

1. PARCEL TAX MAP DESIGNATION: SECTION: 320, BLOCK: 1, LOT(S): 1, 2, 14
2. TOTAL AREA OF EXISTING LOT: 560.443 SQ. FT. (12.866 ACRES).
3. SURVEY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PREPARED BY BADEY & WATSON D.P.C., ENTITLED "SURVEY OF PROPERTY PREPARED FOR PEEKSILL INDUSTRIAL DEVELOPMENT LLC, 100 WESTCHESTER INDUSTRIAL PARKWAY, SUITE 100, HAVERTOWN, PA 19310, AND HUDSON RIVER INDUSTRIAL PROPERTIES LLC SITUATE IN THE CITY OF PEEKSILL," DATED MARCH 23, 2023.
4. TOPOGRAPHIC INFORMATION ACQUIRED FROM THE WESTCHESTER COUNTY G.I.S.
5. PARCEL IS LOCATED IN THE CITY OF PEEKSILL M-2A (DESIGN INDUSTRIAL) ZONING DISTRICT.
6. PARCEL IS LOCATED IN THE PEEKSILL & HAVERSTRAW BAY BASIN.

LIST OF DRAWINGS				
SHEET TITLE	SHEET NUMBER	TITLE	ISSUE DATE	LAST REVISED
SP-1.1	1 OF 4	COVER SHEET	SEPTEMBER 25, 2025	---
SP-1.2	2 OF 4	PROPOSED PARKING	SEPTEMBER 25, 2025	---
SP-1.3	3 OF 4	PROPOSED TENANT AREAS	SEPTEMBER 25, 2025	---
CD-4.1	4 OF 4	CONSTRUCTION DETAILS	SEPTEMBER 25, 2025	---

**WESTCHESTER INDUSTRIAL
MANUFACTURING AND
WAREHOUSING GROUP LLC**
3199 ALBANY POST ROAD, SUITE 200A
BUCHANAN, NY 10511

WESTCHESTER INDUSTRIAL COMPLEX
3199 ALBANY POST ROAD, SUITE 200A
BUCHANAN, NY 10511

#	REASON	DATE

A circular professional engineer seal for the State of New York. The outer ring contains the text "STATE OF NEW YORK" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle features a central emblem of a shield with a sun rising over mountains and water, flanked by two figures. Above the shield is an eagle with spread wings. The name "PATRICK MICHAEL BELL" is written in a circle around the emblem. Below the emblem is the license number "087679". A red signature is written across the seal.



CRONIN
ENGINEERING
 PROFESSIONAL ENGINEERING & CONSULTING
 (914) 736-3664

SITE PLAN FOR WESTCHESTER INDUSTRIAL COMPLEX

LOCATION:
1048-1050 LOWER SOUTH STREET
CITY OF PEEKSKILL, NEW YORK

SHEET 1 OF 4	SP-1.1
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