

***NOTE:

SUBJECT PROPERTY LIES WITHIN 150' OF A RESIDENTIAL ZONE.

PURSUANT TO SECTION 7.C.4(a,b) THE FOLLOWING REGULATIONS SUPERCEDE SETBACKS AND BUILDING HEIGHT AS SET FORTH IN THE "SCHEDULE OF NON-RESIDENTIAL DISTRICT REGULATIONS" FOR THE ORB ZONE.

1. PRINCIPAL BUILDING SHALL BE NO CLOSER THAN 40' TO A RESIDENTIAL ZONE
2. PARKING AREAS SHALL BE NO CLOSER THAN 20' FROM A RESIDENTIAL ZONE
3. MAXIMUM BUILDING HEIGHT SHALL BE 30' AND 2 1/2 STORIES

OFF STREET PARKING REQUIREMENTS:

Mercantile (M) - 1 space per 150 SF (Gross)
Business (B) - 1 space per 200 SF (Gross)
Bank - 5 spaces per pedestrian teller station
Private School/ Studio - 5 spaces per classroom
or teaching station plus one space per staff member
Warehouse / Storage (W/S) - 1 space per on the maximum shift,
but not less than 1 space per 1,200 SF of gross floor area,
Plus 1 space for each commercial vehicle kept on the lot.

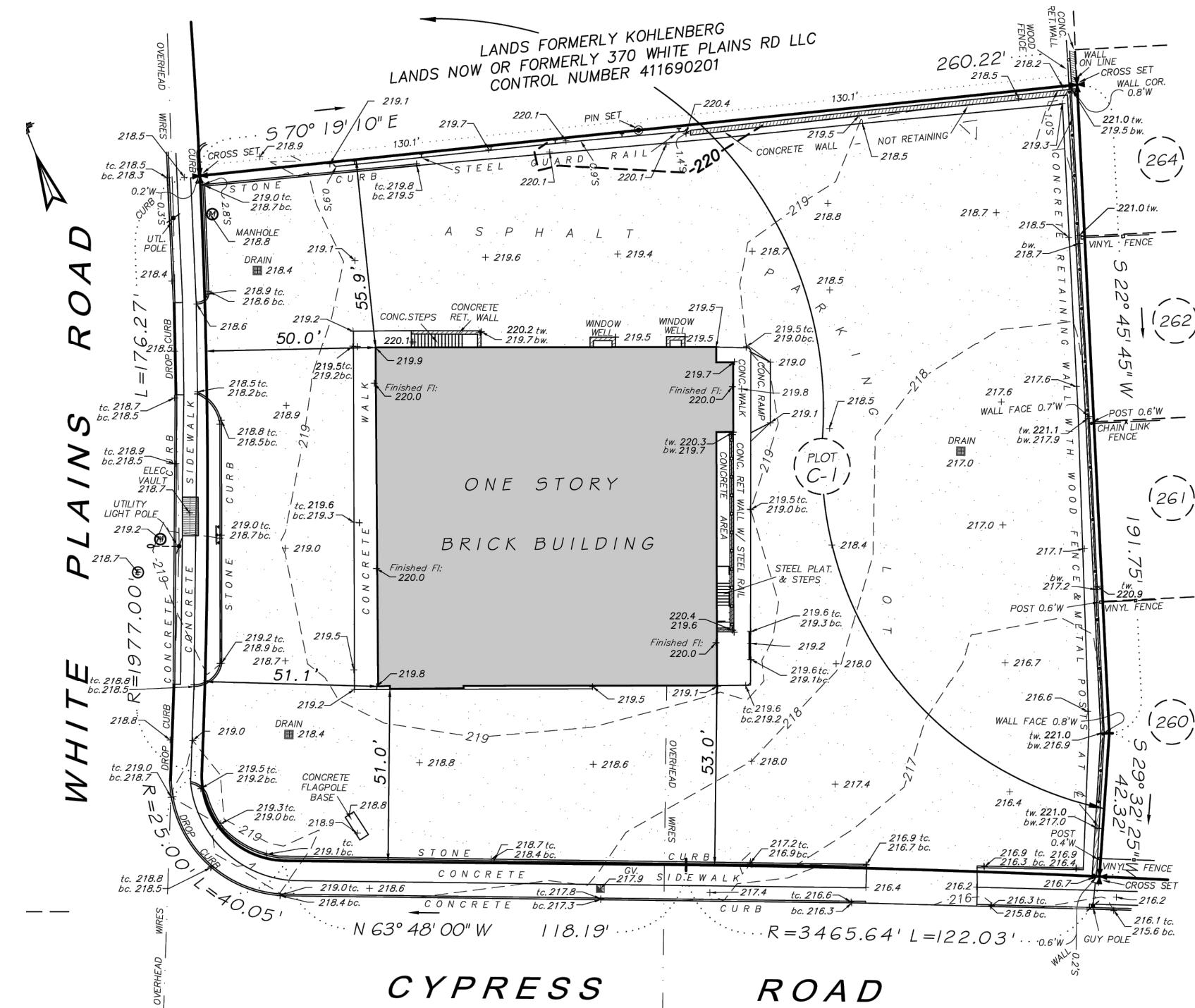
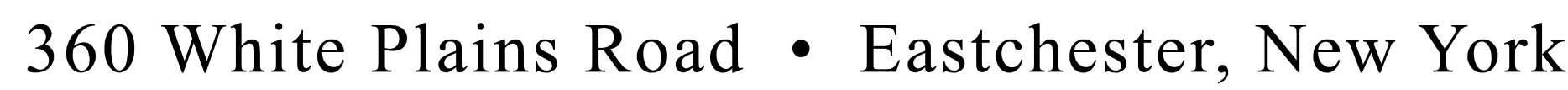
1st Floor:

- 1) Chase Bank (Bank) - 5 x 5 (teller stations) = (25 Spaces)
- 2) Sherwin Williams (M) - 2,131 SF (Sales Area/ Office/ Tint Rm.) / 150 = 14.2 (15 Spaces)
(W/S) - 2,073 SF (Staging Area / Rest Rm.) / 1,200 = 1.7 (2) + 1 (Vehicle) = (3 Spaces)
- 3) Nail Salon (M) - 1,595 SF / 150 = 10.6 (11 Spaces)

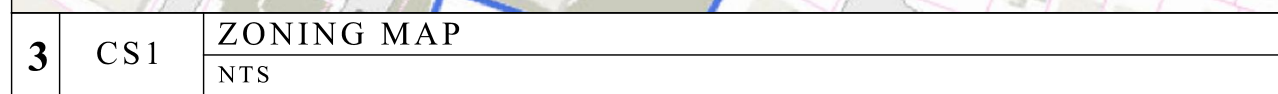
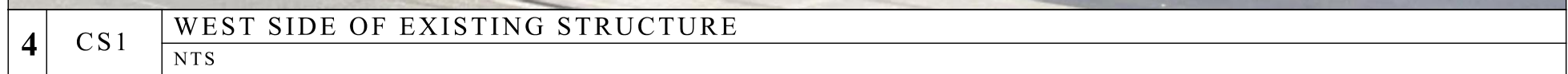
1st Floor:
Office (B) - 2,171 SF / 200 SF = 10.8 (11 Spaces)

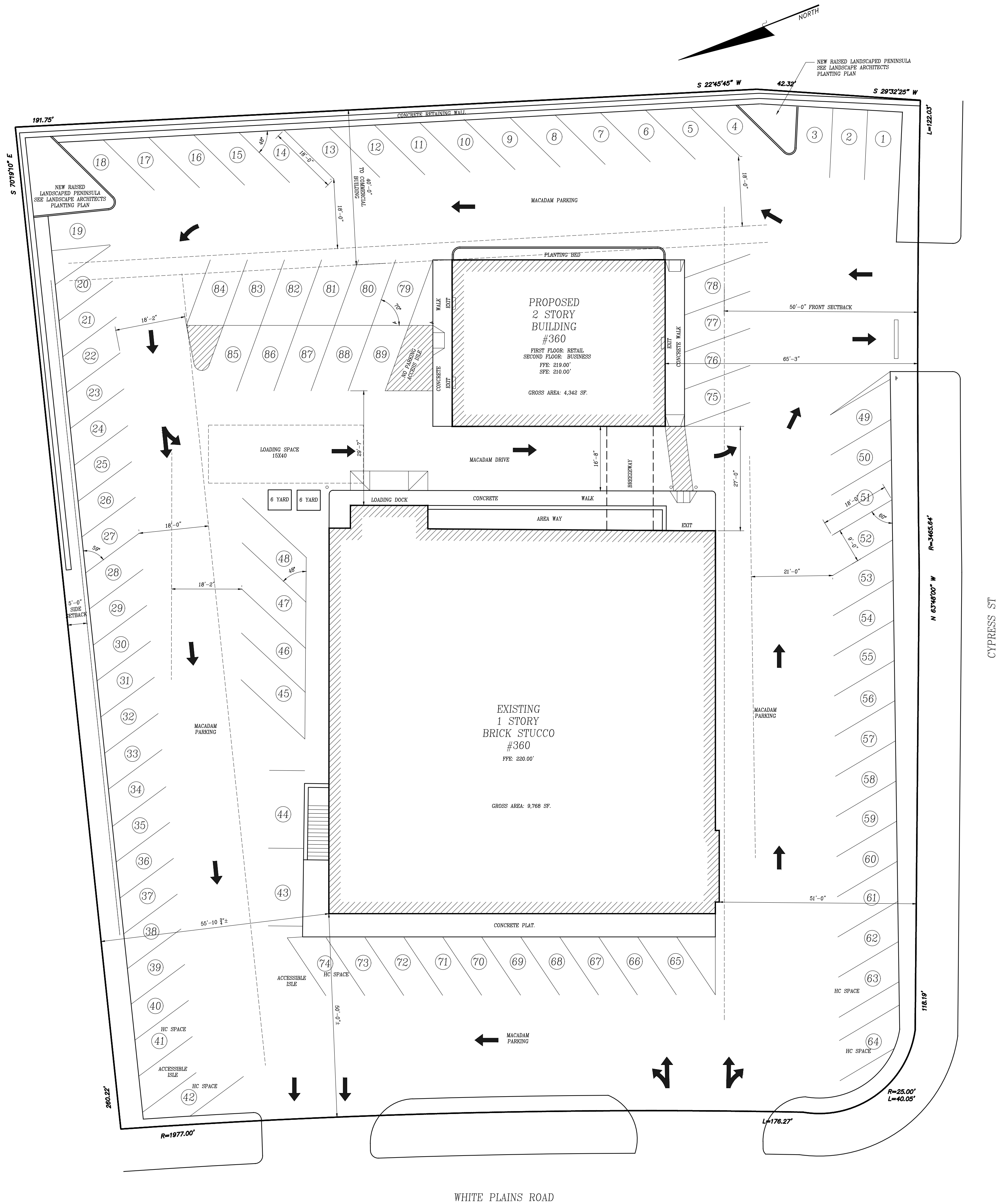
2nd Floor:
Office (B) - 2,171 SF / 200 SF = 10.8 (11 Spaces)

Total = 22 Spaces



1	CS1	AERIAL PHOTOGRAPH OF PROJECT SITE
		NTS

[illegible]

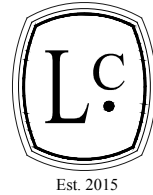


Project Name

a new Two Story Building
at
360 White Plains Road
360 WHITE PLAINS ROAD
EASTCHESTER, NY 10708

Project No.

202201

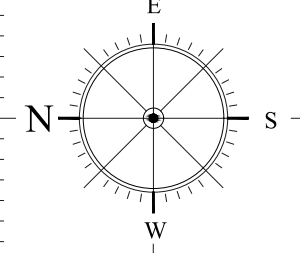


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Issue Date	Description
05.07.24	Updated for PB meeting
10.30.23	Updated for ZBA meeting
08.14.23	Denial Application to bldg department

Orientation



Scale:	As Noted
Date:	02.18.22
Drawn by:	LC

Ownership & Conditions of Use:

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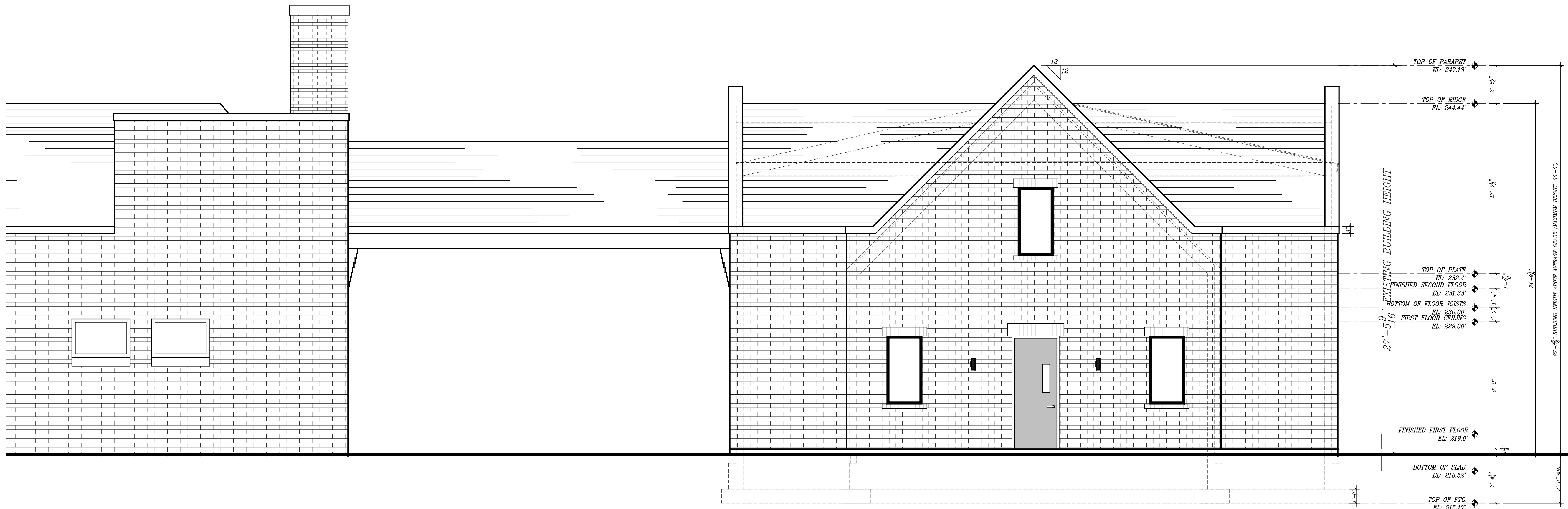
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Drawing Title

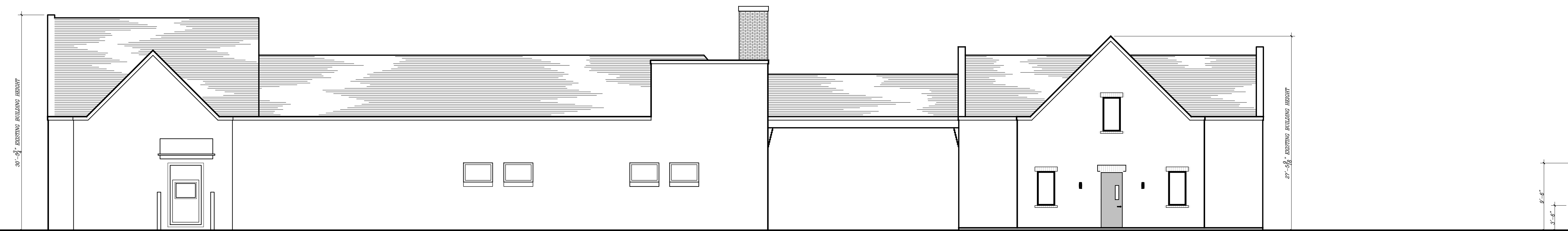
SITE PLAN

Drawing No.

CS2



1 A400 SOUTH ELEVATION
1/4" = 1'-0"



2 A400 SOUTH ELEVATION INCLUDING EXISTING BUILDING
1/4" = 1'-0"

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L.C.

Est. 2015

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Drawing Title

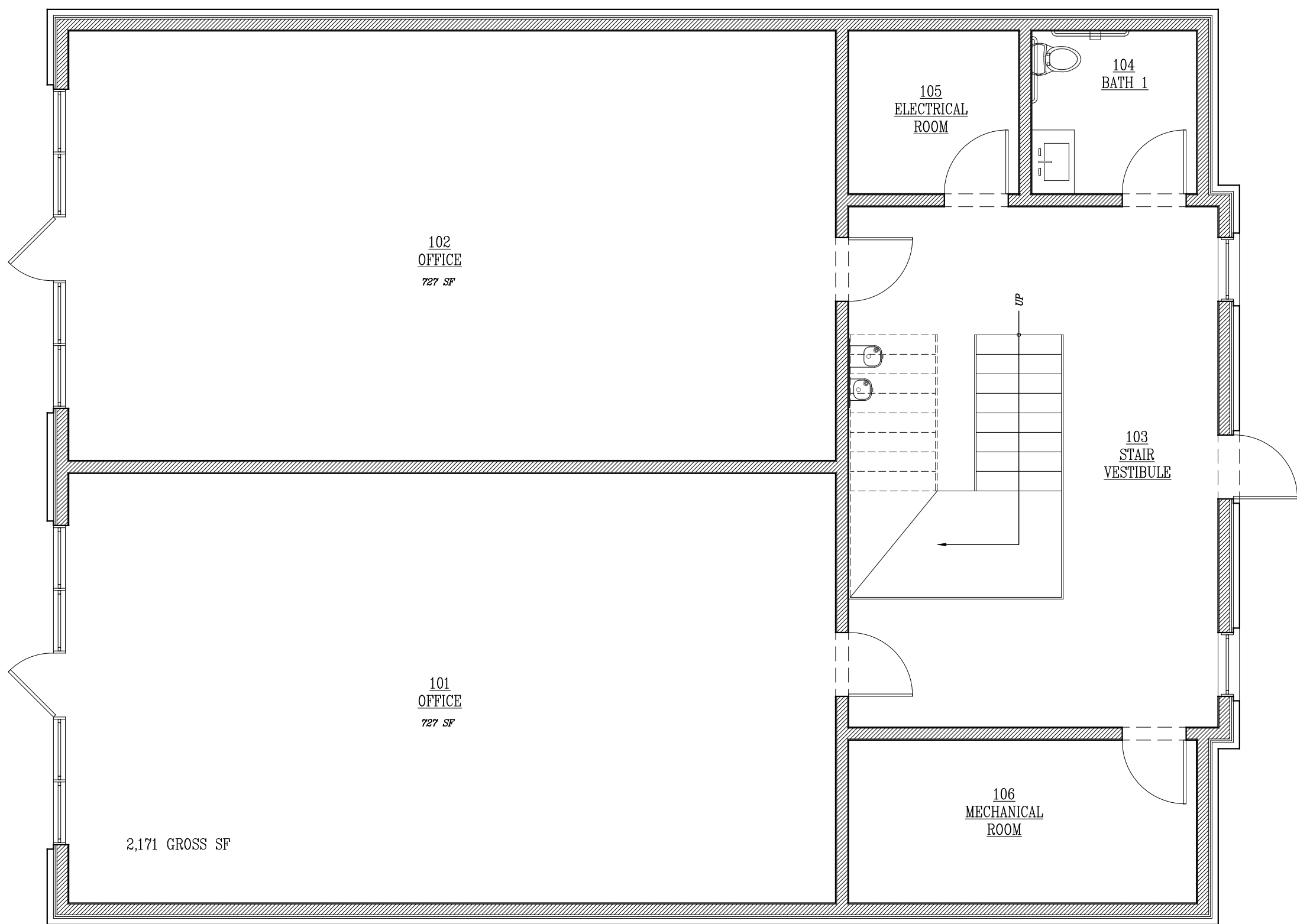
EXTERIOR ELEVATIONS

Drawing No.

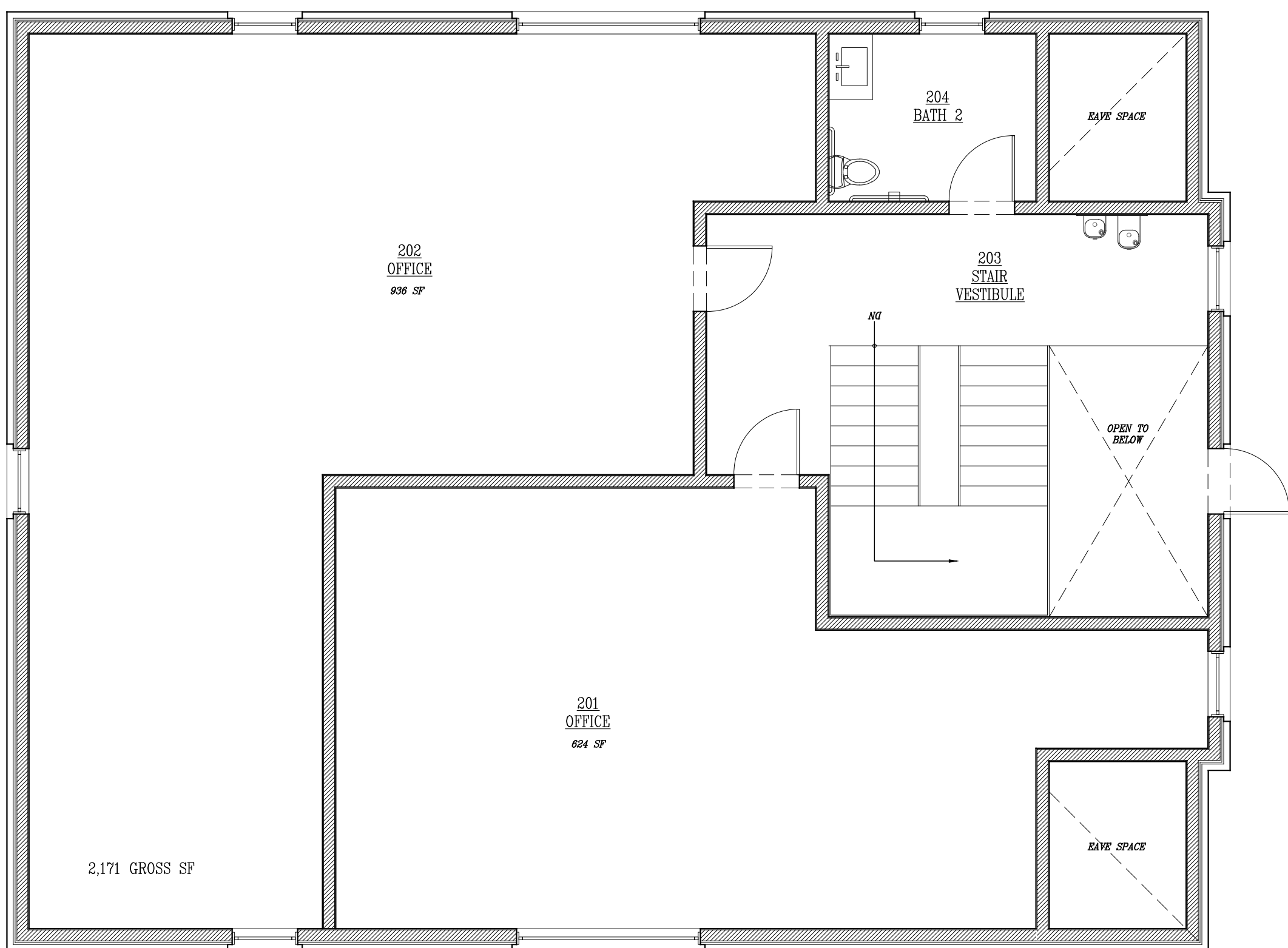
A400



3 A401 NORTH ELEVATION
1/4" = 1'-0"



2 A401 FIRST FLOOR PLAN
3/16" = 1'-0"



3 A401 SECOND FLOOR PLAN
3/16" = 1'-0"

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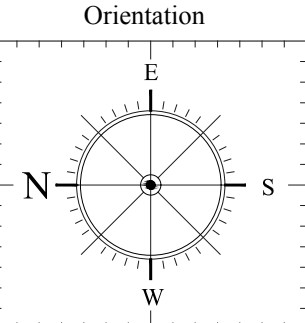


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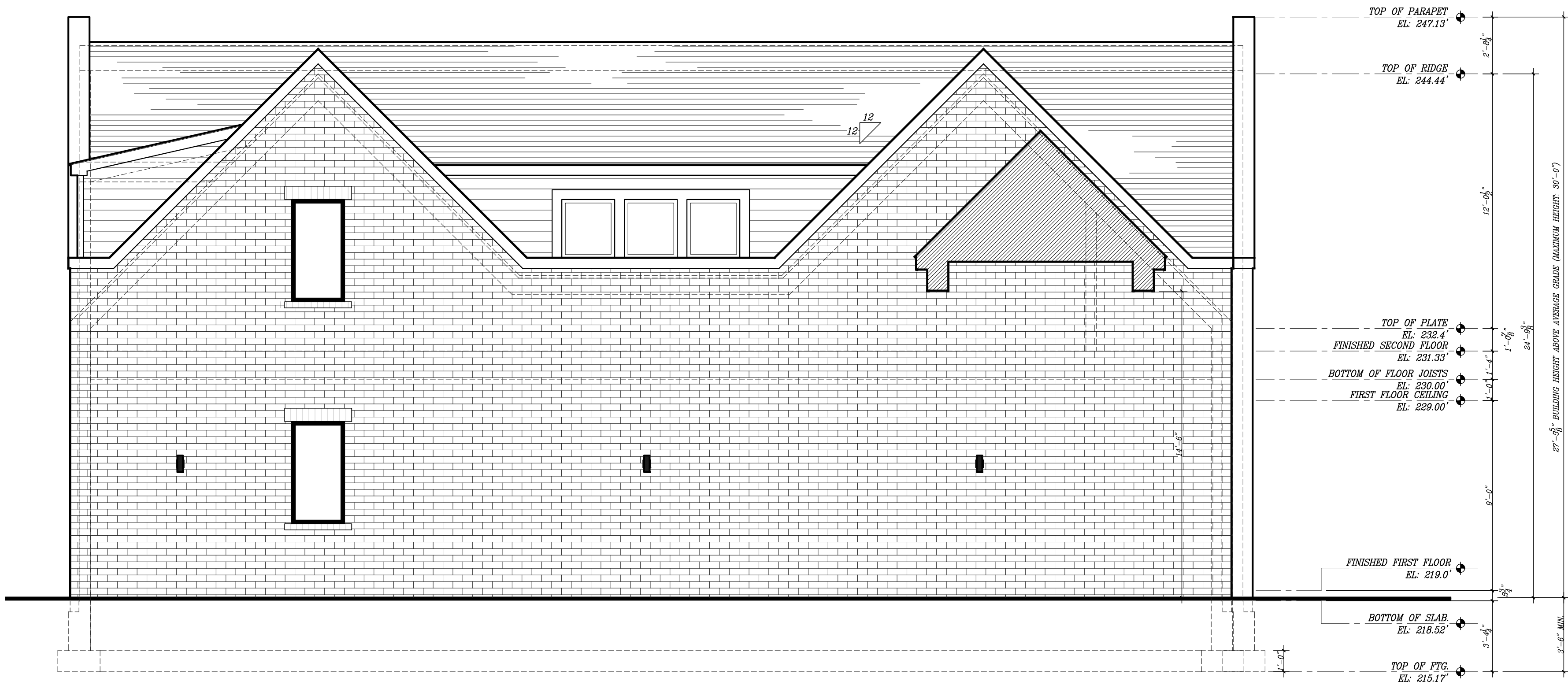
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Drawing Title

EXTERIOR ELEVATIONS

Drawing No.

A401

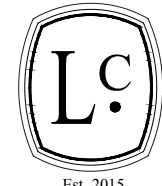


2 A401 EAST ELEVATION
1/4" = 1'-0"

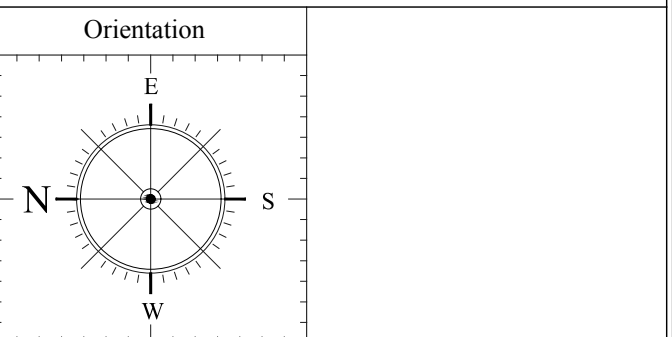


3 A401 EAST ELEVATION
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Drawing Title
EXTERIOR ELEVATIONS

Drawing No.

A402