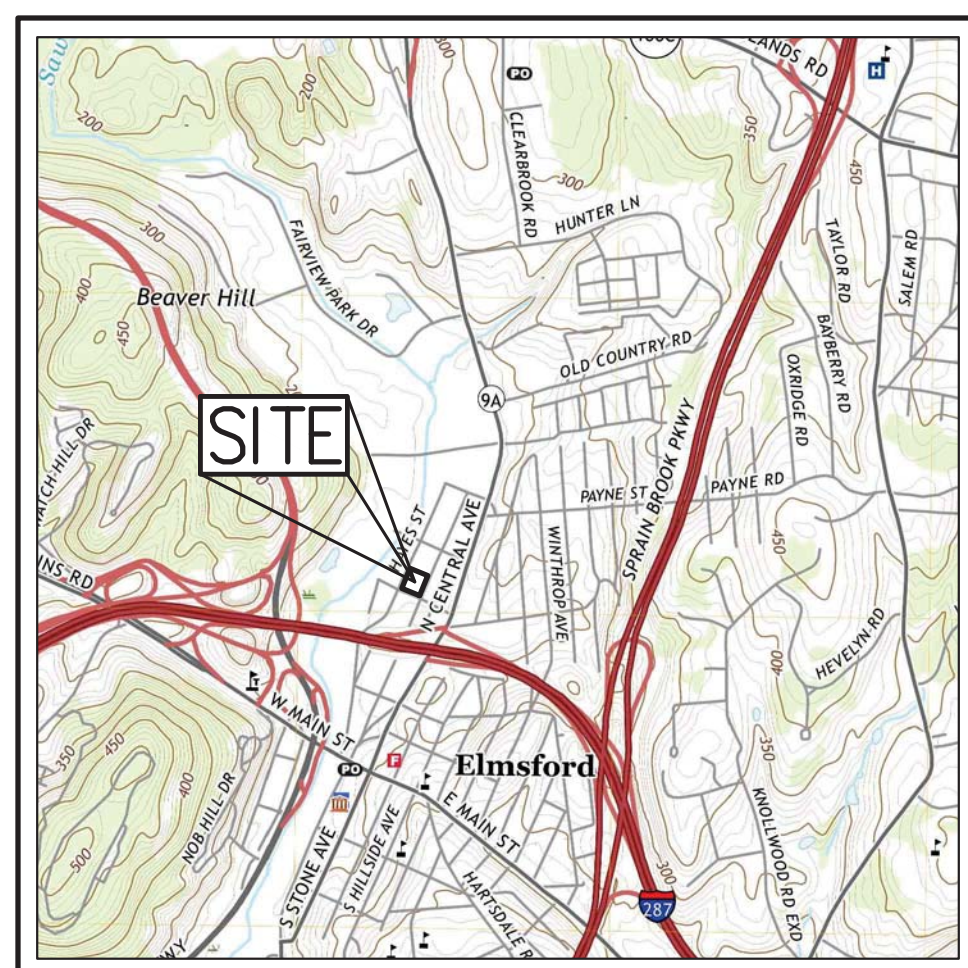
LOT COVERAGE		PROPOSED
TOWN OF GREENBURGH		
LOT (SF)	19,650	
PRINCIPAL BUILDING	87.1%	
IMPERVIOUS SURFACES	88.9%	
VILLAGE OF ELMSFORD		
LOT (SF)	25,350	
PRINCIPAL BUILDING	49.9%	
IMPERVIOUS SURFACES	91.2%	



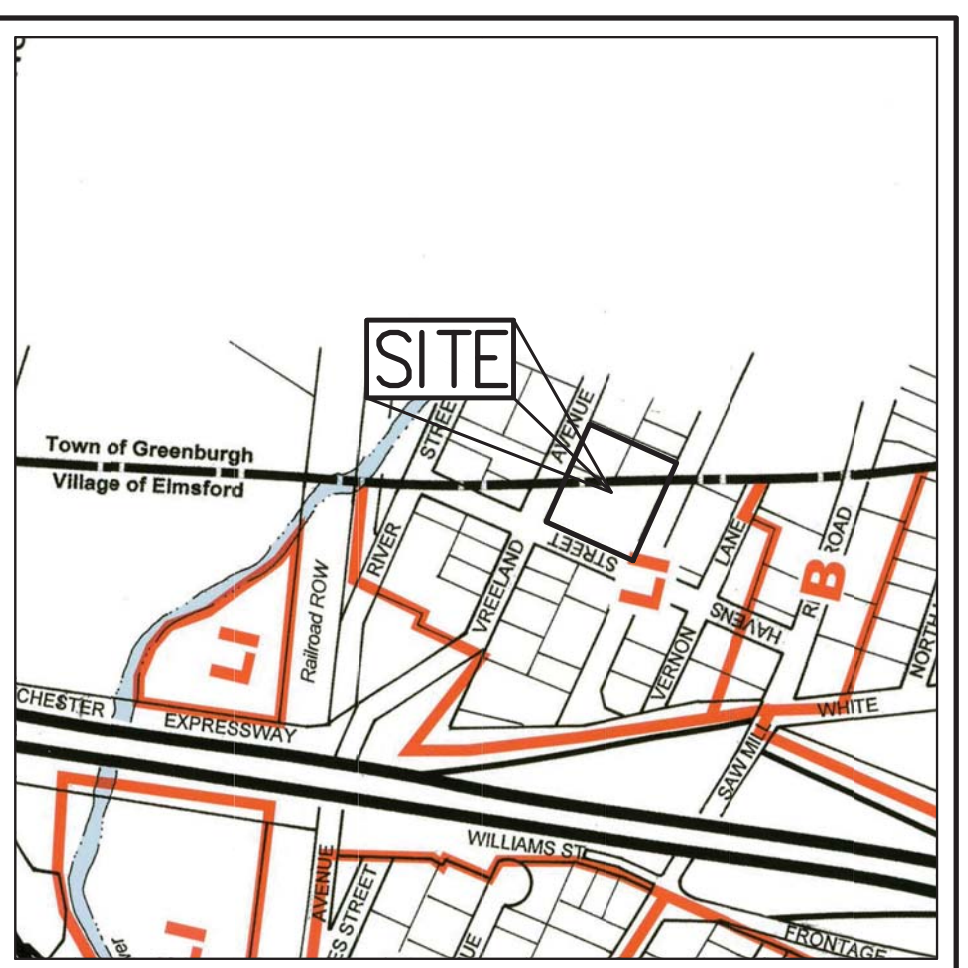
LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING RETAINING WALL
- EXISTING HANDRAIL
- EXISTING FENCE
- EXISTING PAINT
- EXISTING PARKING WITH NUMBER OF SPACES
- EXISTING UTILITY POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED FLUSH CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP (TYPE B)
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED TRAFFIC SIGN LOCATION DESIGNATION

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TITLE SURVEY," PREPARED BY FEHRINGER SURVEYING, P.C., DATED JUNE 9, 2021.



VICINITY MAP
SCALE: 1" = 2,000'
SOURCE: USGS TOPO MAP / 2019



ELMSFORD ZONING MAP
SCALE: 1" = 400'
SOURCE: ELMSFORD / 2014



GREENBURGH ZONING MAP
SCALE: 1" = 1,000'
SOURCE: GREENBURGH / 2020

ZONING LEGEND

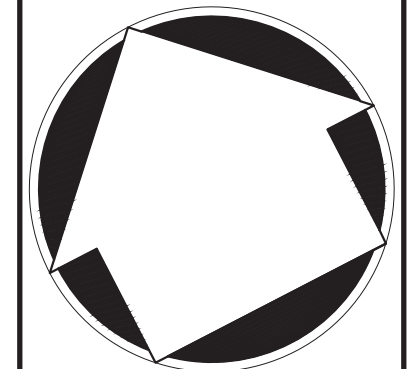
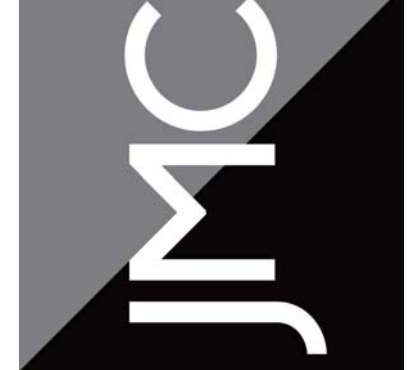
R-5	ONE-FAMILY RESIDENCE DISTRICT
B	BUSINESS
CB	CENTRAL BUSINESS
DS	DESIGNED SHOPPING DISTRICT
LI	LIGHT INDUSTRIAL DISTRICT

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By

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PRELIMINARY SITE PLAN
PROPOSED SELF STORAGE
42 HAYES STREET
VILLAGE OF ELMSFORD/TOWN OF GREENBURGH

PROGRESS PLOTTING
Drawing: 21059-SITE
Date: 2021-09-29
Time: 1:19 PM
By:

Drawn: CDF	Approved: DV
Scale: 1" = 20'	
Date: 09/XX/2021	
Project No: 21059	
21059-SITE	LAY
Drawing No:	
C-100	

Previous Editions Obsolete