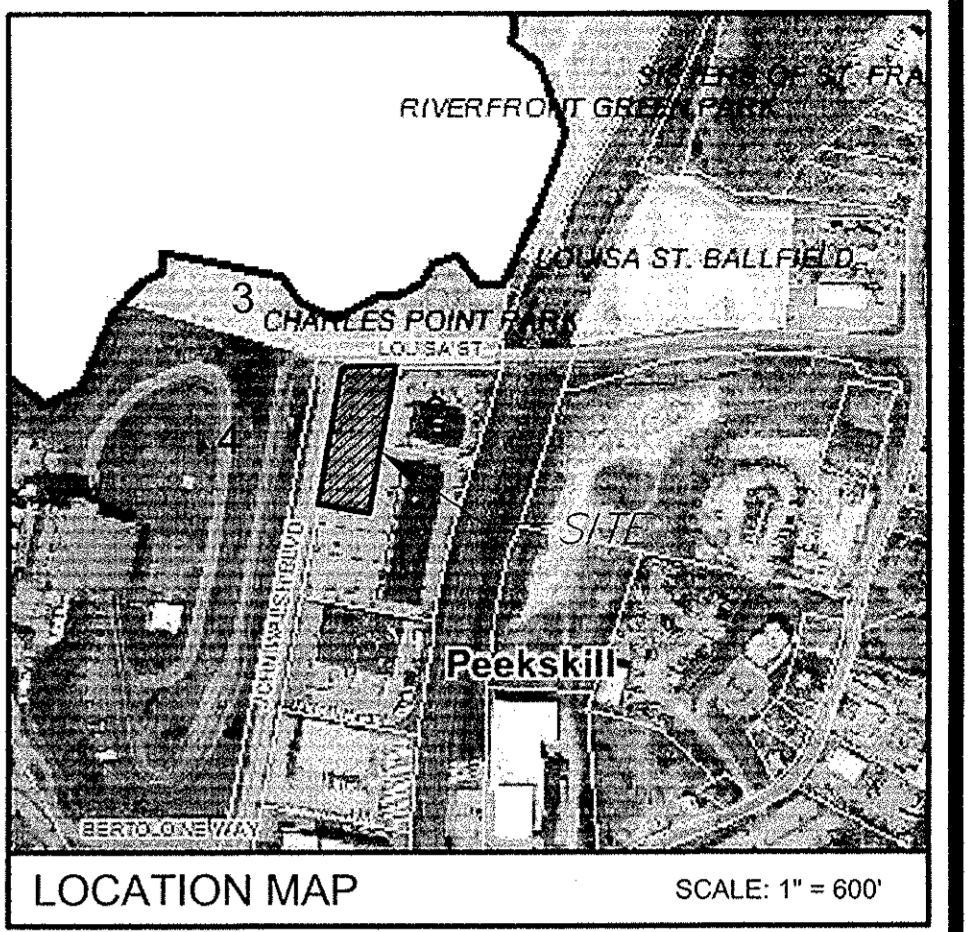
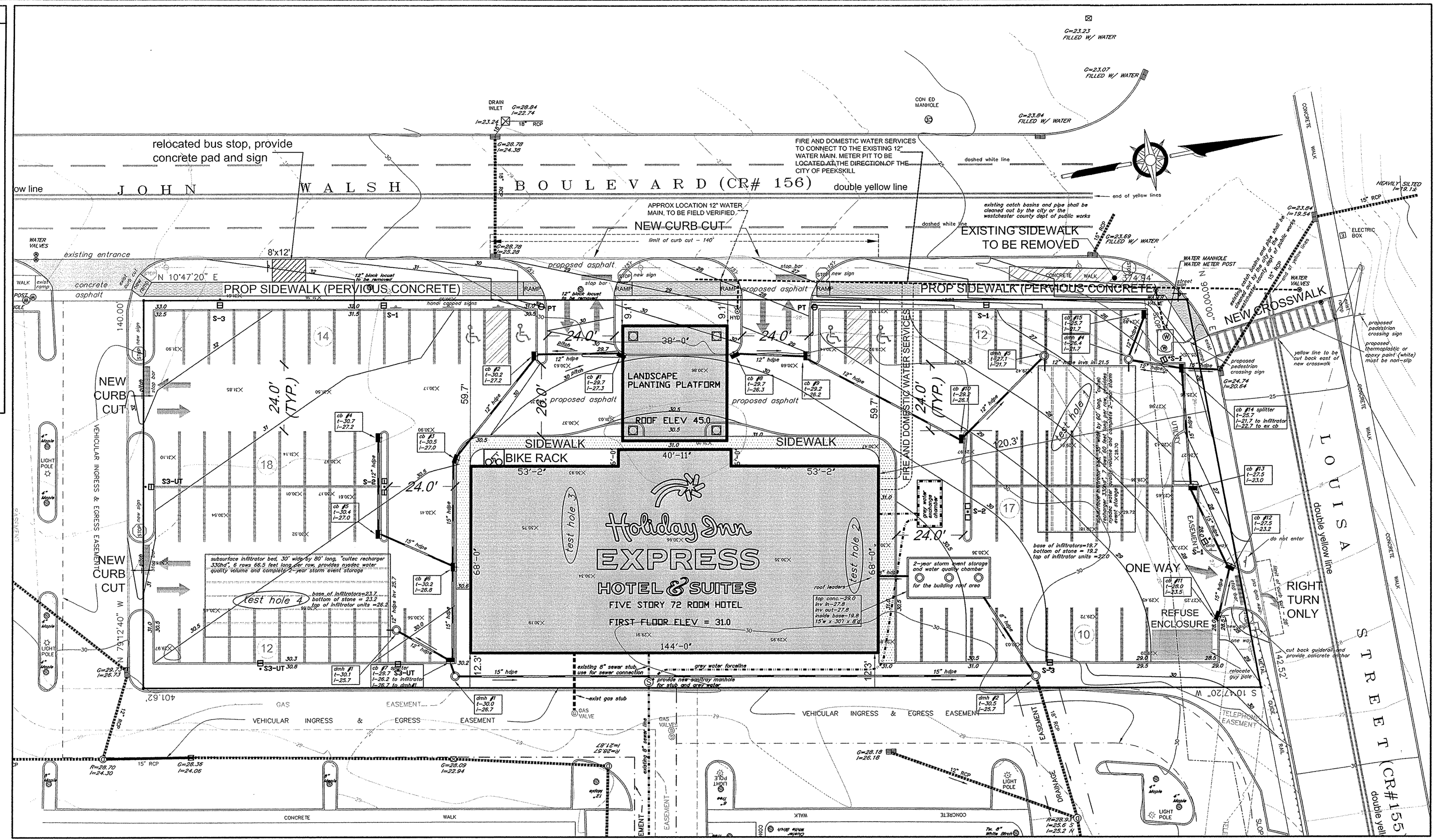


LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED ROOF LEADER & FOOTING DRAIN
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED LAND DISTURBANCE
	PROPOSED EROSION CONTROL BARRIER
	EXISTING ZONING SET-BACKS
	PROPOSED BLOCK RETAINING WALL
	PROPOSED BOULDER RETAINING WALL
	EXISTING ROUGH STONE WALL
	EXISTING DRAIN PIPE
	EXISTING TREE LINE
	EXISTING TRAIL
	EXISTING CABLE SERVICE
	EXISTING GAS SERVICE
	EXISTING TELEPHONE SERVICE
	EXISTING ELECTRIC SERVICE
	PROPOSED GAS SERVICE
	PROPOSED TELEPHONE SERVICE
	PROPOSED ELECTRIC SERVICE
	EXISTING WETLAND BOUNDARY
	EXISTING WETLAND BUFFER
	EXISTING SANITARY SEWER MAIN
	EXISTING SANITARY SEWER SERVICE
	EXISTING WATERCOURSE



ADJOINER PROPERTY INFORMATION		
#	TAX I.D.	PARCEL OWNER ADDRESS
1	32.19-1.4.11	THE TSO LLC C/O CHIP PROPERTIES, P.O. BOX 538, GARRISON, NY 10524
2	32.19-1.4.12	BARDA & ELLIOT ROY SINGER, 78 LYME ROAD, CHAMPAQUA, NY 10514
3	32.15-1-3	CITY OF PEEKSKILL, I/O C/O GEORGE MINOTTI, 148 MARTIN AVE. RM 718, WHITE PLAINS, NY 10601
4	32.19-1-3	CITY OF PEEKSKILL, I/O C/O INSTALLER, 840 MAIN STREET, PEEKSKILL, NY 10566

OWNER	
CITY OF PEEKSKILL I.D.A.	
840 MAIN STREET PEEKSKILL, NEW YORK 10566	
APPLICANT/DEVELOPER	
GEORGE LIASKOS	
5716 OLD ALBANY POST ROAD CORTLANDT MANOR, NEW YORK 10567	

• UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
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REVISION		
#	REASON	DATE
2	final resolution	08-11-08
1	drawing updates	04-25-08

CITY OF PEEKSKILL TAX ID:	
SECTION:	32.19
BLOCK:	1
LOT:	4.2
SUBLOT:	----
DESIGNER:	KCS/UT
CHECKED:	KCS
PROJECT:	LIASKOS-HOTEL-SDP.DWG
DATE:	FEBRUARY 23, 2008
JOB #:	070807



- ### GENERAL NOTES
- CITY OF PEEKSKILL TAX MAP DESIGNATION: SECTION: 32.19 BLOCK: 1, LOT 4.2
 - TOTAL AREA OF LOT: 1.25 ACRES.
 - SURVEY AND TOPOGRAPHIC DATA SHOWN HEREON IS TAKEN FROM A PLAN PREPARED BY RILEY LAND SURVEYORS, LLP ENTITLED: "SURVEY OR PROPERTY PREPARED FOR G.L.P.T. LAND, INC." AND DATED: _____
 - PARCEL IS LOCATED IN THE CITY OF PEEKSKILL M-2 (MEDIUM INDUSTRIAL) ZONING DISTRICT.
 - PRIOR TO COMMENCING ANY WORK THE CONTRACTOR IS TO CONTACT DIG SAFELY NEW YORK (FORMERLY UFPO) (CODE 753) AT 1-800-962-7962.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEREFORE ACCURACY, COMPLETENESS AND/OR EXISTENCE OF SUBSURFACE INFORMATION CAN NOT BE CERTIFIED BY THE ENGINEER.
 - THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL BE RESPONSIBLE FOR ALL APPLICATIONS, PERMITS AND/OR FEES REQUIRED BY THE CITY OF PEEKSKILL, WESTCHESTER COUNTY, NEW YORK STATE AND/OR THE FEDERAL GOVERNMENT UNLESS OTHER ARRANGEMENTS ARE MADE WITH THIS OWNER.
 - IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT ANY PROPOSED IMPROVEMENTS ARE PLACED ON MATERIAL WITH A SUITABLE BEARING CAPACITY.
 - ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE REPLACED IN KIND BY THE OWNER.
 - IF BLASTING IS REQUIRED, THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE CITY OF PEEKSKILL OFFICIALS.
 - CONTRACTOR IS TO PROVIDE SHEETING AS REQUIRED BY THE NYSD DEPARTMENT OF TRANSPORTATION, OSHA, AND NYS DEPARTMENT OF LABOR, AND INDUSTRIAL CODE RULE 753 WHERE APPLICABLE (VS DEEP).
 - ALL CONSTRUCTION RELATED ACTIVITIES MUST BE WITHIN THE EROSION CONTROL BARRIER. EROSION CONTROL BARRIERS SHOULD REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETE.
 - UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
 - GRADING SHALL NOT EXCEED 1 VERTICAL ON 2 HORIZONTAL EXCEPT IN ROCK.
 - IF UNFORSEEN UNDERGROUND CONDITIONS ARE ENCOUNTERED (I.E. ROCK, GROUNDWATER, ETC.) THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER PRIOR TO CONTINUING WORK.

PARKING DATA CHART (M-2 HOTEL)		
ITEM	REQUIRED	PROPOSED
PER GUEST ROOM (72 ROOMS)	72	
PER EMPLOYEE (ON MAX. SHIFT)	6	
TOTAL:	78	82

*SEC 575-39G REGARDING OFF-STREET PARKING REQUIREMENTS FOR HOTELS/MOTELS (AS SPECIFIED IN SEC 575-39G), THE REQUIREMENT FOR 1 PARKING SPACE PER EMPLOYEE ON THE MAXIMUM SHIFT MAY BE REDUCED TO 0.5 SPACES PER EMPLOYEE, WHERE ADEQUATE BICYCLE STORAGE IS PROVIDED FOR IN ACCORDANCE WITH U.S. GREEN BUILDING COUNCIL LEED STANDARDS. THE EXISTING SECTION OF THE CITY CODE ALSO AUTHORIZES THE PLANNING COMMISSION TO WAIVE A PORTION OF THE PARKING REQUIREMENT WHERE SATISFACTORY EVIDENCE IS SUBMITTED TO JUSTIFY SUCH ADJUSTMENT.

ZONING DATA CHART (M-2 HOTEL)		
ITEM	REQUIRED*	PROPOSED
MINIMUM GUEST ROOMS	50	74
MIN. GUEST ROOM SIZE (SQ. FT.)	325	336
MAX. FLOOR AREA RATIO (F.A.R.)	1.2	0.98
MAXIMUM HEIGHT (FT)	48	48
MINIMUM LOT SIZE (ACRES)	1	1.248
MINIMUM FRONTAGE (FT.)	NONE REQ'D	NONE REQ'D
MINIMUM DEPTH (FT.)	NONE REQ'D	NONE REQ'D
FRONT (STREET) YARD SETBACK (FT.)	30	62.7
SIDE & REAR YARD SETBACK (FT.)	NONE REQ'D	NONE REQ'D
MAXIMUM COVERAGE (%)	60%	19%

*SEC 575-39B(4) 575 B SPECIAL PERMIT USES ZONING LANGUAGE HOTELS AND MOTELS THAT CONCURRENTLY ACHIEVE A U.S. GREEN BUILDING COUNCIL LEED RATING OF SILVER, GOLD OR PLATINUM, SUBJECT TO THE FOLLOWING CONDITIONS:
 (A) MINIMUM OF 50 GUEST ROOMS MUST BE PROVIDED. (74 PROPOSED)
 (B) THE FOLLOWING BULK STANDARDS SHALL APPLY:
 1. SEVEN HUNDRED SQUARE FEET OF LOT AREA SHALL BE PROVIDED FOR EACH GUEST ROOM. (734 PROVIDED)
 2. EACH GUEST ROOM SHALL INCLUDE A FULL PRIVATE BATHROOM. (YES)
 3. MINIMUM GUEST ROOM SIZE, INCLUDING PRIVATE BATHROOM, SHALL BE 325 SQUARE FEET. (336 MIN PROVIDED)
 4. MAXIMUM FLOOR AREA RATIO (FAR) SHALL BE 1.2. (53,280 / 54,383 = 0.98 PROVIDED)
 5. GROSS FLOOR AREA DESIGNATED TO PERMITTED ANCILLARY USES SHALL NOT EXCEED 60% OF THE GROSS FLOOR AREA FOR ALL SITE STRUCTURES. (<60%)
 6. AN APPLICATION FOR LEED CERTIFICATION MUST BE PROVIDED, ENUMERATING THE SITE FEATURES TOWARD WHICH AN APPLICANT SEEKS A LEED GREEN BUILDING RATING. (YES)
 7. BUFFERING WITHIN THE SITE AND ALONG THE SITE PERIMETER SHALL BE PROVIDED IN AS MUCH AS PRACTICABLE, TO BE DETERMINED BY THE PLANNING COMMISSION DURING SITE PLAN REVIEW. (LANDSCAPE PLAN PROVIDED)
 (C) OCCUPANCY SHALL BE LIMITED TO TRANSIENTS WHO SHALL RESIDE IN THE HOTEL FOR NOT MORE THAN 180 DAYS A YEAR AND THE MINIMUM RATE SHALL BE FOR A FULL DAY; HOURLY RATES SHALL NOT BE PERMITTED.

PURSUANT TO SECTION 575-38B, 575-39B

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 CIVIL@CRONINENGINEERING.NET

SITE DEVELOPMENT PLAN
SITE GRADING & UTILITY PLAN
 FOR
HOLIDAY INN EXPRESS
 LOCATION:
 LOUISA STREET / JOHN WALSH BOULEVARD
 CITY OF PEEKSKILL, NEW YORK 10566
 SHEET 2 OF 9 **SP-1.1**