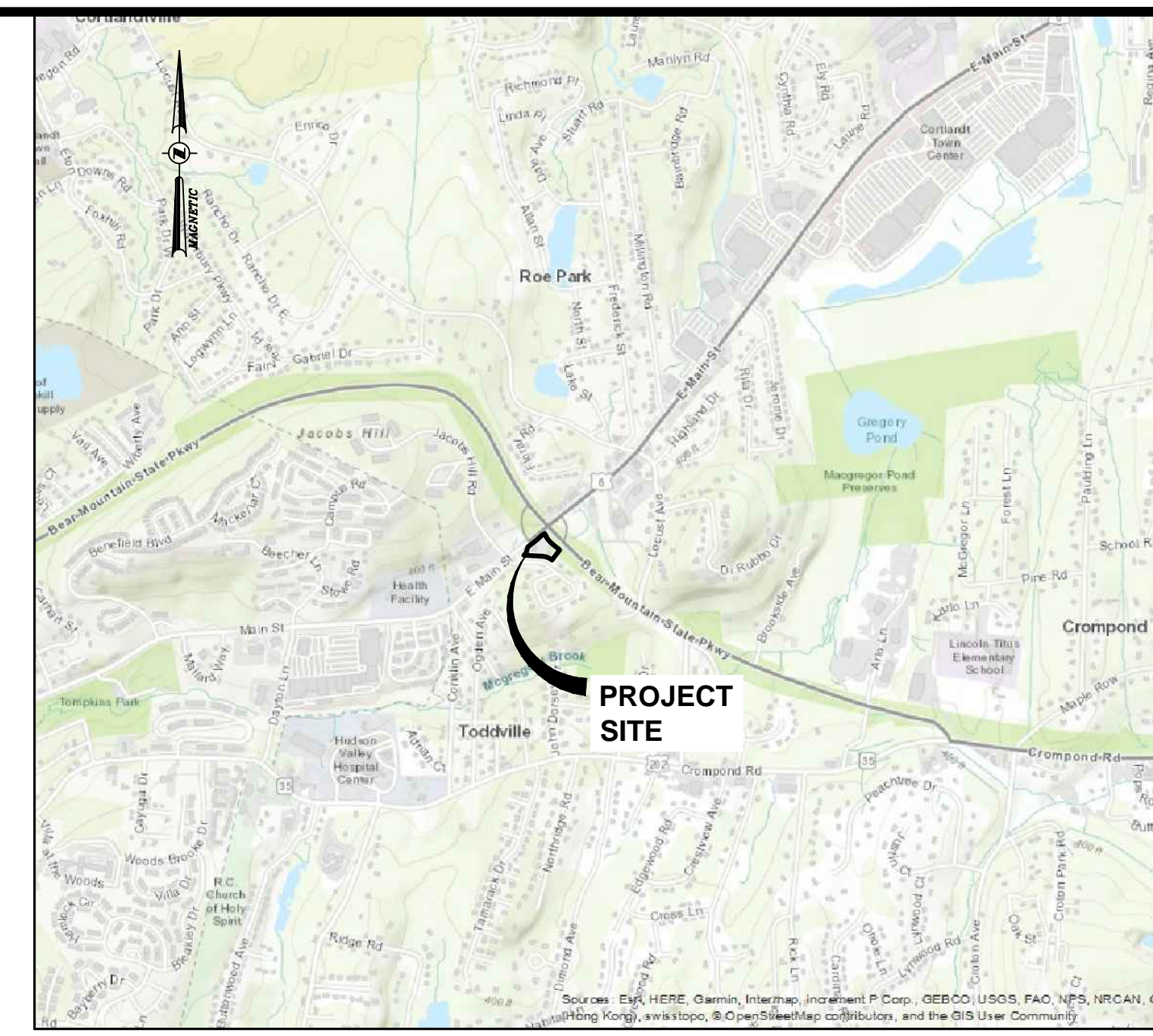


CONCEPT PLAN - ALTERNATIVE 'A'
SCALE: 1"=20'



LOCATION MAP
SCALE: 1"=2000'

BULK TABLE:

HIGHWAY COMMERCIAL (HC) ZONING DISTRICT:

ZONING REQUIREMENTS:	REQUIRED (HC)	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	41,907± S.F.	41,907± S.F.
MINIMUM LOT WIDTH	100 FT	220 FT ±	220 FT ±
MINIMUM YARDS			
FRONT:			
U.S. ROUTE 6	30 FT	158 FT ±	30.9 FT
PARKWAY DRIVE	30 FT	30.7 FT	30.7 FT
BEAR MOUNTAIN STATE PKWY	30 FT	15.19 FT	7.0 FT ⊕
SIDE			
	30 FT	N/A	N/A
REAR			
	30 FT	21.07 FT ⊕	21.07 FT ⊕
MAXIMUM BUILDING COVERAGE	20%	N/A	11.2%
MINIMUM LANDSCAPE COVERAGE	30%	50%	40%
LANDSCAPE BUFFER ⊕	50 FT ⊕	21.07 FT. ⊕	(S) 21.07 FT. ⊕ (E) 30 FT. ⊕
MAXIMUM HEIGHT	2.5 STORIES OR 35 FT	1 STORY/ < 35 FT	1 STORY/ < 35 FT
PARKING REQUIREMENTS:			
AUTO REPAIR: 1 PER 150 SF PLUS 1 PER EMPLOYEE (3 EMPLOYEES) 2700/150 + 3 = 21 SPACES		18 SPACES (APROX.)	18 SPACES PLUS 3 SPACES WITHIN AUTO FACILITY
GAS STATION / CONVENIENCE STORE: 1 PER 300 SF PLUS 1 PER EMPLOYEE (4 EMPLOYEES) 2000/300 + 4 = 11 SPACES		N/A	7 SPACES PLUS 12 SPACES AT PUMPS
32 TOTAL SPACES REQUIRED			40 TOTAL SPACES PROVIDED

- NOTES:**
- EXISTING NON-COMFORMITY.
 - PER SECTION 307-29: OFF-STREET PARKING, AUTOMOBILE REPAIR AND SERVICES REQUIRES 1 SPACE PER EMPLOYEE; PLUS 1 SPACE PER 150 SF GFA.
 - PER SECTION 307-29: OFF-STREET PARKING, GAS STATION WITH CONVENIENCE STORE REQUIRES 1 SPACE PER EMPLOYEE; PLUS 1 SPACE PER 300 SF GFA.
 - A FRONT YARD AREA VARIANCE OF 23.0 FT. IS REQUESTED.
 - AN AREA VARIANCE OF 20 FT. IS REQUESTED FROM THE 50 FOOT REQUIRED LANDSCAPE BUFFER BETWEEN THE HC DISTRICT AND THE RESIDENTIAL ZONING DISTRICT LOCATED SOUTH OF THE PROPOSED PARKING AREA, PER SECTION 307.22.

RECORD OWNER:
MF POINTE LLC
55 AQUEDUCT ROAD
GARRISON, NY 10524

AREA:
TOTAL PROJECT ACREAGE : 45,346± S.F.
(0.962 ACRES)

DEVELOPER / APPLICANT:
c/o MITCH NESHEWAT
GAS LAND PETROLEUM, INC.
785 BROADWAY
KINGSTON, NY 12401

TAX MAP INFORMATION:
TOWN OF CORTLANDT
SECTION 23.20, BLOCK 3, LOT 13 &
SECTION 23.20, BLOCK 3, LOT 14

SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:
CHAZEN ENGINEERING, LAND SURVEYING &
LANDSCAPE ARCHITECTURE CO., D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

ISSUED FOR PLANNING BOARD REVIEW - NOT FOR CONSTRUCTION

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The Chazen Companies
Civil Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects
Transportation Planners & Engineers

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- Chattanooga Tennessee Office: 427 E. 5th St. (Suite 201), Chattanooga, Tennessee 37403 Phone: (423) 241-6575

rev.	date	description

GASLAND CORTLANDT- EAST MAIN STREET (U.S. ROUTE 6)

CONCEPT PLAN - ALTERNATIVE 'A'

TOWN OF CORTLANDT, WESTCHESTER COUNTY, NEW YORK

designed	checked
SMD	CPL
date	scale
10/24/18	1"=20'
project no.	
sheet no.	
C101	