

LOCATION MAP

SCALE: 1" = 500'

LEGEND

- N85°39'00"E 224.23'** EXISTING PROPERTY LINE
- 108** EXISTING 2' CONTOUR
- 110** EXISTING 10' CONTOUR
- X 109.39** EXISTING SPOT ELEV.
- 104** PROPOSED CONTOUR AS PREVIOUSLY APPROVED
- PREVIOUSLY APPROVED REPLACEMENT TREE LOCATION
- EXISTING TREE TO REMAIN
- EXISTING WATER MAIN & EXISTING SERVICES
- PREVIOUSLY APPROVED INFILTRATION TRENCH
- EXISTING YARD DRAIN
- EXISTING DRAIN PIPE/ROOF LEADERS
- EXISTING CONCRETE PAD TO REMAIN

ZONING DATA FOR MD-DESIGNED INDUSTRIAL DISTRICT		
LOT VARIABLE	MIN. REQUIRED	PROVIDED
AREA	5 ACRES / 217,800 S.F.	3.21 ACRES / 139,712 S.F.
LOT WIDTH (FEET)	100	490
BUILDING HEIGHT (MAX)	3 STORIES / 40 FEET	2 STORIES / ±23 FEET
FRONT YARD (FEET)	75	31.74 *
SIDE YARD (FEET)	75	89.07
REAR YARD (FEET)	75	95.6
MAX. BLDG. COVERAGE (% OF LOT)	25%	27.08% *
MIN. LANDSCAPE COVERAGE (% OF LOT)	25%	±30%

\* VARIANCES GRANTED - SEE CASE 15-09

PARKING SPACES*		
REQUIRED PER ZONING CODE:	MIN. REQUIRED	128
PROVIDED	GENERAL SPACES	104
	EMPLOYEE PARKING	6
	HANDICAPPED	4
	TOTAL	114

\* PARKING SPACES PROVIDED IN ACCORDANCE SITE PLAN RESOLUTION 49-09 GRANTED NOVEMBER 4, 2009

PARKING NOTE:  
SPACES DELINEATED WITH STRIPING ARE FOR VISUAL PURPOSES ONLY. ACTUAL SPACES WILL BE DELINEATED WITH CURB STOPS.

**REQUIRED OFF-STREET PARKING WAIVER ALLOWANCES BY CODE**

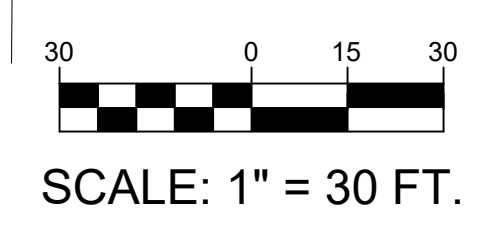
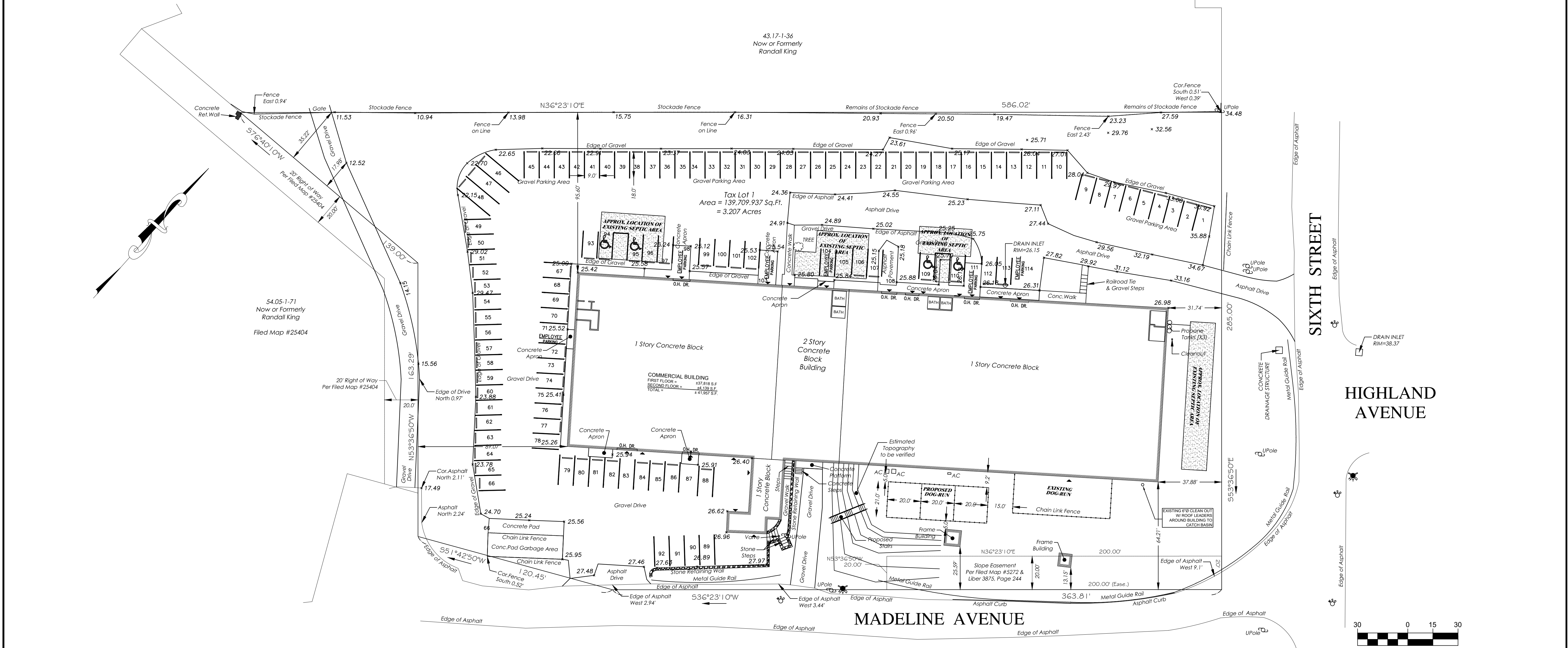
The Planning Board will fix the appropriate number of parking spaces required for a particular use by considering the suggested standards herein, as well as information provided by the applicant as to the requirements of the use, as well as generally accepted standards of the planning and engineering professions. The ability to exercise flexibility is further provided for in § 307-34.1.

307-34.1  
A. A special permit for parking may be granted for one of the categories listed below or for a combination of the categories, provided that the application meets the minimum standards for the special permit and any applicable criteria for the special permit category or categories.

(1) Waived parking. A percentage of the number of off-street parking spaces required by Article VIII of this Zoning Code for an existing developed site or a proposed use may be waived by special permit.

(2) Land-banked parking. A percentage of the number of off-street parking spaces required by Article VIII of this Zoning Code for a proposed use or uses may be land-banked by special permit.

(3) Shared parking. A percentage of the number of off-street parking spaces required by Article VIII of this Zoning Code may be shared by special permit.



**PROJECT INFORMATION DATA:**

1. MUNICIPALITY: TOWN OF CORTLANDT / HAMLET OF VERPLANCK
2. VILLAGE TAX MAP DESIGNATION: SHEET: SBL - 54.05 - 1 - 1
3. TOTAL LOT AREA: 3.21 ACRES / 139,712 S.F.
4. ZONING DISTRICT: MD (DESIGNED INDUSTRIAL DISTRICT)
5. APPLICANT/OWNER: APPIAN WAY VENTURES, LLC.
6. SITE LOCATION:  
260 6TH STREET  
VERPLANCK, N.Y. 10596
7. SURVEY INFORMATION SHOW HEREON WAS TAKEN FROM A PLAN PREPARED BY TC MERRITT'S LAND SURVEYORS DATED SEPTEMBER 18TH, 2017
8. THE PURPOSE OF THIS PLAN IS TO DOCUMENT THE EXISTING CONDITIONS ON THE SITE FOR PURPOSES OF PENDING TENANT APPROVALS AND CHANGE OF USE FOR INTERIOR TENANTS SPACES. SEE EXISTING APPROVED SITE PLAN FOR IMPROVEMENTS TO THE REMAINDER OF THE SITE.

**SIGNATURE BLOCK**

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.

Reviewed by the Department of Environmental Services

Director \_\_\_\_\_ Date \_\_\_\_\_

Reviewed by the Department of Technical Services

Director \_\_\_\_\_ Date \_\_\_\_\_

Approved by Resolution No. \_\_\_\_\_ of the Planning Board of the Town of Cortlandt, New York, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this Plat or Site Development Plan, after the above date, shall void this approval.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

Chairperson of the Planning Board \_\_\_\_\_

UNAUTHORIZED ALTERATIONS TO THIS DRAWING IS A VIOLATION OF PART 69.5 (B) OF THE N.Y.S. EDUCATION LAW.

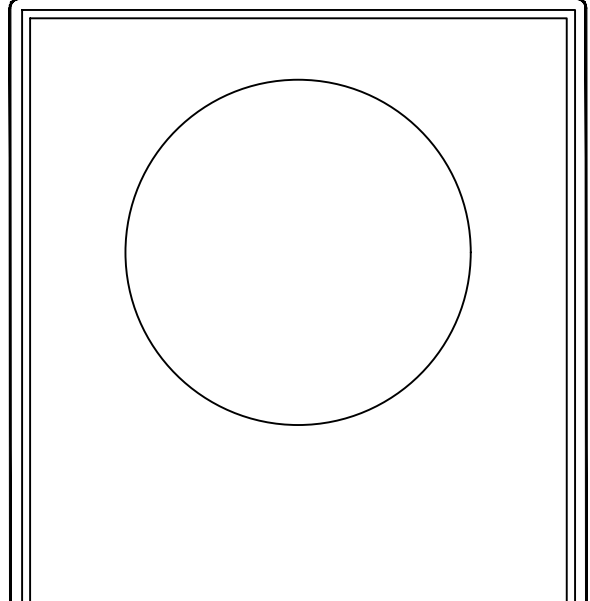
THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by:  SJB  
Checked by:  SJB

Project #   
Dwg. Date  09 . 04 . 18

Revisions

1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S.

**SJB**  
Architecture + Design

sjbarchdesign.com  
914.402.1701  
Cortlandt Manor, NY

Client: **APPIAN WAY VENTURES, LLC.**

Project: **SITE PLAN APPROVAL 2nd Chance Rescue**

260 6th Street  
Verplanck, NY 10596

Dwg. Name: **EXISTING SITE PLAN LOCATION MAP ZONING INFO**

Sheet # **C-101**