

# THE GURDJIEFF FOUNDATION SITE PLAN & SPECIAL PERMIT APPLICATION

TOWN OF CORTLANDT  
WESTCHESTER COUNTY, NEW YORK

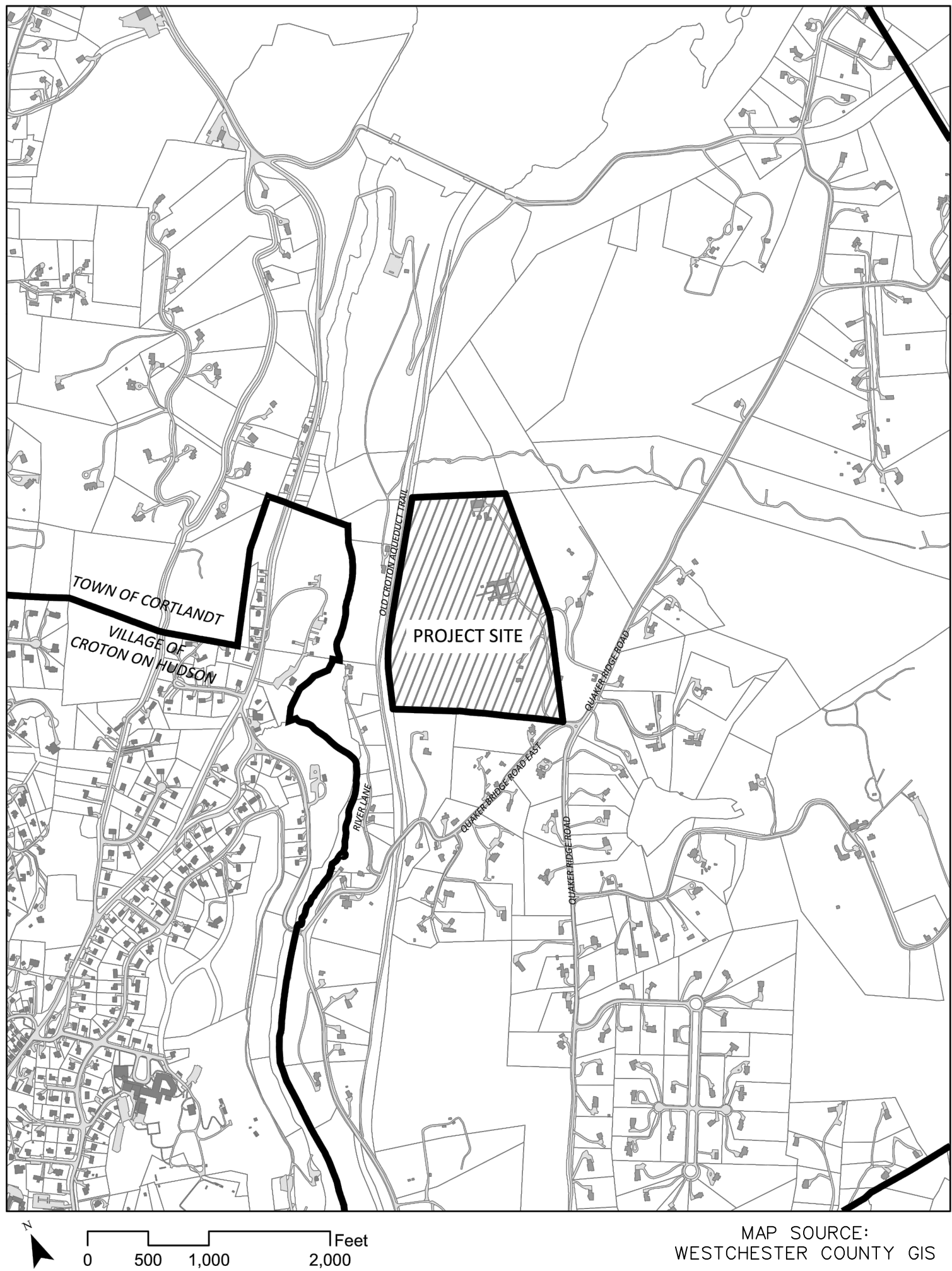
April 20, 2022  
Rev. November 21, 2022

**ZONING COMPLIANCE TABLE**

Zoning Requirement (1)	Required/Permitted	Proposed
Minimum Lot Area (SF)	80,000	±2,093,363 (48.1 ac)
Minimum Lot Width (FT)	200	>1000
Minimum Yard Dimensions (FT)		
Front	50	>1000
Side (Width of 70 feet or more)	20% to max 30	>200
Rear	30	>650
Maximum Building Height		
Stories	2 1/2	No Change
Feet	35	No Change
Maximum Building Coverage (percent)	N/A Non-Dwelling	No Change
Minimum Landscape Coverage (percent)	60%	±95% (2)
Detached Building		No Change - Caretaker
Front	Not Permitted	House
Side	6	>200
Rear	6	>200

**Notes:**  
(1) Chapter 307 of Town of Cortlandt, Zoning, Table of Dimensional Regulations, Residential Districts  
(2) Approximately 46 acres of the site is lawn, landscape areas and forested

**SITE LOCATION MAP**



**LIST OF DRAWINGS**

No.	Name	Scale	By	Date
--	COVER SHEET		DTSP	11/8/22
SP-1	SITE PLAN	1"=80'	DTSP	11/8/22
SP-2	EXISTING SEPTIC SYSTEM	1"=80'	DTSP	11/8/22
SP-3	CONCEPTUAL PARKING LAYOUT PLAN	1"=40'	DTSP	11/8/22
SP-4	SITE LIGHTING PLAN	1"=80'	DTSP	11/8/22
SP-5	NON-DISTURBANCE DECLARATION AREA AND PRESERVATION AREA PLAN	1"=80'	DTSP	11/8/22
	SURVEY OF PROPERTY	1"=100'	B&W	2/11/22

- DTSP = DTS PROVIDENT DESIGN ENGINEERING, LLP
- B&W = BADEY & WATSON SURVEYING & ENGINEERING, D.P.C.

**APPLICANT**  
The Gurdjieff Foundation, Inc.  
123 East 63rd Street  
New York, NY 10065

**CIVIL ENGINEER & PLANNER:**  
**DTS • PROVIDENT**  
Intelligent Land Use  
DTS PROVIDENT DESIGN ENGINEERING, LLP  
One North Broadway  
White Plains, NY 10601  
P: 914.428.0010

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3063 Route 9  
Cold Spring, NY 10516

**ATTORNEY**  
Stenger, Diamond & Glass  
1136 Route 9  
Wappingers Falls, NY 12590



# THE GURDJIEFF FOUNDATION, INC.

1065 Quaker Bridge Road East  
Town of Cortlandt, New York

## APPLICANT

The Gurdjieff Foundation, Inc.  
123 East 63rd Street  
New York, NY 10065

## PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

**DTS • PROVIDENT**  
Intelligent Land Use

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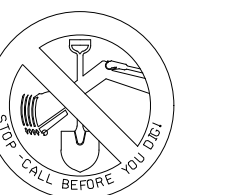
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F: 914.428.0017

## SURVEYOR

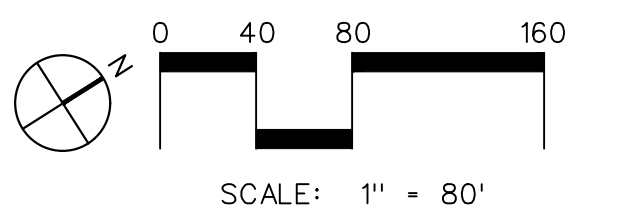
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## ATTORNEY

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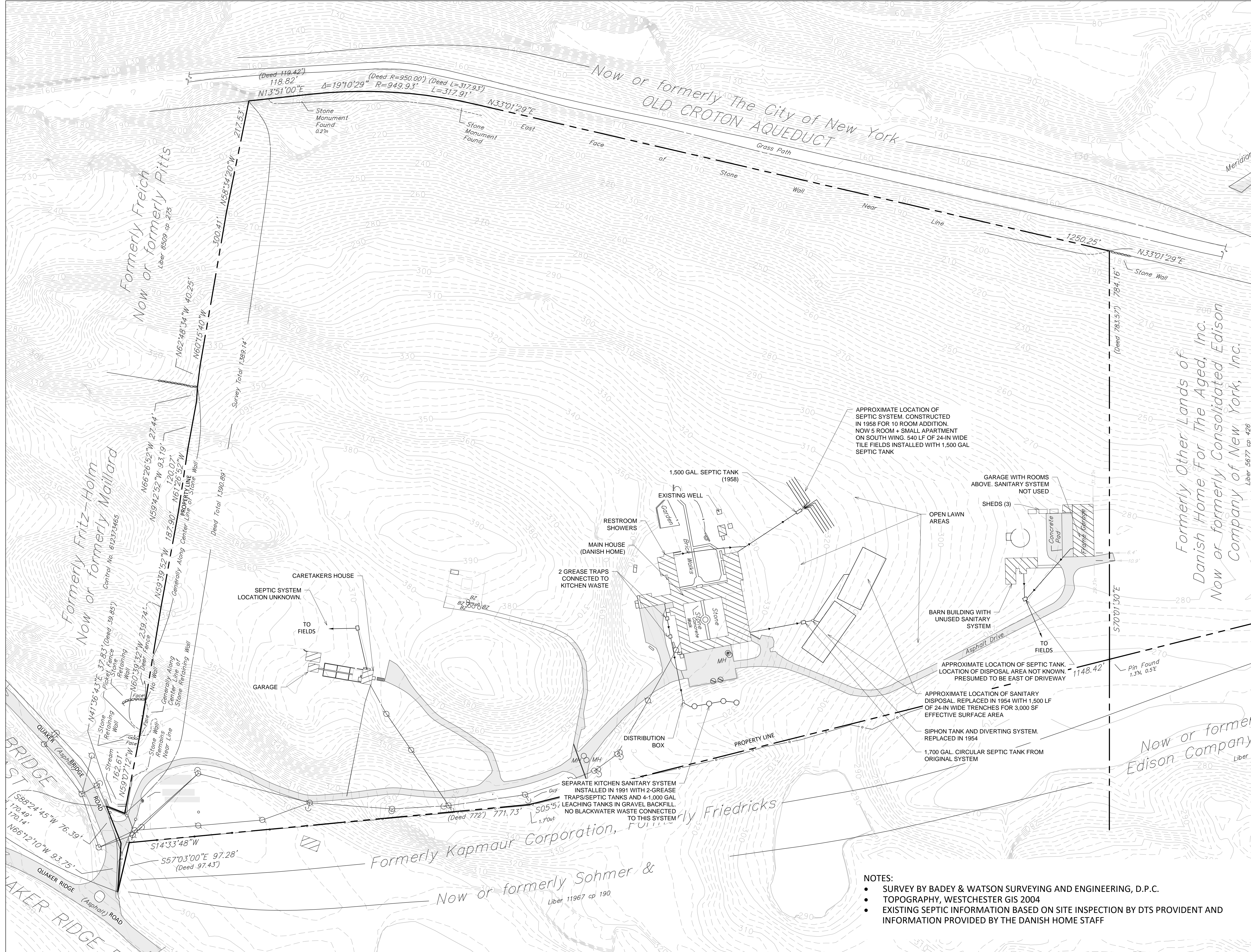
DRAWING TITLE:

## SITE PLAN

DRAWN BY:	MNS	CHECKED BY:	GMS
PROJECT NO.	900	DATE:	4/20/22
DRAWING NO.			

**SP-1**

- NOTES:
- SURVEY BY BADEY & WATSON SURVEYING AND ENGINEERING, D.P.C.
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**THE GURDJIEFF FOUNDATION, INC.**  
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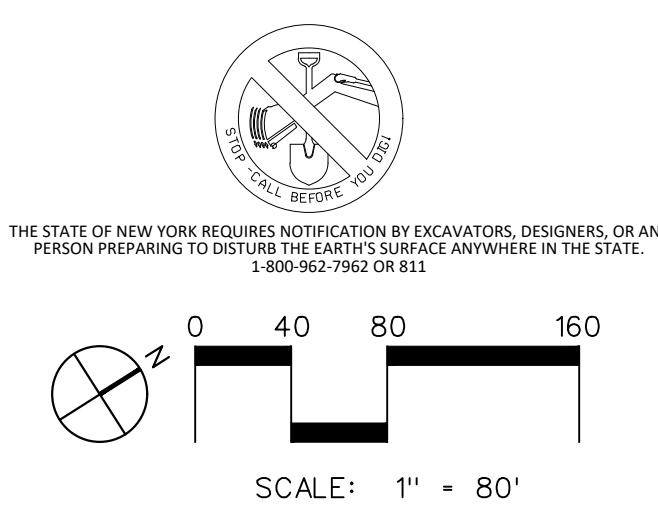
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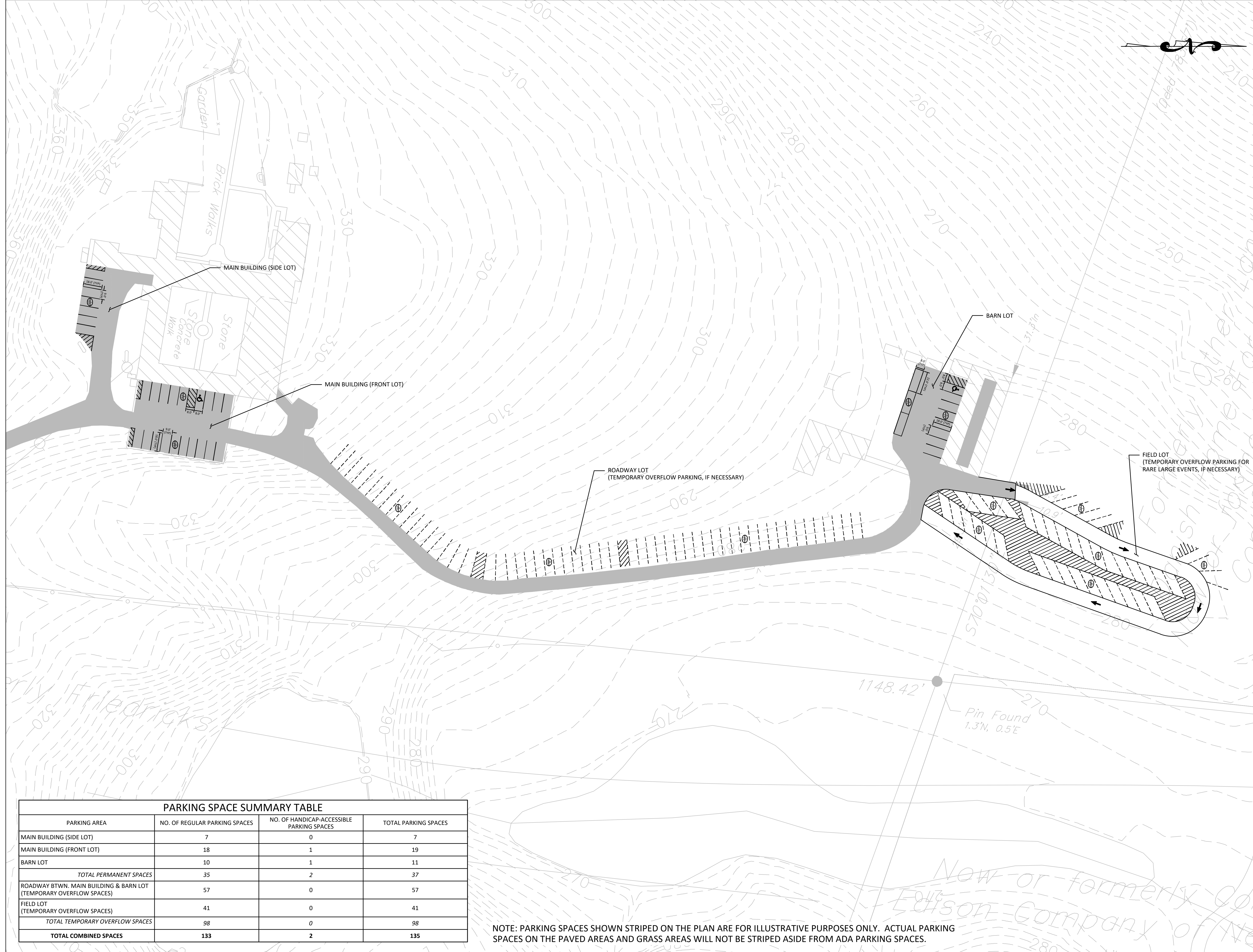
DRAWING TITLE:

**EXISTING SEPTIC SYSTEM**

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HV/MNS	GMS
PROJECT NO. 900	DATE: 4/20/22
DRAWING NO.	

**SP-2**

- NOTES:**
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  - EXISTING SEPTIC INFORMATION BASED ON SITE INSPECTION BY DTS PROVIDENT AND INFORMATION PROVIDED BY THE DANISH HOME STAFF



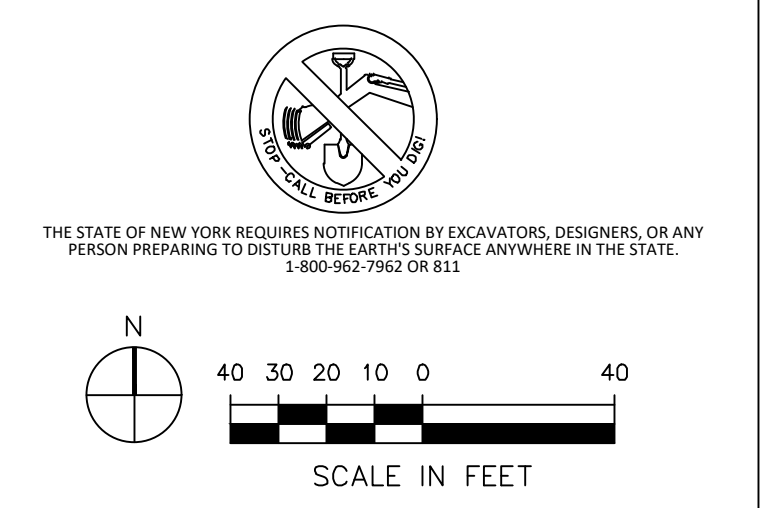
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PARKING AREA	NO. OF REGULAR PARKING SPACES	NO. OF HANDICAP-ACCESSIBLE PARKING SPACES	TOTAL PARKING SPACES
MAIN BUILDING (SIDE LOT)	7	0	7
MAIN BUILDING (FRONT LOT)	18	1	19
BARN LOT	10	1	11
<b>TOTAL PERMANENT SPACES</b>	<b>35</b>	<b>2</b>	<b>37</b>
ROADWAY BTWN. MAIN BUILDING & BARN LOT (TEMPORARY OVERFLOW SPACES)	57	0	57
FIELD LOT (TEMPORARY OVERFLOW SPACES)	41	0	41
<b>TOTAL TEMPORARY OVERFLOW SPACES</b>	<b>98</b>	<b>0</b>	<b>98</b>
<b>TOTAL COMBINED SPACES</b>	<b>133</b>	<b>2</b>	<b>135</b>

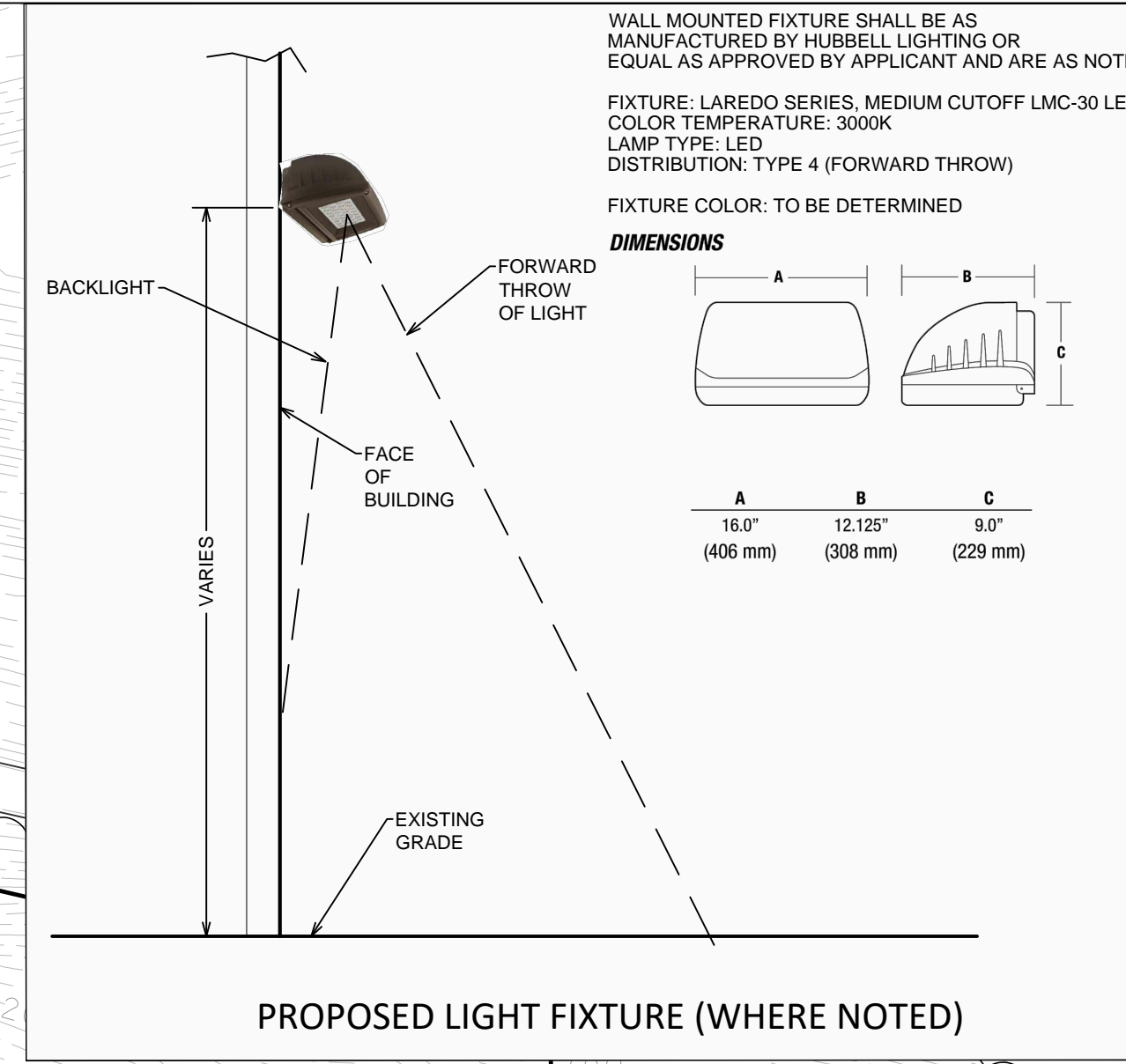
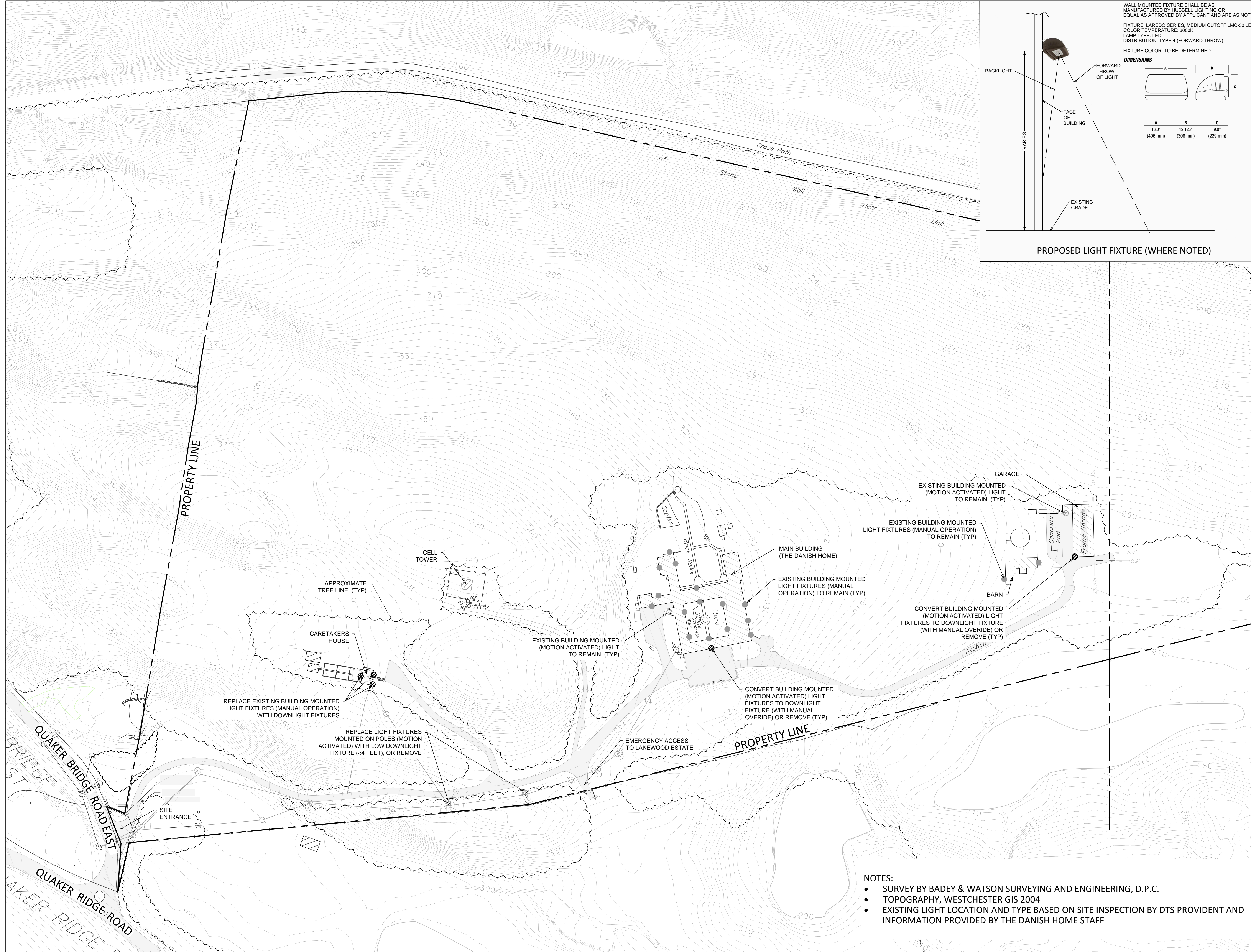
NOTE: PARKING SPACES SHOWN STRIPED ON THE PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL PARKING SPACES ON THE PAVED AREAS AND GRASS AREAS WILL NOT BE STRIPED ASIDE FROM ADA PARKING SPACES.

DRAWING TITLE:

**CONCEPTUAL PARKING LAYOUT PLAN**

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PROJECT NO.	900	DATE:	04/18/22
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**SP-3**



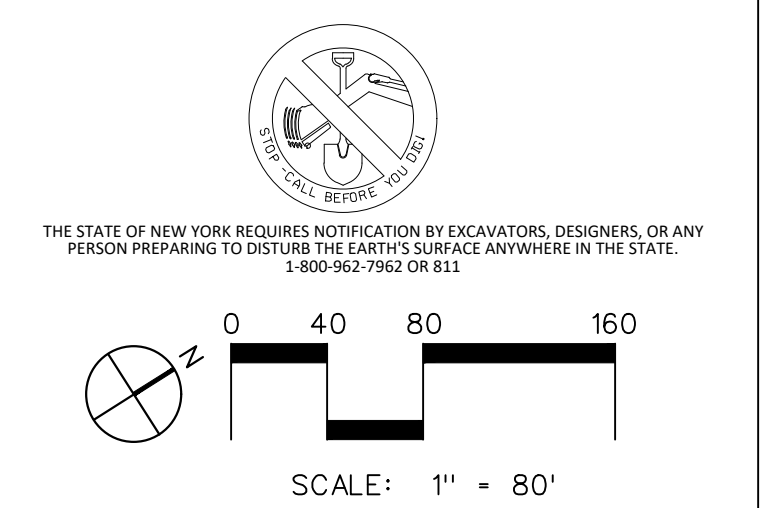
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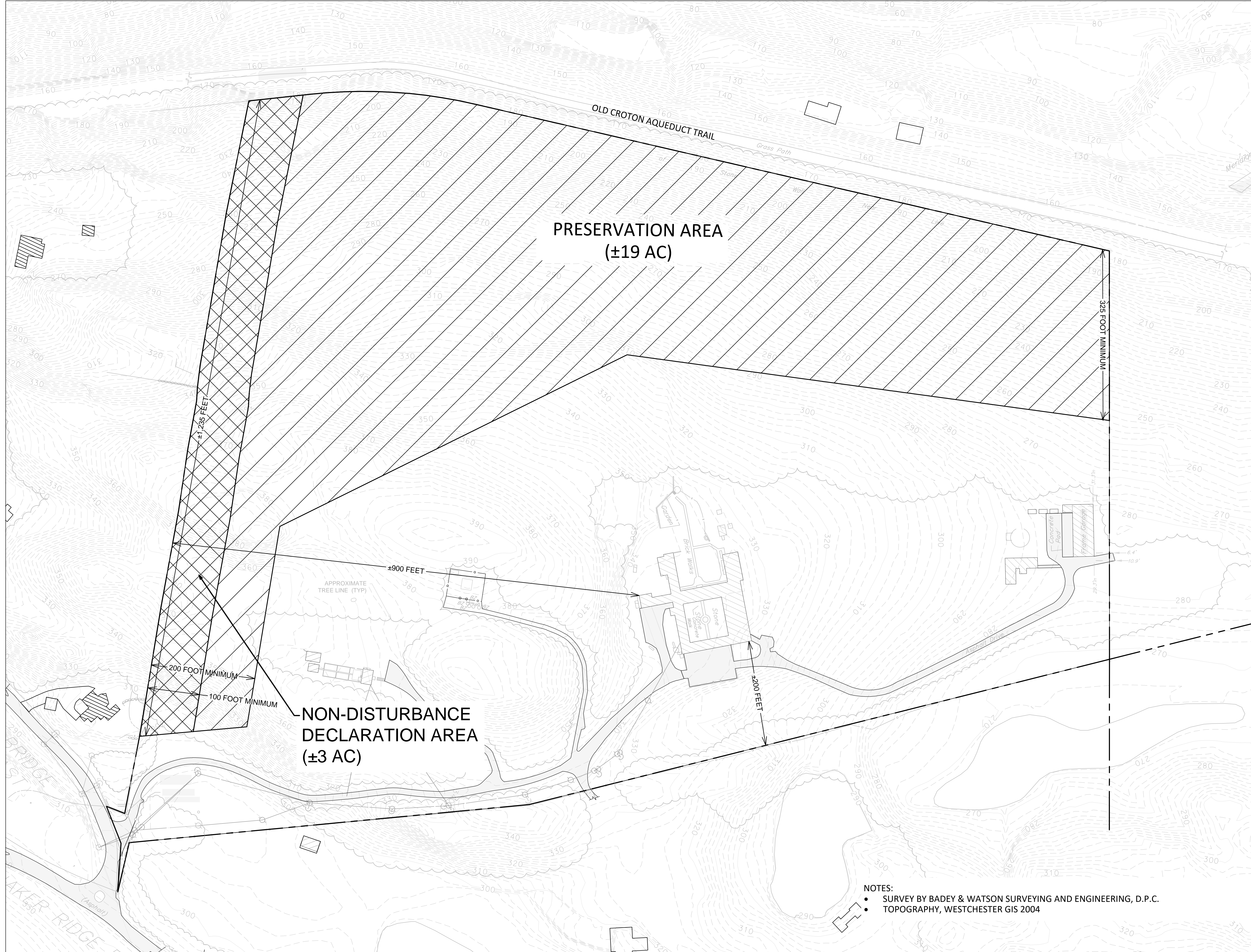
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DRAWING TITLE:

**SITE LIGHTING PLAN**

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DRAWING NO.	SP-4		

- NOTES:**
- SURVEY BY BADEY & WATSON SURVEYING AND ENGINEERING, D.P.C.
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  - EXISTING LIGHT LOCATION AND TYPE BASED ON SITE INSPECTION BY DTS PROVIDENT AND INFORMATION PROVIDED BY THE DANISH HOME STAFF



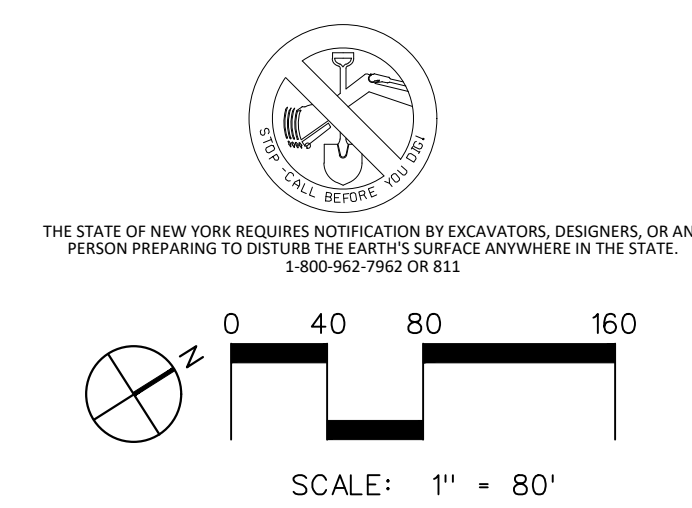
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NO.	DATE	ISSUE

**DRAWING TITLE:**  
**NON-DISTURBANCE DECLARATION AREA AND PRESERVATION AREA PLAN**

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PROJECT NO.	900	DATE:	4/20/22
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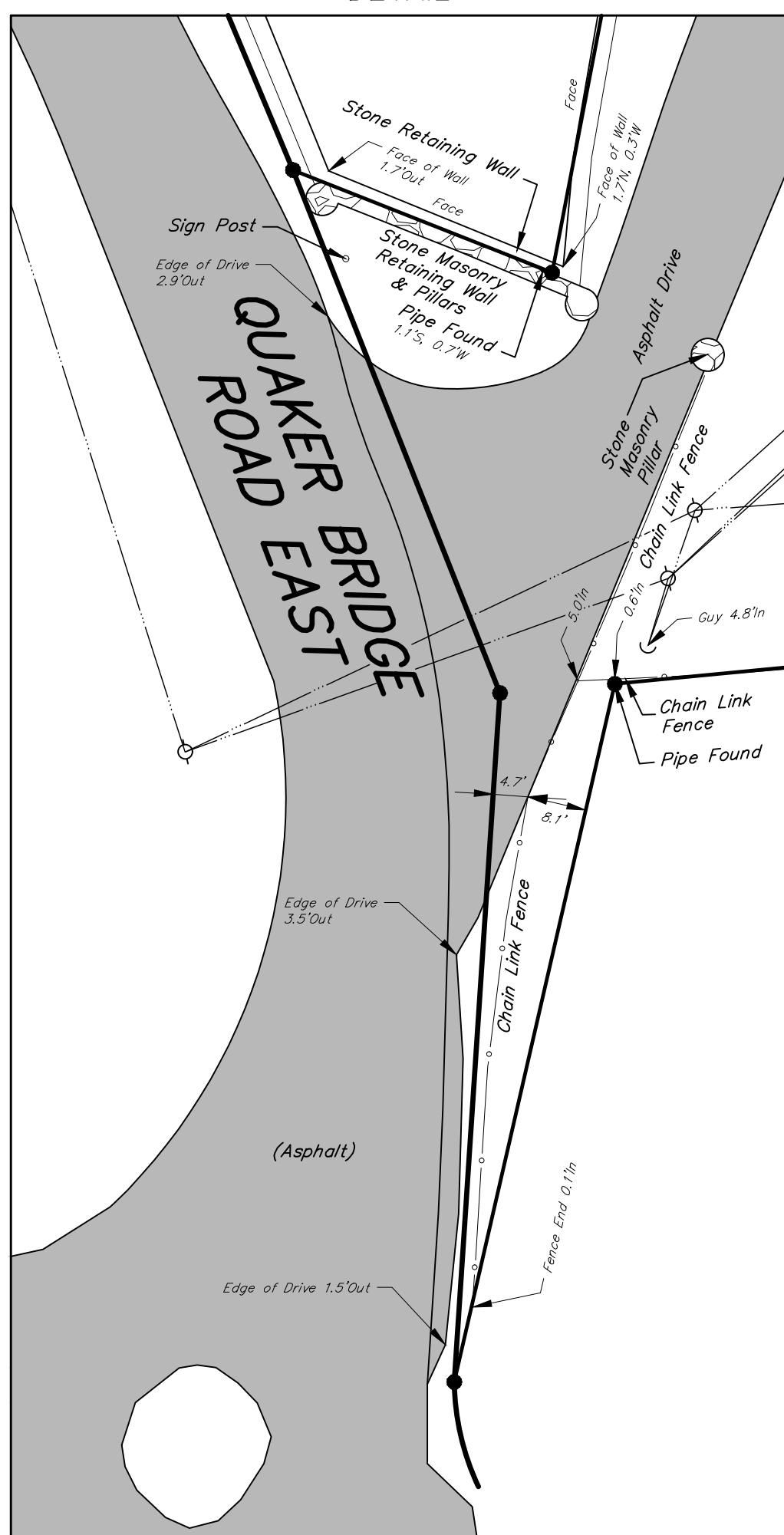
**SP-5**

- NOTES:**
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LEGEND

- GUY
- MANHOLE
- POLE
- WATER VALVE

DETAIL



SCALE 1 in. = 20 ft.

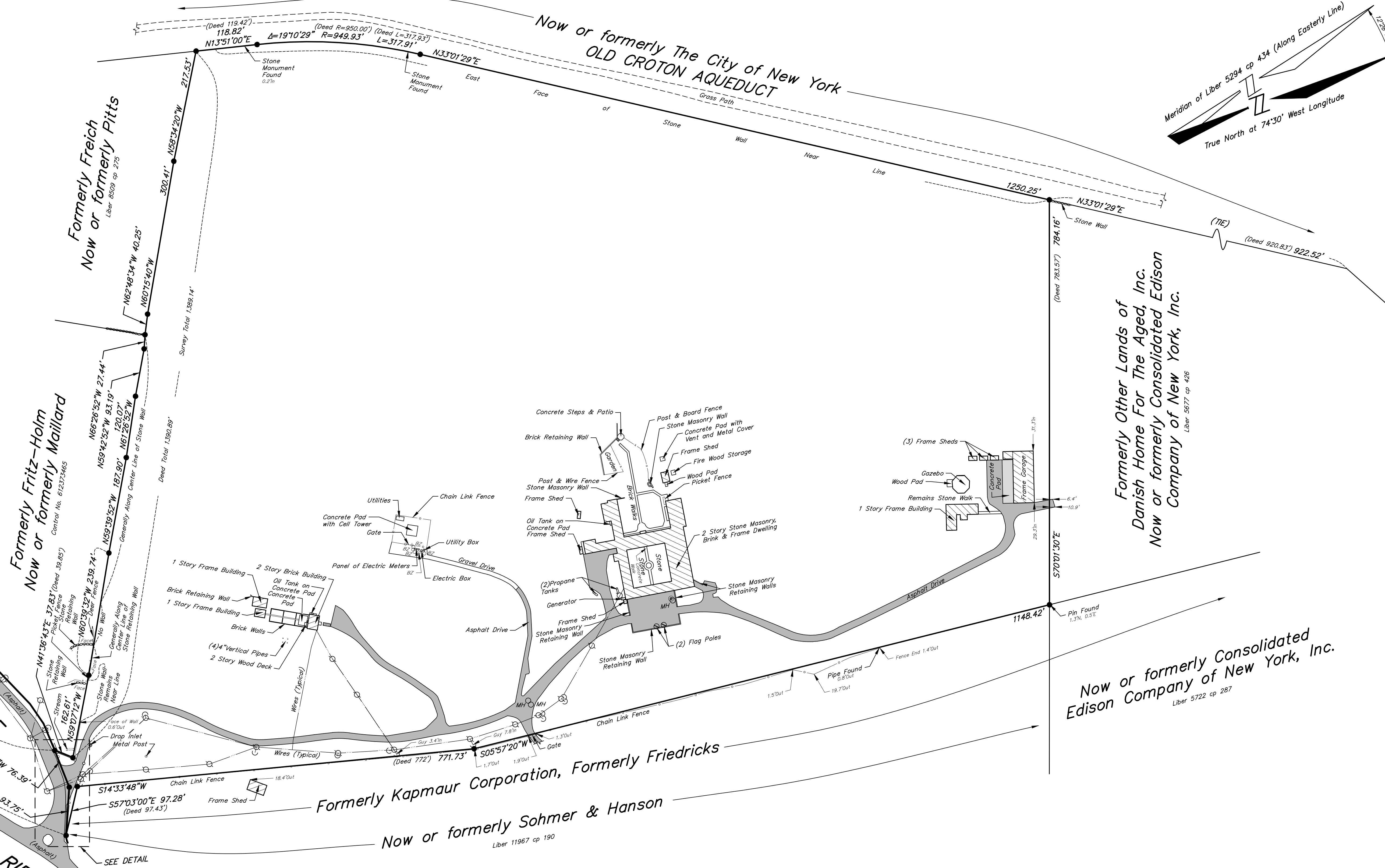
Area = 48.057 Acres

This map was prepared for the exclusive use of and is certified only to: THE GURDJIEFF FOUNDATION, INC.



3063 Route 9  
Cold Spring, NY 10516  
www.Badey-Watson.com

845.265.9217  
877.3.141.993 (Toll Free)



Formerly Kapmaur Corporation, Formerly Friedrichs  
Now or formerly Sohmer & Hanson  
Liber 11967 cp 190

Formerly Other Lands of  
Danish Home For The Aged, Inc.  
Now or formerly Consolidated Edison  
Company of New York, Inc.  
Liber 5677 cp 426

Now or formerly Consolidated  
Edison Company of New York, Inc.  
Liber 5722 cp 287

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  - If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
  - This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
  - This survey is of property described in the Westchester County Clerk's Liber 5294 of deeds at page 434 (Ramble Hill Resort Club Corp. to Danish Home for the Aged, Inc.), less lands described in the Westchester County Clerk's Liber 5677 of deeds at page 426 (Danish Home for the Aged, Inc. to Consolidated Edison Company of New York, Inc.).
  - Snow cover of approximately 6" existed on this site on February 11, 2022. Consequently, some features may not be shown hereon.
  - The area, meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.99992680. To obtain ground distances divide the distances on this map by the grid factor. To obtain ground area divide the area on this map by the square of the grid factor.

SURVEY OF PROPERTY  
PREPARED FOR  
**THE GURDJIEFF FOUNDATION, INC.**  
SITUATE IN THE  
**TOWN OF CORTLANDT  
WESTCHESTER COUNTY  
NEW YORK**

SCALE 1 in. = 100 ft. FEBRUARY 11, 2022

We hereby certify that the survey shown hereon was completed by us on February 11, 2022 that this map was completed on February 14, 2022 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.

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February 14, 2022

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