

ZONING DATA L10-ZONING

ZONING: DESIGNED COMMERCIAL (CD)

| | TOWN CODE | PROPOSAL | VARIANCE |
|-----------------------------|-----------------------|--------------------|------------------|
| MIN LOT SIZE: | 20,000 SF | 105,000 SF | N/A |
| MIN LOT WIDTH: | 200 FT | 222' | N/A |
| MIN LANDSCAPE LOT COVERAGE: | 25% | OVER 25% | N/A |
| MAX BUILDING COVERAGE: | 20% | 16.5% (11,500 SF) | N/A |
| BUILDING HEIGHT: | 3 STORIES, OR 35 FEET | 4 STORY | 1 STORY |
| FRONT YARD SETBACK: | 15 FEET | OVER 15 FEET | N/A |
| SIDE YARD SETBACK: | 50 FEET | 44 FEET 45 FEET | 6 FEET 5 FEET |
| REAR YARD SETBACK: | 50 FEET | 50 FEET | N/A |
| PARKING REQUIREMENTS: | 98 SPACES | 101 SPACES | N/A |
| ADDITIONAL REQUIREMENTS: | | | |
| LANDSCAPE BUFFER | 25 FEET, 3 SIDES | AS SHOWN | REQUIRED |
| ZONING USE BUFFER | 50 FEET, NW SIDE | 40 FEET | N/A* |
| LANDSCAPE AREA | 5% IN PARKING | AS SHOWN | REQUIRED |

PARKING DATA
9x18' STALLS
HOTEL PARKING REQUIREMENTS BY CODE (SECTION 301-23 OF CORTLANDT CODE) STATE THAT PARKING FOR A HOTEL MUST HAVE 1 SPACE PER ROOM PLUS 1 PER EMPLOYEE ON MAXIMUM SHIFT.
91 UNITS @ 1 SPACE PER ROOM + 1 SPACES FOR EMPLOYEES MAX. SHIFT = 98 SPACES

SIGNAGE
PROPOSED MONUMENT AND ON BUILDING SIGNAGE SHALL BE SUBMITTED IN SEPARATE PACKAGE

STEEP SLOPES
SQUARE FOOTAGE OF SLOPES OVER 3:1 = 6,115 SF (5.1% OF SITE)
5,250 LOCATED UPHILL OF UPPERMOST WALL
865 SF LOCATED ALONG JACOBS HILL ROAD BEFORE SITE ENTRY
SLOPES SHALL BE INSTALLED WITH SLOPE PROTECTION, SEE ATTACHED CUTSHEET

GREEN SPACE
TOTAL SQUARE FOOTAGE OF GREEN SPACE = 38,445 SF
TOTAL SQUARE FOOTAGE OF GREEN SPACE WITHIN BUFFER = 28,625 SF
TOTAL SQUARE FOOTAGE OF LOT = 105,000 SF
PERCENT OF LOT THAT IS GREEN SPACE = 36%

WETLANDS
AN EXISTING LOW POINT AND OUTFALL EXISTS ON THE LOWER PORTION OF THE SITE. ADJACENT TO EAST MAIN STREET. THE DEVELOPMENT TEAM HAS BEEN IN CONTACT WITH THE TOWN TO APPROVE THEIR CONSULTANT TO MAP THIS FEATURE.

*PER TOWN OF CORTLANDT ZONING CODE SECTION 301-23 SECTION B, NOTE 4, THE DEVELOPMENT TEAM WISHES TO EXPRESS THAT FUNCTIONALITY OF THE SITE AND PARKING REQUIREMENTS WOULD BE NEGATIVELY IMPACTED GREATLY TO ACHIEVE THIS BUFFER AND REQUESTS MODIFICATION FOR COMPLIANCE.

SUMMARY OF VARIANCES REQUESTED:
BUILDING HEIGHT - 1 STORY
SIDE YARD SETBACK - 6 FEET & 5 FEET
LANDSCAPE BUFFER - ALL SIDES
PARKING LANDSCAPE AREA - REQUIRED SLOPES GREATER THAN 1 ON 6 - REQUIRED / MUST SHOW SLOPE TREATMENT
IN ADDITION WE ARE REQUESTING RELIEF FROM AN ADDITIONAL ZONING BUFFER PER CODE WHICH TECHNICALLY IS NOT A VARIANCE.

| BORING TABLE | |
|--------------|------------------|
| HOLE # | DEPTH TO BEDROCK |
| B1 | 11' |
| B2 | 8' |
| B3 | 7' |
| B4 | 6' |
| B5 | 16' |
| B6 | 6' |
| B7 | 5' |

SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION

Client: _____

Contact: _____

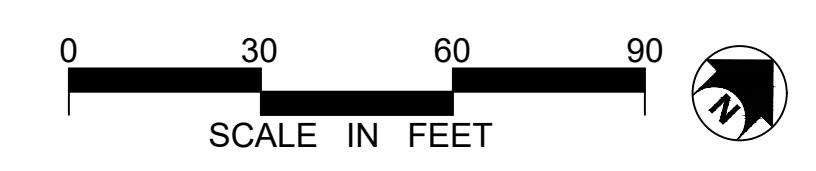
CORTLANDT MANOR
2054 EAST MAIN STREET
CORTLANDT, NEW YORK 10567

| REVISIONS | |
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Drawn By: C.R.F.
Checked By: E.G.K.
KFA Proj. No.: 41108
Date: OCTOBER 19, 2022
Scale: AS NOTED

Title: _____

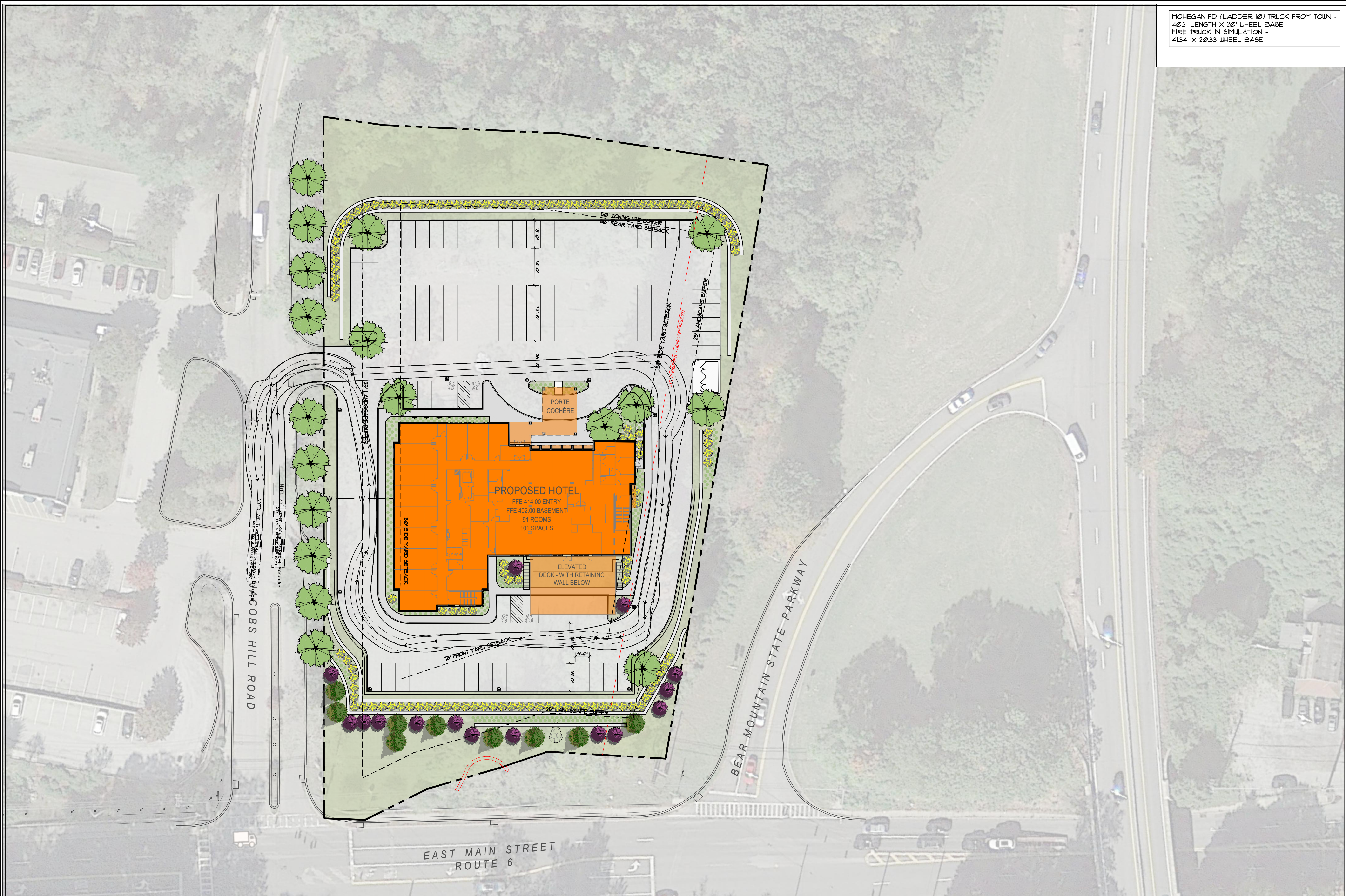
SITE PLAN
L1.0



MOHEGAN FD (LADDER 10) TRUCK FROM TOWN -
 40'2" LENGTH X 20' WHEEL BASE
 FIRE TRUCK IN SIMULATION -
 41'34" X 20'33" WHEEL BASE

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**FIRE ACCESS
 PLAN**

L1.1





**1 HIGH BIRDSEYE
L1.2 FACING NORTH**



**2 BIRDSEYE
L1.2 FACING NORTHEAST**



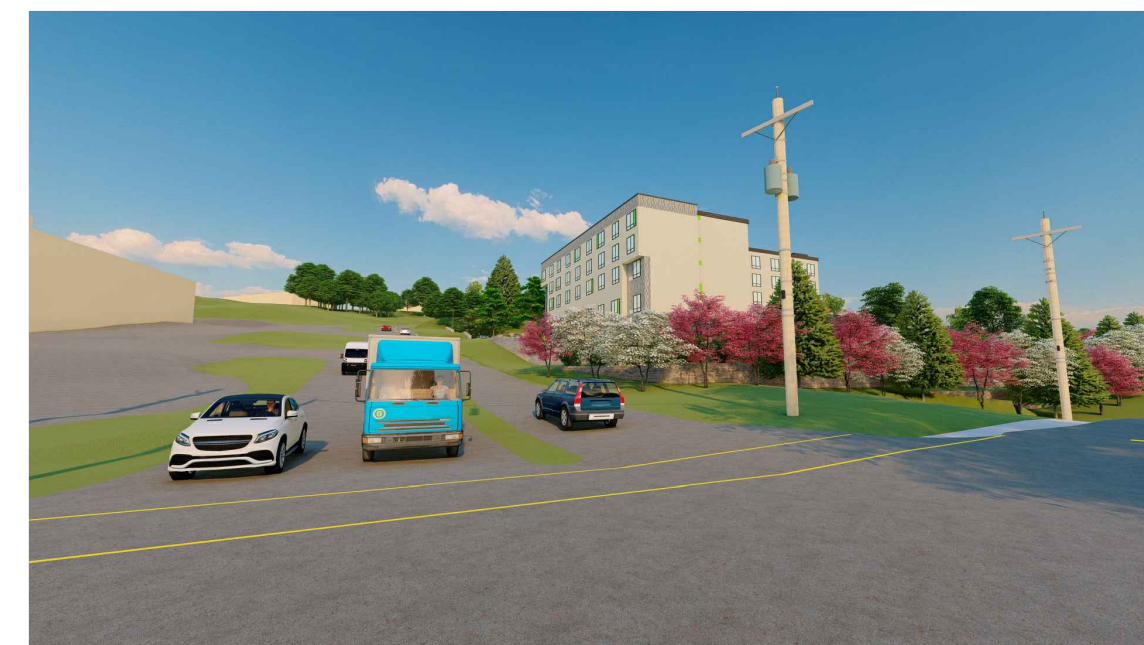
**3 STREETVIEW - 2051 E MAIN STREET
L1.2 FACING EAST**



**4 STREETVIEW - E MAIN STREET
L1.2 FACING NORTHEAST**



**5 STREETVIEW - PARKWAY DRIVE INTERSECTION
L1.2 FACING NORTH**



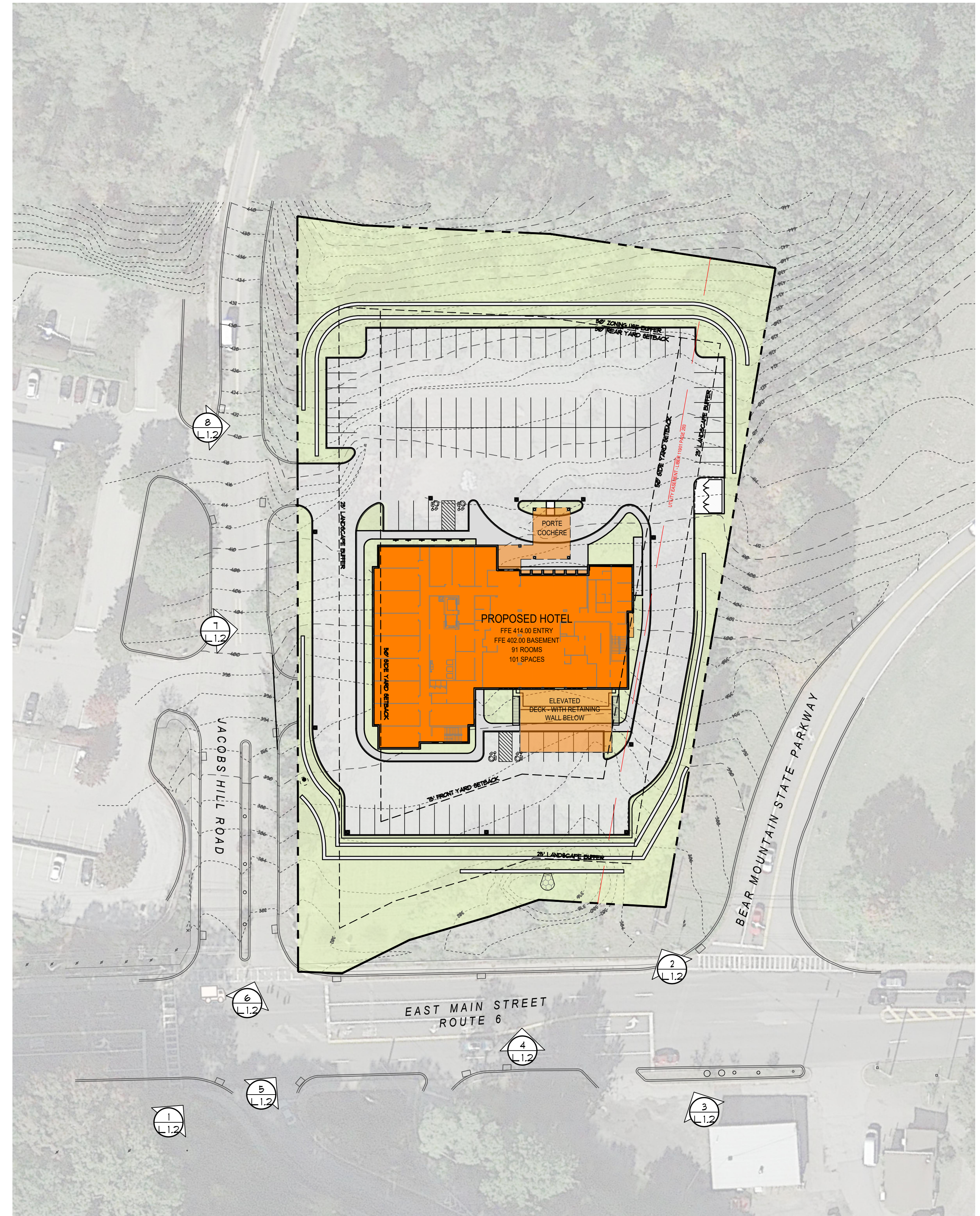
**6 STREETVIEW - E MAIN STREET
L1.2 FACING NORTH**



**7 STREETVIEW - JACOBS HILL ROAD
L1.2 FACING NORTHWEST**



**8 STREETVIEW - JACOBS HILL ROAD ACCESS
L1.2 FACING NORTHWEST**



LOCATION MAP



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**SITE
PHOTOBOARD**



**9 STREETVIEW - PORTE COCHERE
L1.3 FACING SOUTHWEST**



**10 STREETVIEW - PORTE COCHERE
L1.3 FACING NORTHEAST**



**11 STREET VIEW - SOUTH BUILDING FACE
L1.3 FACING SOUTHEAST**



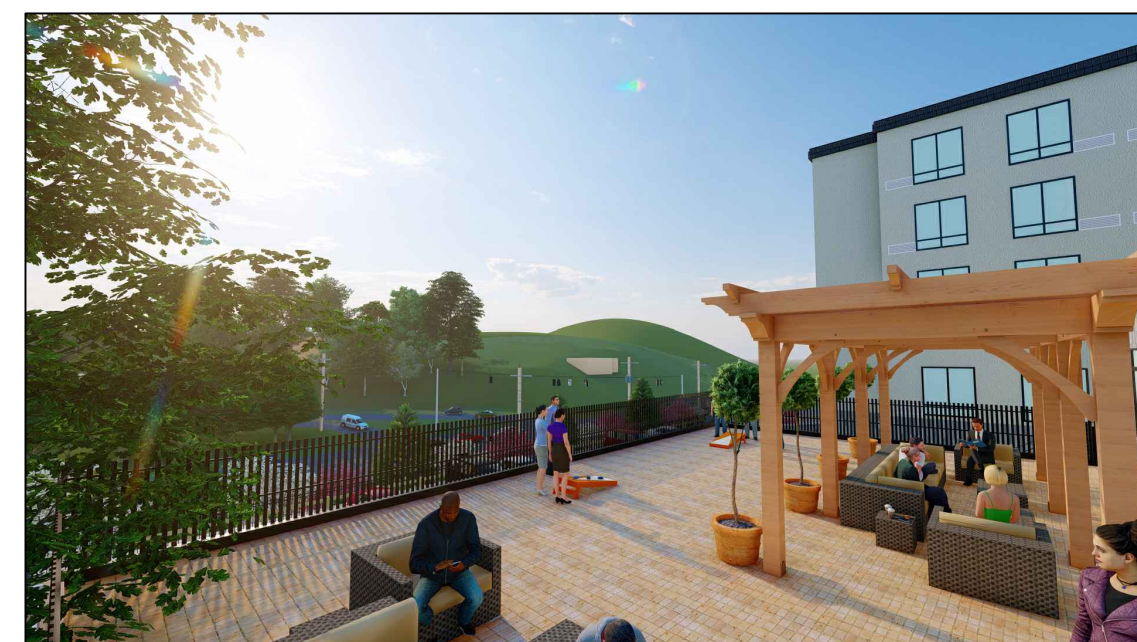
**12 LOW BIRDSEYE - JACOBS HILL ROAD
L1.3 FACING EAST**



**13 BIRDSEYE - OVER JACOBS HILL/E. MAIN CORNER
L1.3 FACING NORTH**



**14 STREETVIEW - CANTILEVERED DECK
L1.3 FACING NORTHWEST**



**15 STREETVIEW - VIEW OUT FROM DECK
L1.3 FACING SOUTH**



**16 STREETVIEW - NORTH BUILDING FACE
L1.3 FACING NORTHWEST**



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Title: **SITE PHOTOBOARD**

L1.3



17 BIRDSEYE - OVER BEAR MOUNTAIN PARKWAY
L1.4 FACING SOUTH



18 BIRDSEYE - WOODCREST @ JACOBS HILL CONTEXT
L1.4 FACING EAST



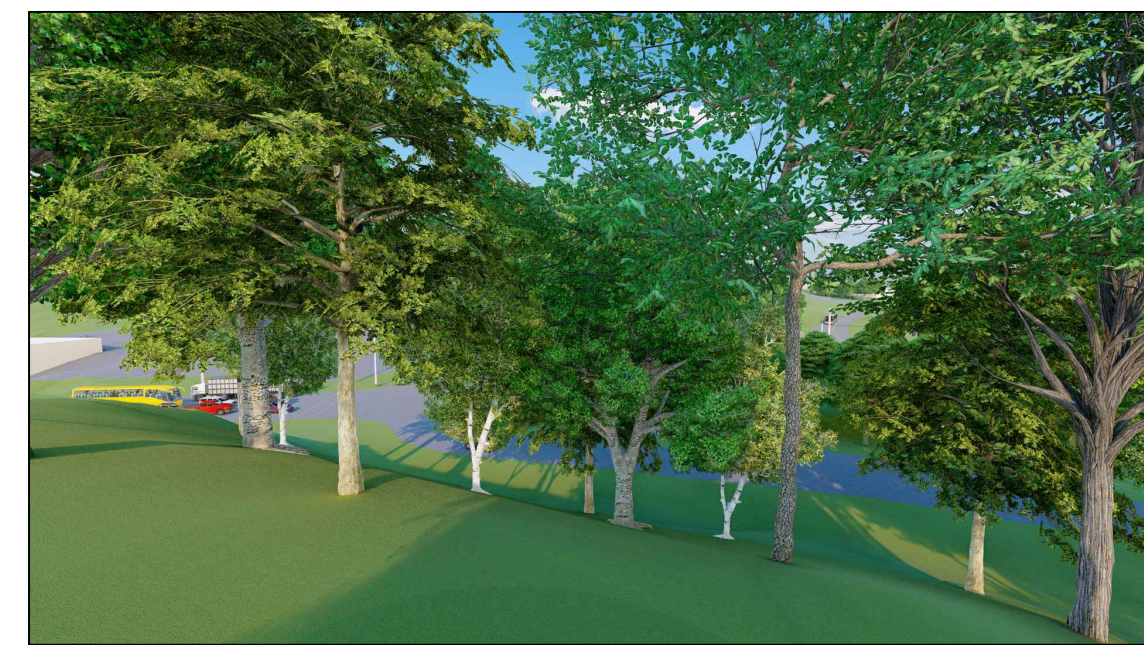
19 BIRDSEYE - OVER FLORAL ROAD
L1.4 FACING SOUTH



20 STREETVIEW - 17 FLORAL ROAD BACKYARD
L1.4 FACING SOUTH



21 BIRDSEYE - DOWN E. MAIN STREET
L1.4 FACING NORTHEAST



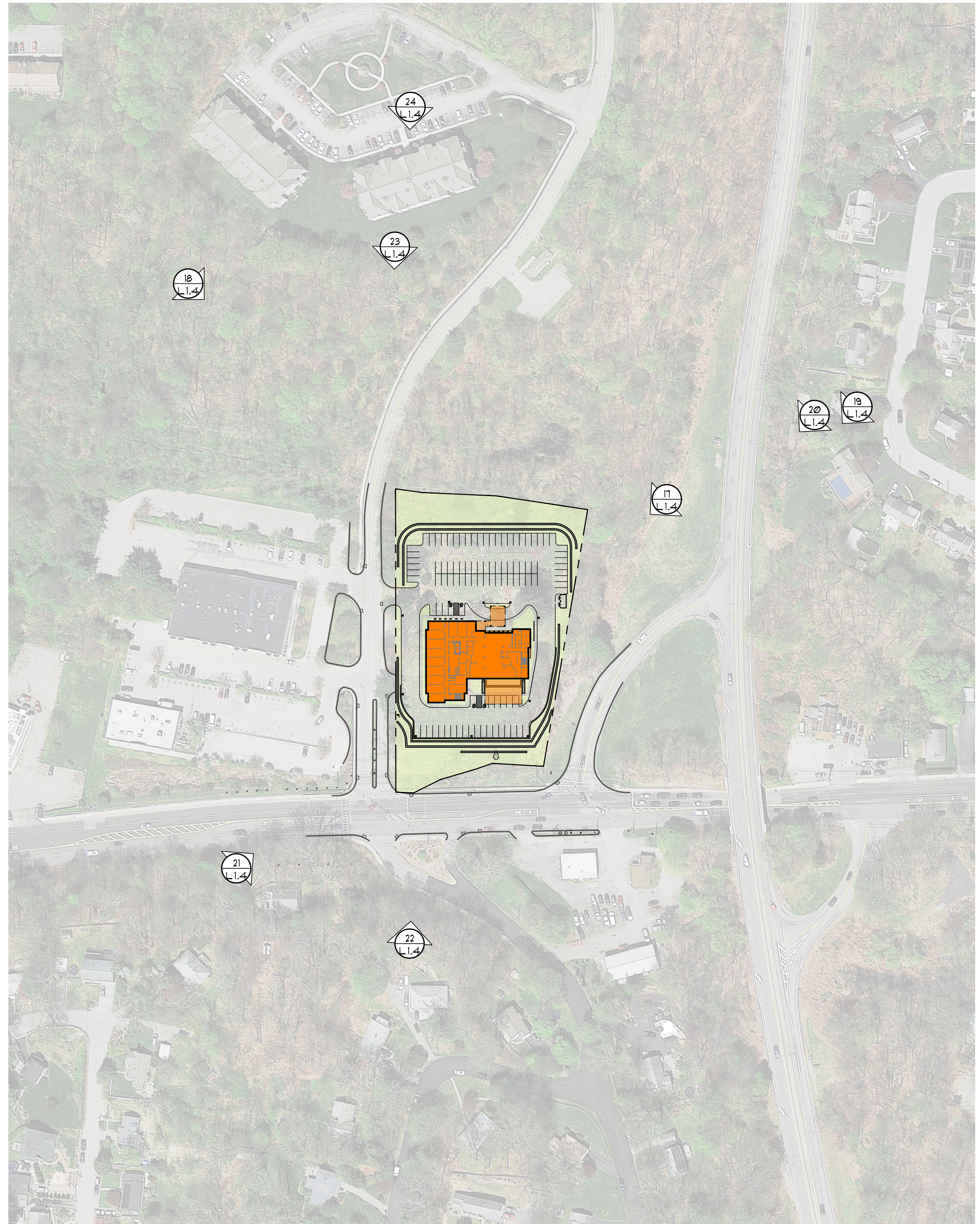
22 STREETVIEW - 26 PARKWAY DRIVE BACKYARD
L1.4 FACING NORTHWEST



23 STREETVIEW - WOODCREST @ JACOBS HILL
L1.4 FACING SOUTHEAST



24 BIRDSEYE - WOODCREST @ JACOBS HILL
L1.4 FACING SOUTHEAST



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