

Town of Cortlandt, NY				
Analysis of R40 Zoning District Bulk Regulations				
	R40 Allowable	307.65.4 Conversion	Existing Conditions	Remarks
Buildable Lot Area	40,000 S.F.	108,900 S.F.	160,865 S.F.	
Total Gross Floor Area	N/A	5000 S.F.	7000 S.F. +/-	
<b>Percent Coverages</b>				
Principle Building	≤65% of Allowed F.A.R.	N/A	2.0%	
Accessory Buildings	N/A	N/A	0.03%	Shed to be removed
Total Impervious Surface	N/A	N/A	14.8%	Proposed Increase of 9,807 S.F. or 6.1% due to new parking
<b>Yard Setbacks (Principle Building)</b>				
Front Yard Setback	50 FT.	75 FT.	125 FT.	
Rear Yard Setback	30 FT.	75 FT.	*55 FT.	Requires Planning Board action
Length Of One Side Setback	20% x 86 FT. = 17.2 FT.	75 FT.	113 FT.	Width of existing structure = 85.7 FT.
Length Of Second Side Setback	20% x 86 FT. = 17.2 FT.	75 FT.	357 FT.	Width of existing structure = 85.7 FT.
Total Of Both (2) Sides Setback	Max. 60 FT.	150 FT.	470 FT.	
<b>Parking Setbacks (Principle Building)</b>				
Front Yard Setback	N/A	N/A	N/A	39 FT. Proposed
Length Of One Side Setback	N/A	N/A	N/A	111 FT. Proposed
Length Of Second Side Setback	N/A	N/A	N/A	264 FT. Proposed
Total Of Both (2) Sides Setback	N/A	N/A	N/A	375 FT. Proposed
Rear Setback	N/A	N/A	N/A	72 FT. Proposed
<b>Landscape Buffer</b>				
Front Setback	N/A	N/A	Existing	
Rear Setback	N/A	N/A	Existing	
Length Of One Side Setback	N/A	N/A	Existing	
Total Of Both (2) Sides Setback	N/A	N/A	Existing	
Number of Parking Spaces	N/A	2/Staff	N/A	31 spaces provided per owner indication of 14 staff
Loading Area	N/A	N/A	N/A	
<b>Building Height</b>				
Feet	35 FT.	N/A	Existing	
Stories	2 1/2	N/A	Existing	
Total Height	35 FT.	N/A	Existing	

\*Standards Section 307-65.4C (1), (2) and (3), as noted in Conversion of Existing Structure to Licensed Nursery/Day Care Center, may be varied by the Planning Board.

DEMOGRAPHIC DATA:

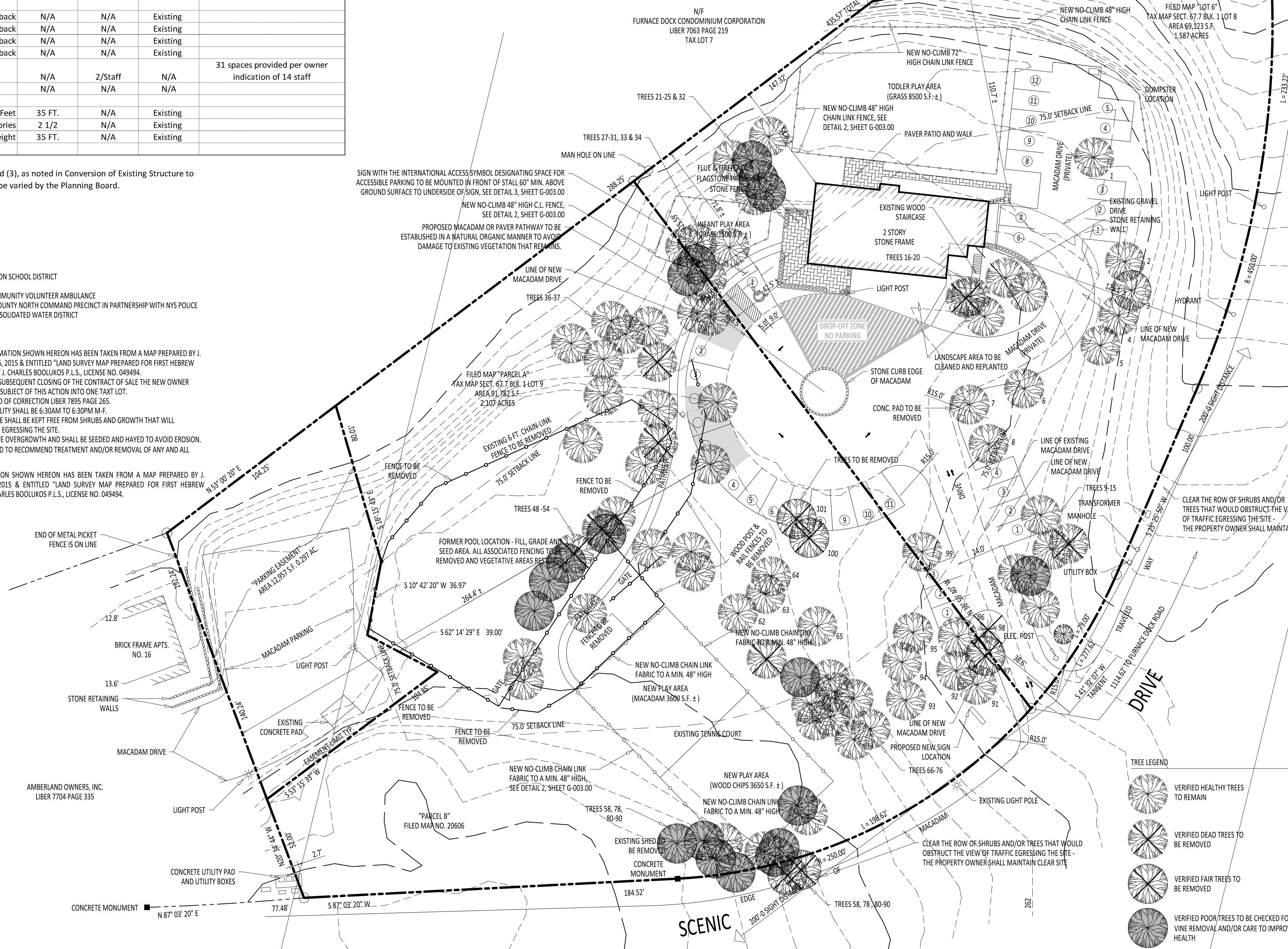
SCHOOL DISTRICT: HENDRICK-HUDSON SCHOOL DISTRICT  
 FIRE DISTRICT: MONTROSE  
 AMBULANCE DISTRICT: CORTLANDT COMMUNITY VOLUNTEER AMBULANCE  
 POLICE DISTRICT: WESTCHESTER COUNTY NORTH COMMAND PRECINCT IN PARTNERSHIP WITH NYS POLICE  
 WATER DISTRICT: CORTLANDT CONSOLIDATED WATER DISTRICT

GENERAL NOTES:

- EXISTING ELEMENTS & BOUNDARY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A MAP PREPARED BY J. CHARLES BOOLUKOS P.L.S. DATED NOV. 26, 2015 & ENTITLED "LAND SURVEY MAP PREPARED FOR FIRST HEBREW CONGREGATION", SIGNED AND SEALED BY J. CHARLES BOOLUKOS P.L.S., LICENSE NO. 049494.
  - UPON APPROVAL OF THIS SITE PLAN AND SUBSEQUENT CLOSING OF THE CONTRACT OF SALE THE NEW OWNER SHALL COMBINE THE ADJACENT PARCELS SUBJECT OF THIS ACTION INTO ONE "TAX" LOT.
  - PARKING EASEMENT IS DESCRIBED IN DEED OF CORRECTION LIBER 7895 PAGE 355.
  - HOURS OPERATION OF THE DAYCARE FACILITY SHALL BE 6:30AM TO 6:30PM M-F.
  - RIGHT OF WAY ADJACENT TO SCENIC DRIVE SHALL BE KEPT FREE FROM SHRUBS AND GROWTH THAT WILL OBSTRUCT 200'-0" SIGHTLINE FROM DRIVERS EGRESSING THE SITE.
  - SITE SHALL BE BRUSH HOGGED TO REMOVE OVERGROWTH AND SHALL BE SEEDED AND HAYED TO AVOID EROSION.
  - A LICENSED ARBORIST SHALL BE EMPLOYED TO RECOMMEND TREATMENT AND/OR REMOVAL OF ANY AND ALL TREES ON THE PROPERTY.
- EXISTING ELEMENTS & BOUNDARY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A MAP PREPARED BY J. CHARLES BOOLUKOS P.L.S. DATED NOV. 26, 2015 & ENTITLED "LAND SURVEY MAP PREPARED FOR FIRST HEBREW CONGREGATION", SIGNED AND SEALED BY J. CHARLES BOOLUKOS P.L.S., LICENSE NO. 049494.



1 SITE LOCATION (COPYRIGHT 2018 GOOGLE, MAP DATA)



2 SITE PLAN SCALE: 1" = 30'-0"

Treed	Common Name	conditionClass	dbh1	dbh2	dbh3	dbhHeight
1	Tuliptree	Good	16	11	0	4.5
2	Oak-Northern Red	Good	30	0	0	4.5
3	Oak-Northern Red	Poor	25	0	0	4.5
4	Oak-Northern Red	Good	23	0	0	4.5
5	Maple-Norway	Good	16	6	0	4.5
6	Dogwood-Flowering	Good	8	0	0	4.5
7	Magnolia-Saucer	Fair	9	5	3	4.5
8	Beech-American	Good	9	0	0	4.5
9	Maple-Red	Good	11	0	0	4.5
10	Oak-Northern Red	Good	37	0	0	4.5
REMOVE 11	Hemlock-Canadian	Dead	9	0	0	4.5
12	Tuliptree	Good	28	0	0	4.5
13	Hemlock-Canadian	Poor	12	0	0	4.5
14	Dogwood-Flowering	Good	6	0	0	4.5
15	Dogwood-Flowering	Good	4	0	0	4.5
16	Magnolia-Saucer	Fair	18	0	0	4.5
REMOVE 17	Ash-White	Dead	5	2	0	4.5
18	Oak-Northern Red	Fair	4	3	0	4.5
19	Magnolia-Saucer	Fair	11	0	0	4.5
20	Magnolia-Saucer	Fair	9	8	7	4.5
21	Birch-River	Poor	7	5	0	4.5
22	Birch-River	Poor	7	6	0	4.5
23	Birch-River	Poor	7	0	0	4.5
24	Tree of Heaven	Fair	15	0	0	4.5
25	Tuliptree	Fair	15	0	0	4.5
26	Tuliptree	Fair	19	0	0	4.5
27	Redcedar-Eastern	Fair	9	0	0	4.5
28	Redcedar-Eastern	Poor	7	0	0	4.5
29	Yew-English	Fair	5	0	0	4.5
30	Redcedar-Eastern	Poor	6	3	2	4.5
31	Oak-Northern Red	Fair	31	0	0	4.5
32	Maple-Norway	Fair	19	0	0	4.5
33	Oak-Northern Red	Good	43	39	0	4.5
34	Oak-Northern Red	Good	35	0	0	4.5
35	Oak-Northern Red	Good	34	0	0	4.5
REMOVE 36	Ash-White	Dead	21	0	0	4.5
37	Redcedar-Eastern	Fair	6	0	0	4.5
38	Yew-English	Fair	7	2	0	4.5
39	Yew-English	Fair	6	0	0	4.5
40	Redcedar-Eastern	Fair	8	0	0	4.5
41	Oak-White	Fair	18	0	0	4.5
REMOVE 42	Redcedar-Eastern	Dead	7	0	0	4.5
43	Oak-Northern Red	Fair	31	0	0	4.5
44	Oak-Northern Red	Fair	11	0	0	4.5
45	Tuliptree	Good	26	0	0	4.5
46	Oak-Northern Red	Good	10	0	0	4.5
47	Oak-Northern Red	Fair	9	0	0	4.5
48	Maple-Norway	Fair	6	0	0	4.5
49	Cherry-Black	Poor	5	0	0	4.5
50	Oak-Northern Red	Dead	8	0	0	4.5
51	Maple-Norway	Poor	6	0	0	4.5
REMOVE 52	Cherry-Black	Dead	7	0	0	4.5
53	Birch-River	Poor	9	7	0	4.5
54	Birch-River	Poor	8	6	0	4.5
REMOVE 55	Ash-White	Dead	8	0	0	4.5
56	Oak-Northern Red	Good	17	0	0	4.5
57	Sweetgum	Fair	36	0	0	4.5
58	Tuliptree	Poor	6	0	0	4.5
59	Hemlock-Canadian	Fair	21	0	0	4.5
60	Oak-Northern Red	Good	26	0	0	4.5
61	Birch-River	Fair	27	0	0	4.5
62	Maple-Red	Fair	10	0	0	4.5
63	Oak-Northern Red	Good	21	0	0	4.5
64	Oak-Northern Red	Good	33	0	0	4.5
65	Tuliptree	Good	31	0	0	4.5
66	Tuliptree	Good	35	0	0	4.5
67	Redcedar-Eastern	Good	11	0	0	4.5
68	Redcedar-Eastern	Good	11	0	0	4.5
69	Dogwood-Flowering	Fair	7	0	0	4.5
70	Redcedar-Eastern	Fair	9	0	0	4.5
71	Hickory-Pignut	Good	14	0	0	4.5
72	Redcedar-Eastern	Good	12	0	0	4.5
73	Redcedar-Eastern	Good	13	0	0	4.5
74	Redcedar-Eastern	Fair	7	0	0	4.5
75	Redcedar-Eastern	Good	11	0	0	4.5
76	Hemlock-Canadian	Poor	15	0	0	4.5
REMOVE 77	Hemlock-Canadian	Dead	12	0	0	4.5
78	Tuliptree	Good	17	0	0	4.5
79	Tree of Heaven	Poor	10	0	0	4.5
80	Tree of Heaven	Poor	4	0	0	4.5
81	Tree of Heaven	Poor	8	6	0	4.5
82	Tuliptree	Fair	13	0	0	4.5
83	Tuliptree	Good	14	0	0	4.5
REMOVE 84	Tuliptree	Fair	14	0	0	4.5
REMOVE 85	Tuliptree	Fair	16	0	0	4.5
86	Tuliptree	Poor	13	0	0	4.5
87	Tree of Heaven	Poor	5	0	0	4.5
88	Birch-River	Poor	5	0	0	4.5
89	Tree of Heaven	Fair	15	0	0	4.5
90	Tuliptree	Poor	28	0	0	4.5
91	Oak-Northern Red	Good	18	0	0	4.5
92	Dogwood-Flowering	Fair	5	0	0	4.5
93	Tuliptree	Fair	31	0	0	4.5
94	Tuliptree	Good	29	0	0	4.5
95	Beech-American	Poor	5	0	0	4.5
96	Tuliptree	Good	28	0	0	4.5
97	Maple-Norway	Poor	4	0	0	4.5
98	Spruce-Norway	Good	7	0	0	4.5
99	Oak-Northern Red	Good	39	0	0	4.5
REMOVE 100	Birch-River	Fair	16	0	0	4.5
REMOVE 101	Birch-River	Fair	29	0	0	4.5
102	Birch-River	Good	18	0	0	4.5



319 Mill Street, Poughkeepsie, NY 12601  
 845-790-4000 mark@olsonpartners.archi

www.olsonpartners.archi

NOTE: THIS PROJECT INVOLVES RENOVATIONS/ALTERATIONS OF, OR ADDITION(S) TO AN EXISTING BUILDING. DIMENSIONS SHOWN HEREON MAY VARY FROM THE FIELD. IT IS ADVISABLE AND REQUIRED THAT THE CONTRACTOR NOTIFY THE ARCHITECT OF DISCREPANCIES THAT WILL AFFECT THE LAYOUT AND/OR CONNECTION TO THE BUILDING AND OPERATION OF THE FINAL BUILDING.

THE CONTENT OF THESE DRAWINGS ARE DEVELOPED FOR THE EXPRESS PURPOSE FOR THE CONSTRUCTION OF THE STRUCTURE IDENTIFIED AND IN THE LOCATION AS SPECIFIED HEREON. ANY REPRODUCTION OR UNAUTHORIZED ADDITION/ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

Revisions:

No.:	Date:	Description:
1	20 Aug 2018	Revisions per Planning and engineering comments
2	28 Oct 2018	Revisions per Planning and engineering comments
3	27 Nov 2018	Added trees from Arborist and revised per Planning and engineering comments



ARSA, LLC  
 A RISING STAR CHILDREN'S CENTER  
 52 SCENIC DRIVE  
 CROTON ON HUDSON, NY

SITE LOCATION, SITE PLAN AND BULK REGULATIONS

Project No.: 18-012  
 Date Issued: JUNE 25, 2018  
 Drawn by: JCW  
 Checked by: MSO

S-001.00

Scale: AS NOTED

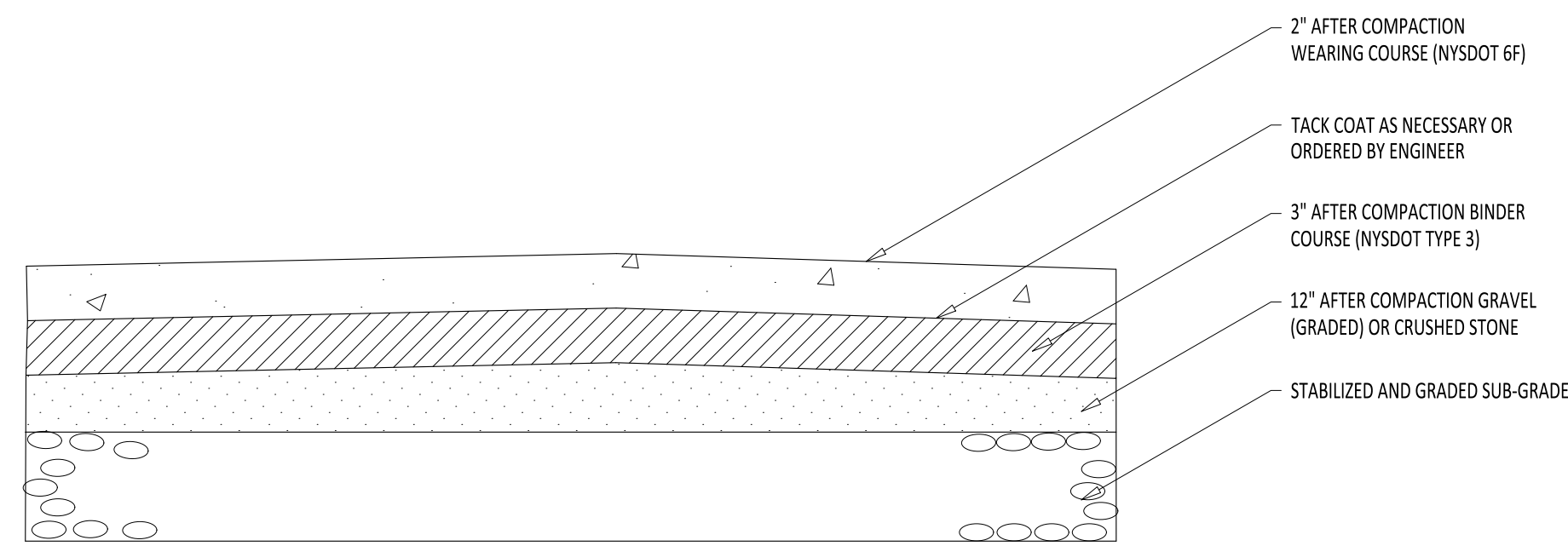




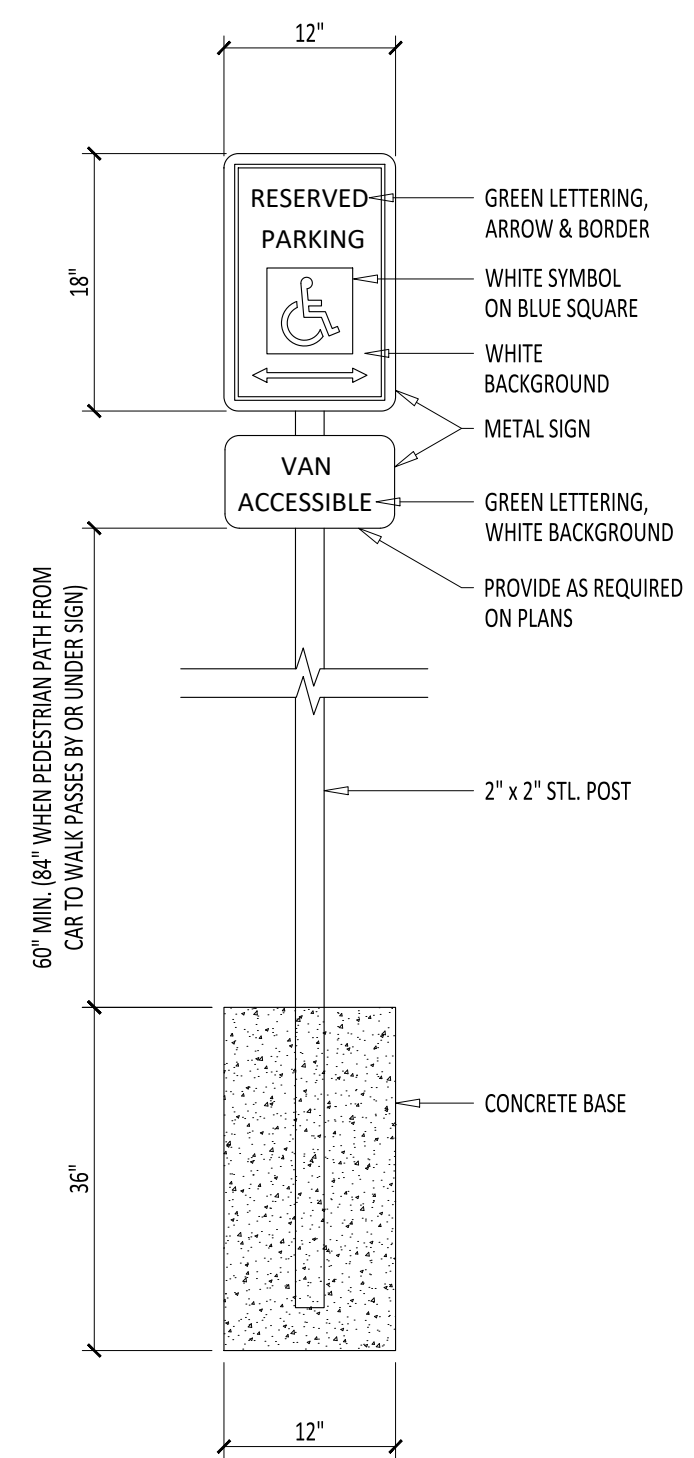




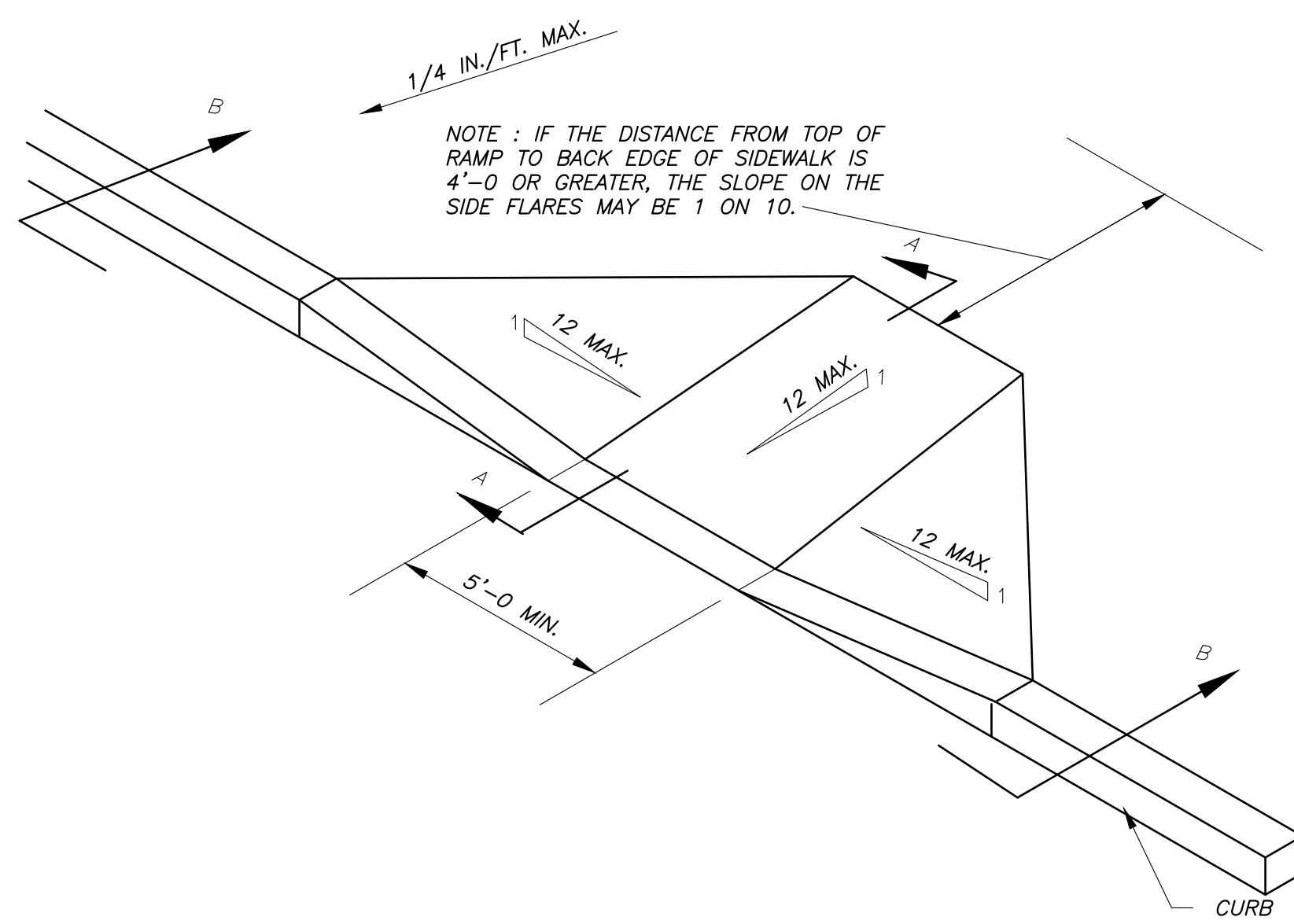




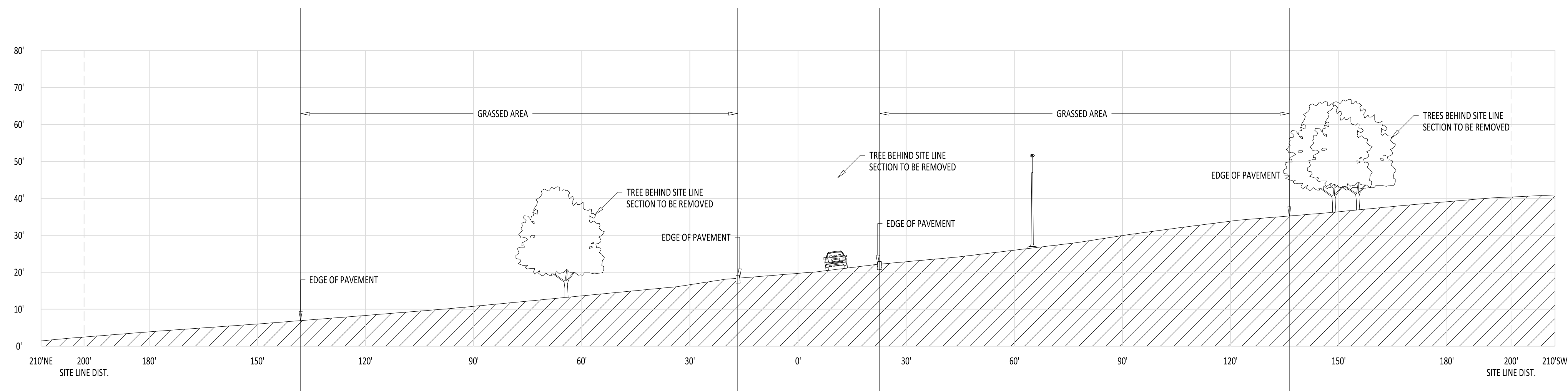
**4** DETAIL @ PAVEMENT SECTION  
SCALE: N.T.S.



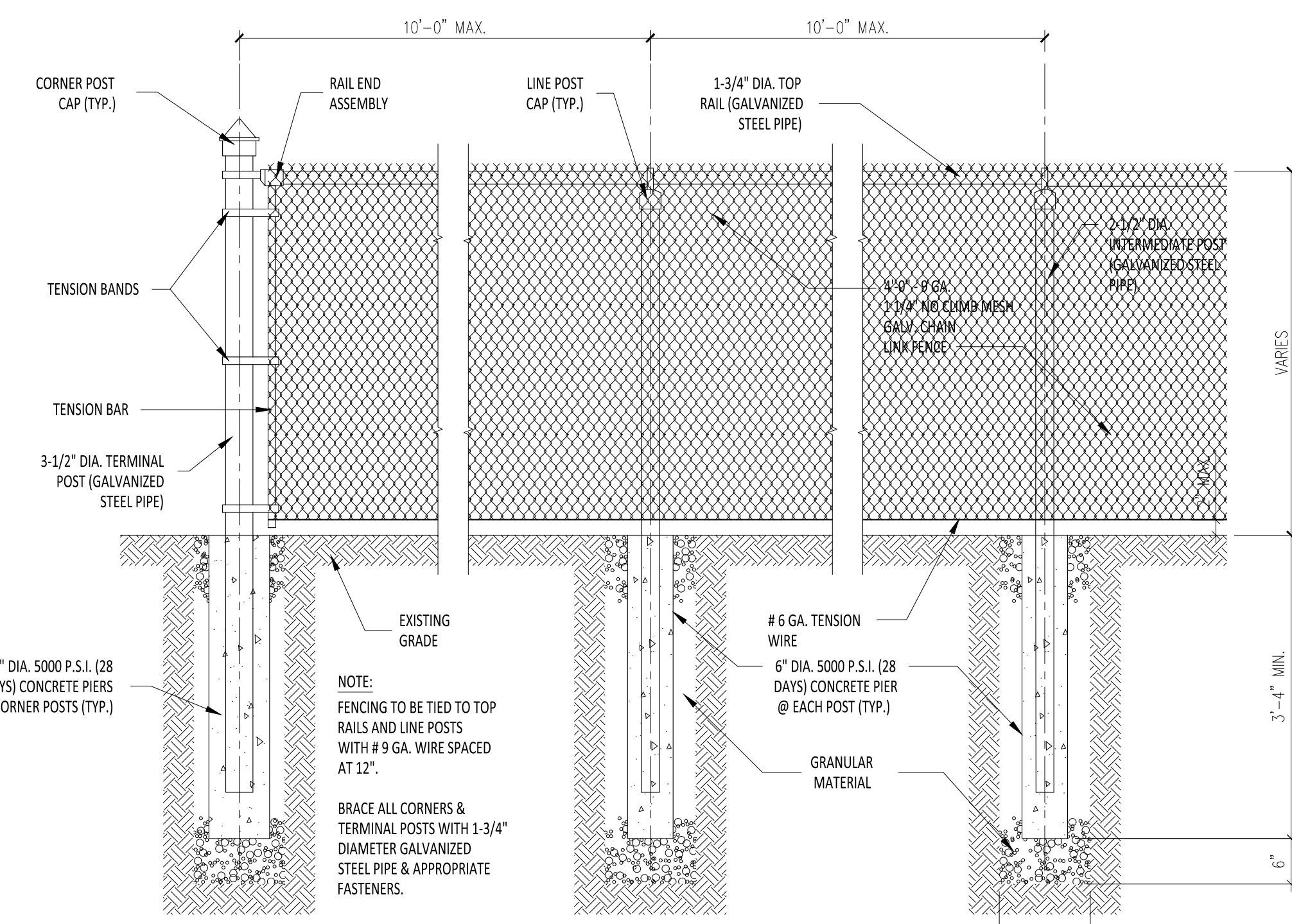
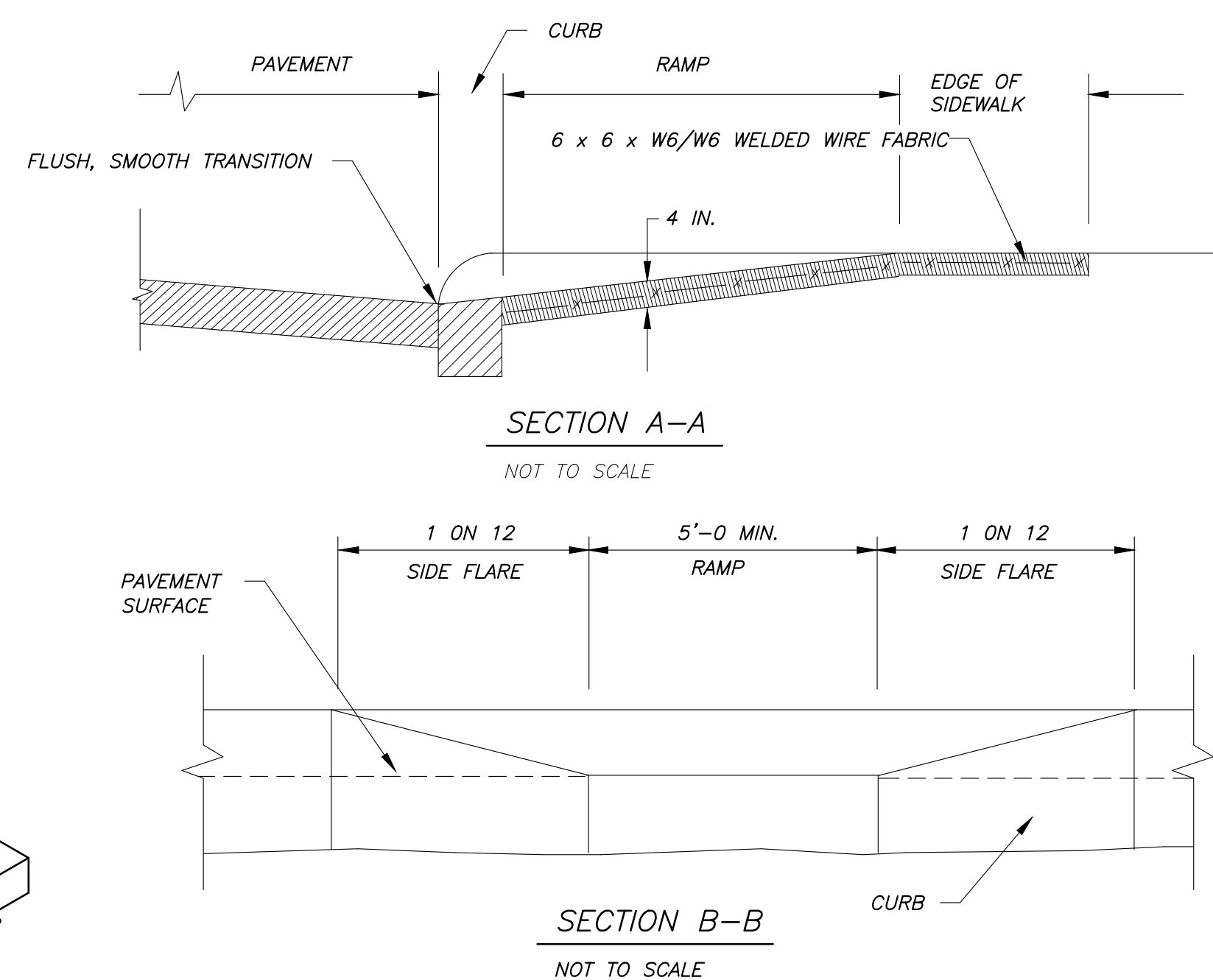
**3** DETAIL @ HANDICAP SIGN POST  
SCALE: N.T.S.



**1** DETAIL @ DROP CURB AND RAMP  
SCALE: N.T.S.



**5** SITE DISTANCE PROFILE SECTION @ DRIVEWAY ENTRANCE  
SCALE: 1" = 20'-0"



**2** DETAIL @ CHAIN LINK FENCE  
SCALE: N.T.S.

NOTE: THIS PROJECT INVOLVES RENOVATIONS/ALTERATIONS OF, OR ADDITION(S) TO AN EXISTING BUILDING. DIMENSIONS SHOWN HEREON MAY VARY FROM THE FIELD. IT IS ADVISABLE AND REQUIRED THAT THE CONTRACTOR NOTIFY THE ARCHITECT OF DISCREPANCIES THAT WILL AFFECT THE LAYOUT AND/OR CONNECTION TO THE BUILDING AND OPERATION OF THE FINAL BUILDING.

THE CONTENT OF THESE DRAWINGS ARE DEVELOPED FOR THE EXPRESS PURPOSE FOR THE CONSTRUCTION OF THE STRUCTURE IDENTIFIED AND IN THE LOCATION AS SPECIFIED HEREON. ANY REPRODUCTION OR UNAUTHORIZED ADDITION/ALTERATION OF THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.

**Revisions:**

No.:	Date:	Description:
1	20 Aug 2018	Revisions per Planning and Engineering comments
2	3 Oct 2018	Revisions per Town Engineering comments
3	27 Nov 2018	Added trees from Arborist and revised per Planning and engineering comments



**ARSA, LLC**  
A RISING STAR CHILDREN'S CENTER  
52 SCENIC DRIVE  
CROTON ON HUDSON, NY

**DETAILS**

Project No.:	18-012
Date issued:	, 2018
Drawn by:	JCW
Checked by:	MSO

**G-003.00**

Scale: AS NOTED