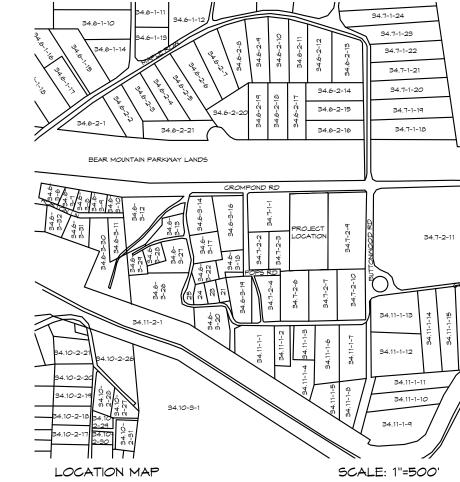


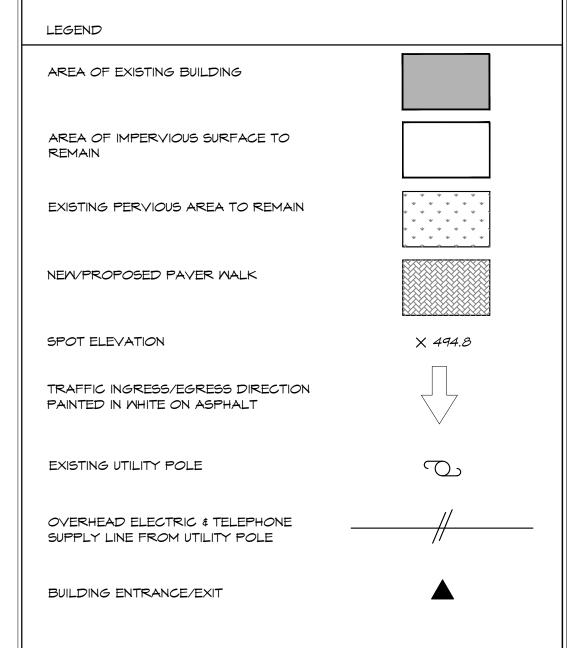
CROMPOND ROAD LLC 2305 CROMPOND RD CORTLANDT MANOR, NY 10567 HIGHWAY COMMERCIAL 34.7-2-8 1.87 AC 12,925 SF (2) STORY WOOD FRAME RECREATIONAL USES AND ACCESSORY ONE BEDROOM APARTMENT 3,889 SF (2) STORY WOOD FRAME

TOWN OF CORTLANDT DIMENSIONAL REGULATIONS HC HIGHWAY COMMERCIAL ZONE TABLE 307-17 MIN. YARD REQ'TS MIN. LOT MIN. LOT MAX AREA MIDTH HEIGHT BUILDING LANDSCAPE FRONT SIDE REAR COVERAGE COVERAGE (SF) (FT) (FT) | (FT) | (FT) | (%) (%) 20,000 30 30 30 30% 100 2.5 TORIES/35 81,457 | 200.10 25.75 |14.75/ 104.5 2 36% TORIES/30' 43.25 PROPOSED | 81,457 200.10 25.75 |14.75/ 104.5 2 4.8% 35.8% STORIES/30' 43.25

MANUFACTURING USE - GRANITE AND STONE

PARKING REQUIREMENTS		
BUILDING/USE	REQUIRED NUMBER	PROVIDED NUMBER
BUILDING 'A' PLACES OF RECREATION	1/300 SF HABITABLE FLOOR AREA 9,302/300=31	31
BUILDING 'A' OFFICE - MEDICAL	4/PHYSICIAN + 1/STAFF 2 PT THERAPIST + 2 STAFF = 10	10
ACCESSORY APARTMENT	1/BEDROOM = 1	1
BUILDING 'B' MANUFACTURING	1/400 SF GROSS FLOOR AREA 3,889/400=10	10
TOTAL:	47	52
ACCESSIBLE PARKING REQUIREMENTS	51-75 SPACES = 3 ACCESSIBLE SPACES	Э





HIGHWAY COMMERCIAL PERMITTED USES:

SITE PLAN APPROVAL

CURRENT/PROPOSED RECREATIONAL - PHYSICAL FITNESS FACILITIES:

 GYMNASTICS BASEBALL TRAINING

ALTERNATE PERMITTED USES MITH

INSTITUTIONAL, RECREATIONAL AND OTHER PUBLIC USES: CHURCH AND OTHER PLACES OF WORSHIP AND RELIGIOUS INSTRUCTION, PARISH HOUSE, RECTORY OR CONVENT AND NURSERY SCHOOL

 NURSERY SCHOOL • PUBLIC OR PRIVATE SCHOOL OFFERING COURSES IN GENERAL

INSTRUCTION

• YOCATIONAL SCHOOL • UNIVERSITY, COLLEGE OR SEMINARY*

GOVERNMENT BUILDING INCLUDING PUBLIC LIBRARY

 COUNTRY CLUB • TENNIS CLUB, YACHT CLUB OR SIMILAR SPORTS RECREATION CLUB

 DANCE STUDIO • BOWLING CENTER

 AMUSEMENT CENTER* MEMBERSHIP CLUBS

MUSEUM OR ART GALLERY

• THEATER, CINEMA OR MOTION PICTURES (EXCEPT ADULT MOTION PICTURE THEATERS)

ADULT MOTION PICTURE THEATER*

• SCHOOL (FOR PROFIT)

• THEATRICAL PRODUCERS, BANDS, ORCHESTRA AND ENTERTAINERS (EXCEPT ADULT CABARETS)

AMUSEMENT AND RECREATION SERVICE NOT ELSEWHERE CLASSIFIED

RETAIL STORES:

 BUILDING MATERIALS AND GARDEN SUPPLIES GENERAL MERCHANDISE STORES

 FOOD STORES AUTOMOBILE DEALERS AND SERVICE STATIONS

GASOLINE SERVICE STATION*

• APPAREL STORES

• FURNITURE AND HOME FURNISHING STORES

• MISCELLANEOUS RETAIL STORES (EXCEPT ADULT BOOKSTORES) ADULT BOOK STORES

 VAPE SHOP (AT LEAST 1000 FT FROM PROPERTY OWNED BY SCHOOL, SCHOOL DISTRICT, CHURCH, OTHER PLACE OF WORSHIP OR RELIGIOUS INSTRUCTION

EATING AND DRINKING PLACES • ADULT CABARETS*

FINANCE, INSURANCE AND REAL ESTATE

HOTELS AND OTHER LODGING

ADULT HOTELS

PERSONAL SERVICE FACILITIES

 COIN OPERATED LAUNDRY AND COIN OPERATED DRY CLEANING GARMENT PRESSING AND CLEANERS AGENT

FAMILY AND COMMERCIAL POWER LAUNDRY

 OTHER LAUNDRY AND CLEANING SERVICE FUNERAL SERVICE

 OTHER PERSONAL SERVICES ADULT MASSAGE*

BUSINESS SERVICE FACILITIES

AUTOMOBILE REPAIR, SERVICES AND PARKING

 AUTOMOTIVE RENTAL AUTOMOTIVE PARKING FACILITIES

AUTOMOTIVE REPAIR SHOP

MISCELLANEOUS REPAIR SERVICES

 AUTOMOTIVE BODY AND PAINT SHOP* · CAR WASH, WAX OR POLISHING

OTHER AUTOMOTIVE SERVICE

* INDICATES SPECIAL PERMIT REQUIRED

2. SEE TOWN OF CORTLANDT ZONING CODE TABLE 307-14 AND 307-15 FOR MORE INFO.

GENERAL NOTES:

PRIOR TO ANY TENANT SPACE CHANGING USE, THE DEPARTMENT OF TECHNICAL SERVICES - CODE ENFORCEMENT SHALL BE CONTACTED AND ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO

PROPOSED USES HAVE BEEN APPROVED BY WCDOH AS PART OF SEPTIC SYSTEM REMEDIATION FILE #C2018-15R, APPROVED ON 7-2-18. ALL CHANGES OF USE SHALL BE REFERRED TO THE MCDOH TO CONFIRM ONSITE SANITARY SYSTEM HAS SUFFICIENT CAPACITY.

3. THE APPLICANT IS ADVISED THAT ADDITIONAL SIGNAGE FOR FUTURE TENANTS IS SUBJECT TO THE TOWN SIGN CODE, REQUIRES THE REVIEW AND COMMENT OF THE TOWN'S ARCHITECTURAL ADVISORY COUNCIL AND PERMITS FROM THE DIVISION OF CODE ADMINISTRATION AND ENFORCEMENT.

THE DEPARTMENT HEAD SIGNATURES INDICATE THAT THIS DRAWING OR SET OF DRAWINGS IS CONSISTENT WITH THE PLANNING BOARD RESOLUTION OF APPROVAL AND WITH THE GENERAL REQUIREMENTS AND POLICIES OF THE TOWN OF CORTLANDT FOR WHICH THE DEPARTMENT HEAD IS RESPONSIBLE. THE PROJECT DESIGN INCLUDING ALL PUBLIC HEALTH

AND SAFETY CONSIDERATIONS ARE SOLELY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL WHO HAS SIGNED AND SEALED THE DRAWINGS.

DIRECTOR REVIEWED BY THE DEPARTMENT OF TECHNICAL SERVICES

REVIEWED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES

DIRECTOR

APPROVED BY RESOLUTION NO._____ OF THE PLANNING BOARD OF THE TOWN OF __, 20____, SUBJECT TO ALL CORTLANDT, NEW YORK ON THE ____ DAY OF _

REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE,

MODIFICATION OR REVISION IN THIS PLAT OR SITE DEVELOPMENT PLAN, AFTER THE ABOVE DATE, SHALL YOID THIS APPROVAL.

SIGNED THIS _____ DAY OF ____

DATE

CHAIRMAN OF THE PLANNING BOARD

DATE: 27 NOVEMBER 2018 REVISIONS: 9 JANUARY 2019 REVISIONS: 12 FEBRUARY 2019

SITE PLAN, NOTES

HIGHLANDS

ARCHITECTURE

3212 ROUTE 9

COLD SPRING, NY 10516

845.809.5976 OFFICE

highlandsarchitecture.com

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REVISIONS:

DRAWN BY: HK PROJECT NUMBER: 1833