

APPROVED by Planning Board Resolution No. 10-17, dated 03/17/2020.

Owner
CELEBRITY MOTOR CAR, LLC
130 ROUTE 10
WHIPPANY, NEW JERSEY 07981

Planning Board Chair
JANET ANDERSEN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

Planning Administrator
CIORDAN CONRAN
79 BOUTON ROAD
SOUTH SALEM, NY 10590

Town Engineer's Certification
JOSEPH CERMELE, P.E.
KELLARD SESSIONS CONSULTING
TOWN CONSULTING ENGINEER

Reviewed for compliance with the Planning Board Resolution No. 10-17 dated 03/17/2020.

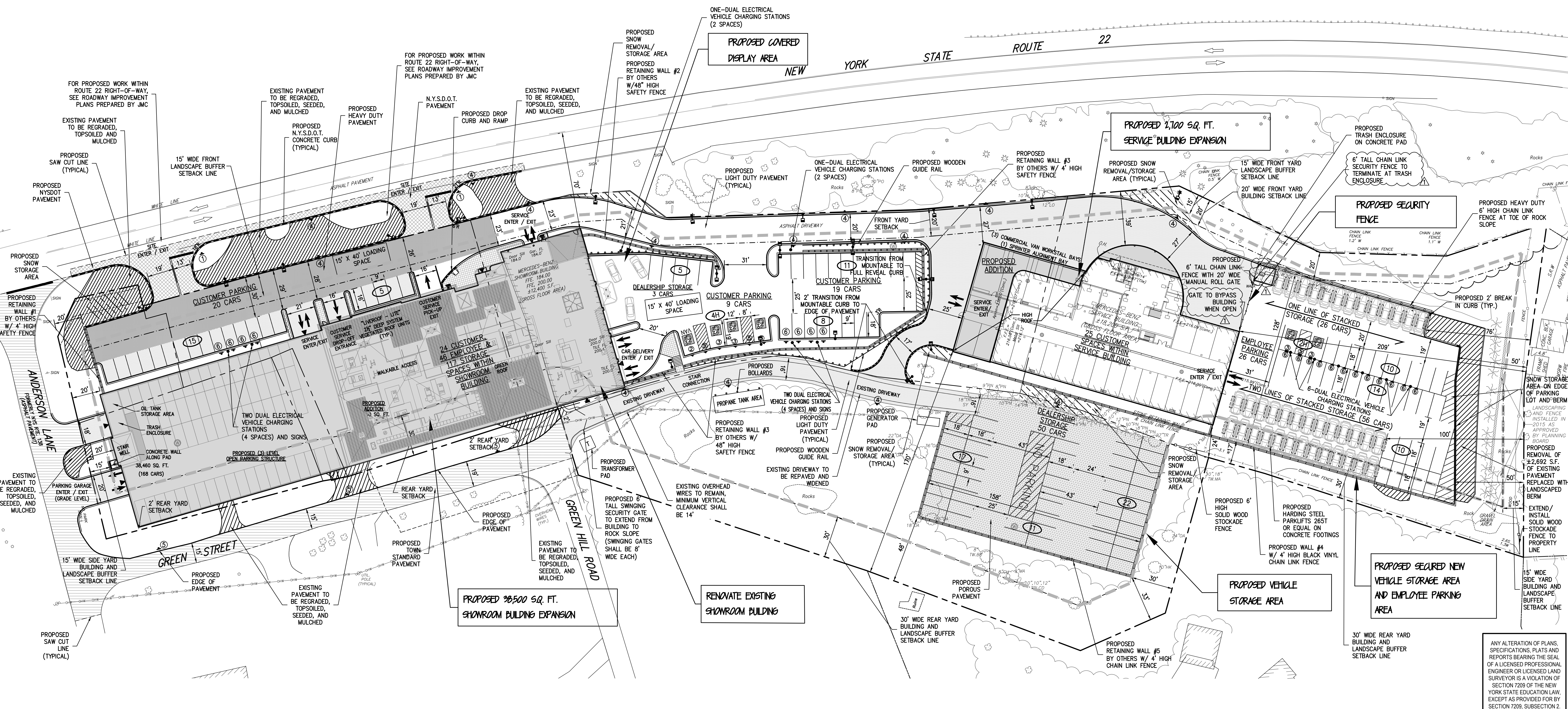
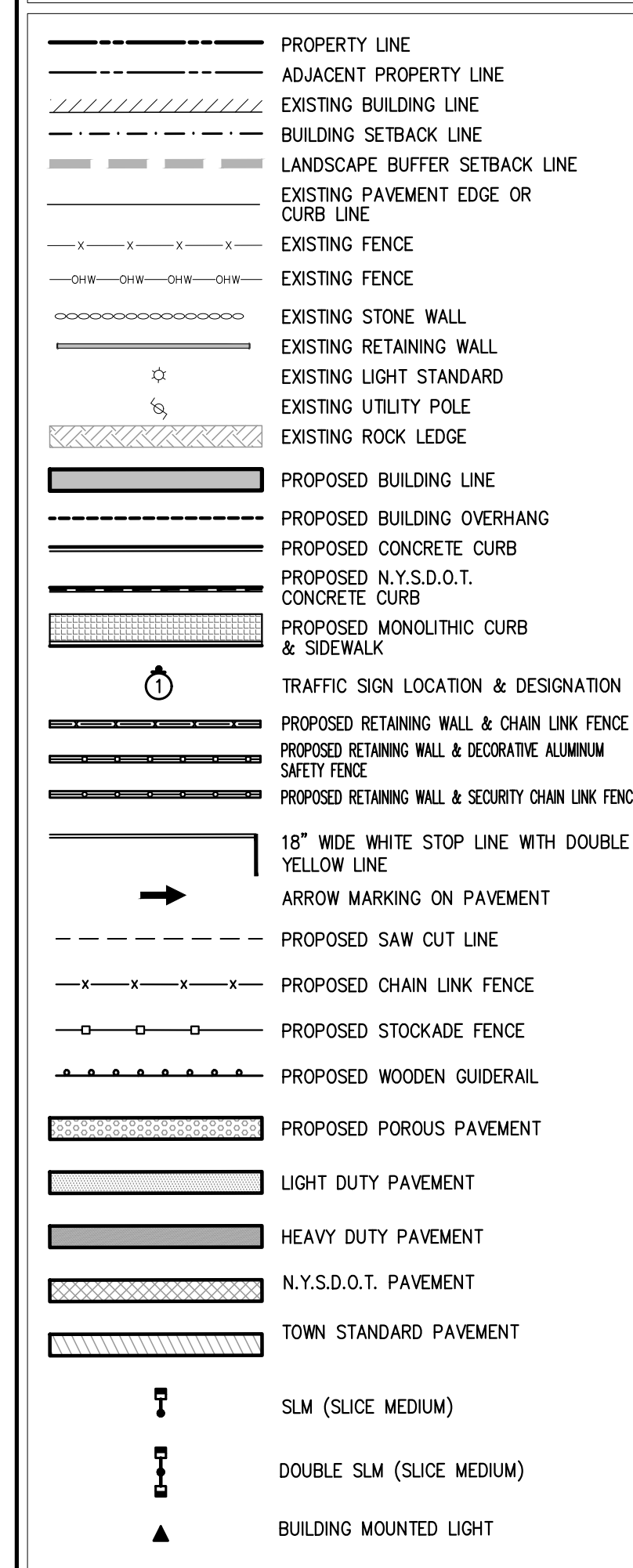
PROPOSED RETAINING WALL / FENCE SCHEDULE			
WALL DESIGNATION	MATERIAL	FENCE HEIGHT	
1	G-FORCE WALL BY TEOHO-BLOC W/BLACK DECORATIVE ALUMINUM SAFETY FENCE	4' ABOVE WALL	
2	G-FORCE WALL BY TEOHO-BLOC W/BLACK DECORATIVE ALUMINUM SAFETY FENCE	4' ABOVE WALL	
3	COBBLESTONE RETAINING WALL BY RED ROCK W/BLACK DECORATIVE ALUMINUM SAFETY FENCE	4' ABOVE WALL	
4	COBBLESTONE RETAINING WALL BY RED ROCK W/BLACK VINYL COATED CHAIN LINK FENCE	4' ABOVE WALL	
5	COBBLESTONE RETAINING WALL BY RED ROCK W/BLACK VINYL COATED CHAIN LINK FENCE	4' ABOVE WALL	

DESIGNATION NUMBER	ICON	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REMARKS
1	STOP	30"x30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
2	PERMIT TO PARK	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
3	PERMIT TO PARK	12"x18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
4	NO PARKING	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	R7-6 (MODIFIED)	X
5	NO PARKING	12"x18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYSP-2	X
6	NO PARKING	12"x18"	GREEN ON WHITE	STEEL CHANNEL	7'-0"	NYSP-2	X

NOTES:

- EXISTING INFORMATION WAS TAKEN FROM "SURVEY OF PROPERTY" FOR CELEBRITY OF WESTCHESTER, LLC AS PREPARED BY NISTE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C., DATED AUGUST 17, 2017, REVISED MAY 1, 2019.
- PROPOSED BUILDING INFORMATION PROVIDED BY SULLIVAN ARCHITECTURE.
- LOADING OPERATIONS SHALL BE PERFORMED DURING OFF PEAK HOURS.
- ALL LOADING AND PARKING SHALL BE CONDUCTED ON THE PREMISES. THERE SHALL BE NO LOADING OR PARKING ON OR WITHIN AREA ROADWAYS AND STREETS.
- ANY SIGN LOCATED WITHIN THE NYSDOT R.O.W. SHALL HAVE A BREAK AWAY OR SLIP IMPACT MOUNTING POST IN ACCORDANCE WITH NYSDOT STANDARD DRAWINGS AND SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS.
- DURING THE WINTER SEASON, THERE SHALL NOT BE ANY PLOWING OF SNOW ONTO OR ACROSS NYS RTE. 22, IN ACCORDANCE WITH THE NYS VEHICLE AND TRAFFIC LAW. SNOW PILES SHALL BE CONTAINED WITHIN THE SUBJECT PROPERTY IN THE AREAS SHOWN ON THIS PLAN WHICH ARE LOCATED SO AS NOT TO CREATE A DRAINAGE PROBLEM DURING SNOW MELT.
- THE PROPOSED ACCESSIBLE PARKING SPACES ARE BASED ON THE TOTAL NUMBER OF CUSTOMER AND SERVICE DEPARTMENT PARKING SPACES AND DO NOT INCLUDE THE VEHICLE DISPLAY AND STORAGE PARKING AREAS.
- NO OUTDOOR VEHICLE WASHING IS PERMITTED.
- TO REDUCE NOISE RELATED IMPACTS, NO MORE THAN ONE EXTERIOR VEHICLE LIFT SHALL BE IN OPERATION AT ANY GIVEN TIME.
- VEHICLE DELIVERY TRUCKS SHALL UNLOAD IN FRONT OF THE SHOWROOM BUILDING. VEHICLE DELIVERY TRUCKS SHALL NOT ENTER THE UPPER PARKING AREAS. VEHICLE DELIVERIES SHALL TAKE PLACE BETWEEN 6:00 P.M. AND 7:00 P.M. THE HOURS OF OPERATION HAVE BEEN IDENTIFIED BY THE APPLICANT TO BE: SERVICE DEPARTMENT - MONDAY THROUGH FRIDAY 7:30 A.M. TO 6:00 P.M. SALES DEPARTMENT - MONDAY THROUGH THURSDAY 9:00 A.M. TO 7:00 P.M., FRIDAY 9:00 A.M. TO 6:00 P.M. AND SATURDAY 9:00 A.M. TO 5:00 P.M.
- THE EXISTING INTERIOR LOT LINES AND THE EXISTING PROPERTY LINES OF THE ADJOINING PROPERTIES IN CONTRACT SHALL BE MERGED TO FORM ONE OVERALL PROPERTY TO SERVICE THE AUTO DEALERSHIP.
- ALL RETAINING WALLS IN EXCESS OF FOUR (4) FEET SHALL BE DESIGNED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER, AND INSPECTED AND CERTIFIED FOR PROPER CONSTRUCTION BY THE DESIGN ENGINEER.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE THE BUILDING DEPARTMENT WITH RETAINING WALL DESIGN CALCULATIONS AND CONSTRUCTION DETAILS, PREPARED BY A NYS LICENSED PROFESSIONAL ENGINEER, FOR ALL WALLS GREATER THAN FOUR (4) FEET IN HEIGHT.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION, THE APPLICANT SHALL PROVIDE THE BUILDING DEPARTMENT WITH A CERTIFICATION BY THE DESIGN PROFESSIONAL, STATING THAT THE RETAINING WALL AND ASSOCIATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE APPROVED DESIGN.

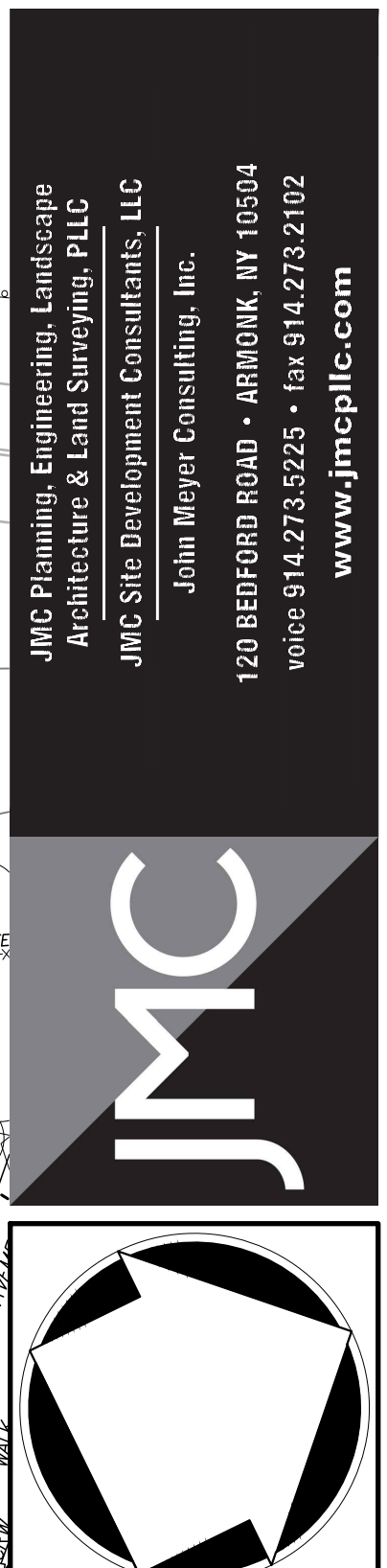
LAYOUT LEGEND



No.	Revision	Date
7.	ADDED CORNER LOT & SHOWROOM BUILDING REVISIONS	04/30/2019
8.	PARKING REVISIONS	09/23/2019
9.	GENERAL REVISIONS	11/26/2019
10.	NYSDOT SUBMISSION	07/31/2020
11.	PLANNING BOARD APPROVAL	04/24/2020
12.	REVISED PER RESOLUTION OF APPROVAL	04/24/2020
13.	REVISED PER RESOLUTION OF APPROVAL	04/07/2022
14.	REVISED PER RESOLUTION OF APPROVAL	05/09/2022

APPLICANT/TOWNER:
CELEBRITY AUTO OF WESTCHESTER, LLC
130 ROUTE 10
WHIPPANY, NJ 07981

ARCHITECT:
SULLIVAN ARCHITECTURE
31 MANAFORCK AVENUE
WHITE PLAINS, NY 10601



LAYOUT PLAN		
MERCEDES BENZ OF GOLDENS BRIDGE NYS ROUTE 22 TOWN OF LEWISBORO, NY		
Drawn: SS	Approved: AN	
Scale: 1" = 30'		
Date: 11/30/2017		
Project No: 16124		
Sheet No: 100		
Drawing No: C-100		