

LEGAL DATA

OWNER: CROMPOND ROAD LLC
2305 CROMPOND RD
CORTLANDT MANOR, NY 10567

ZONE: HIGHWAY COMMERCIAL

TAX GRID NO: 34.7-2-B

LOT SIZE: 1.87 AC

BUILDING A: 12,925 SF
(2) STORY WOOD FRAME
RECREATIONAL USES AND ACCESSORY ONE BEDROOM APARTMENT

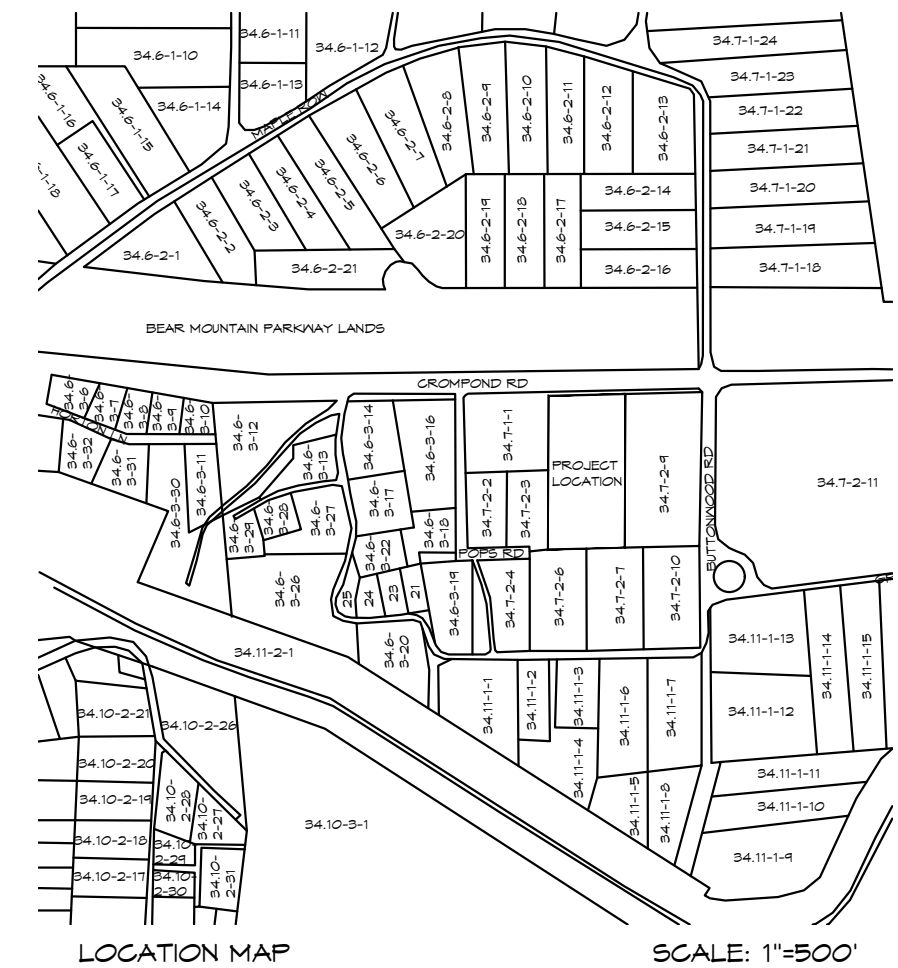
BUILDING B: 3,889 SF
(2) STORY WOOD FRAME
MANUFACTURING USE - GRANITE AND STONE

**TOWN OF CORTLANDT
DIMENSIONAL REGULATIONS
HC HIGHWAY COMMERCIAL ZONE
TABLE 307-17**

	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MAX HEIGHT	MIN. YARD REQTS			MAX BUILDING COVERAGE (%)	MIN LANDSCAPE COVERAGE (%)
				FRONT (FT)	SIDE (FT)	REAR (FT)		
REQD/ PERMITTED	20,000	100	2.5	30	30	30	20%	30%
EXISTING	81,457	200.10	2	25.75	14.75/43.25	104.5	4.8%	36%
PROPOSED	81,457	200.10	2	25.75	14.75/43.25	104.5	4.8%	35.8%

PARKING REQUIREMENTS

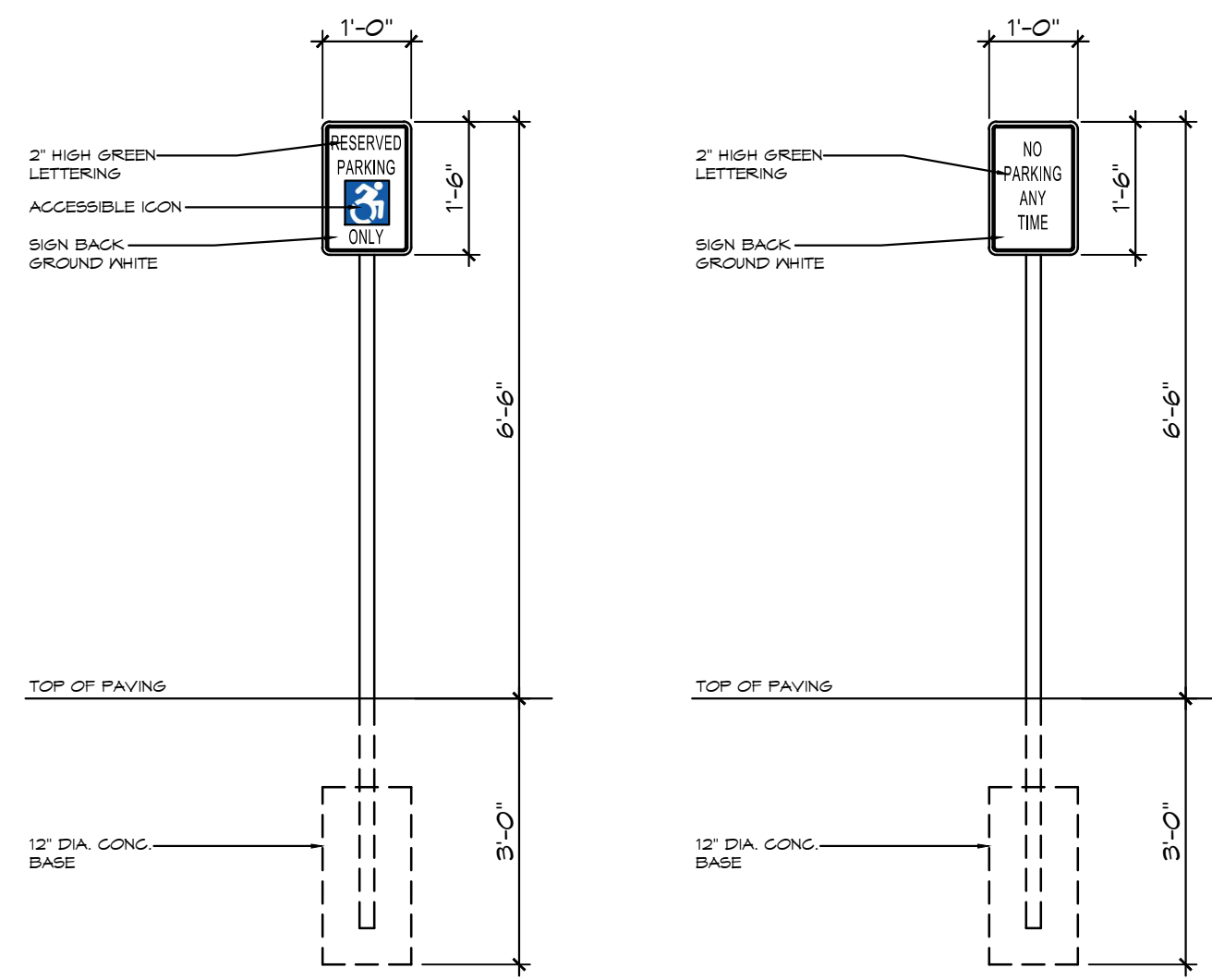
BUILDING/USE	REQUIRED NUMBER	PROVIDED NUMBER
BUILDING 'A' PLACES OF RECREATION	1/300 SF HABITABLE FLOOR AREA 10,724/300=36	40
ACCESSORY APARTMENT	1/BEDROOM = 1	1
BUILDING 'B' MANUFACTURING	1/400 SF GROSS FLOOR AREA 3,889/400=10	10
TOTAL:	47	51
ACCESSIBLE PARKING REQUIREMENTS	1/25=3	3



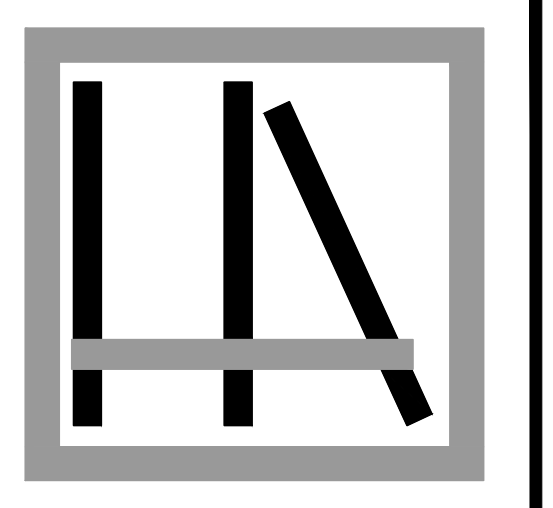
LEGEND

- AREA OF EXISTING BUILDING
- AREA OF IMPERVIOUS SURFACE TO REMAIN
- EXISTING PERVIOUS AREA TO REMAIN
- NEW/PROPOSED PAVER WALK
- SPOT ELEVATION (e.g., X 494.8)
- TRAFFIC INGRESS/EGRESS DIRECTION
- EXISTING UTILITY POLE
- OVERHEAD ELECTRIC & TELEPHONE SUPPLY LINE FROM UTILITY POLE
- BUILDING ENTRANCE/EXIT

- HIGHWAY COMMERCIAL PERMITTED USES:**
- CURRENT/PROPOSED RECREATIONAL - PHYSICAL FITNESS FACILITIES:
- GYMNASIUMS
 - BASEBALL TRAINING
- ALTERNATE PERMITTED USES WITH SITE PLAN APPROVAL
- 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
 - VOCATIONAL 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
 - 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*
 - AUTOMOTIVE BODY AND PAINT SHOP*
 - CAR WASH, WAX OR POLISHING
 - OTHER AUTOMOTIVE SERVICE
- MISCELLANEOUS REPAIR SERVICES
- NOTES:
- * INDICATES SPECIAL PERMIT REQUIRED
 - SEE TOWN OF CORTLANDT ZONING CODE TABLE 307-14 AND 307-15 FOR MORE INFO.



2 ACCESSIBLE PARKING AND AISLE SIGNAGE
C-1 1/2" = 1' - 0"



**HIGHLANDS
ARCHITECTURE
pllc**

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highlandsarchitecture.com

ALTERATIONS TO:
2305 CROMPOND ROAD
CORTLANDT, NY

**SITE PLAN, NOTES
& SIGNAGE DETAILS**

C-1

DATE: 27 NOVEMBER 2018

REVISIONS:

REVISIONS:

REVISIONS:

DRAWN BY: HK

PROJECT NUMBER: 1833

NOTE:
EXISTING SITE FEATURES AND PROPERTY BOUNDARY INFORMATION SHOWN HEREON OBTAINED FROM SURVEY PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C.

1 SITE PLAN
C-1 1" = 20' - 0"