

PRELIMINARY DRAWINGS FOR: CORTLANDT MANOR HOTEL

2054 EAST MAIN STREET
CORTLANDT, NEW YORK

FEBRUARY 16, 2023

LIST OF DRAWINGS :

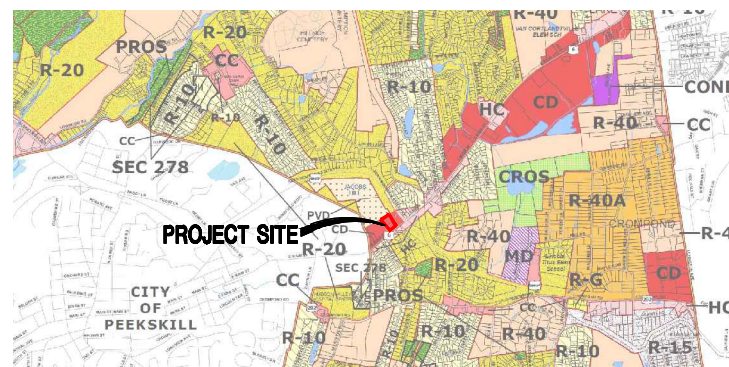
T1.0 TITLE SHEET

LANDSCAPE

- L1.0 SITE PLAN
 - L1.1 FIRE ACCESS PLAN
 - L1.2 SITE PHOTOBOARD
 - L1.3 SITE PHOTOBOARD
 - L1.4 SITE PHOTOBOARD
 - L1.5 PROPOSED SLOPE INVENTORY PLAN
 - L1.6 TREE REMOVAL & PROTECTION PLAN
- SITE SURVEY BY DONALD R. STEDGE, PLS

ARCHITECTURAL

- A100 BASEMENT PLAN
- A101 FIRST FLOOR PLAN
- A102 UPPER FLOOR PLAN
- A200 EXTERIOR ELEVATIONS
- A201 EXTERIOR ELEVATIONS



1"=1,000'-0"

LOCATION MAP

APPLICANT:

BILAL AHMAD

116 COURTYARD DRIVE
ONEONTA, NY 13820
PHONE: (315) 219-2156

LANDSCAPE ARCHITECT:

KEPLINGER FREEMAN ASSOCIATES, LLC

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CIVIL ENGINEER

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ARCHITECT:

Rod A. VanDerWater Architect, P.C.

7301 BARBERRY LANE
MANLIUS, NY 13104
(315) 415-9988
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ATTORNEY

ZARIN & STEINMETZ, LLP

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zarin-steinmetz.com



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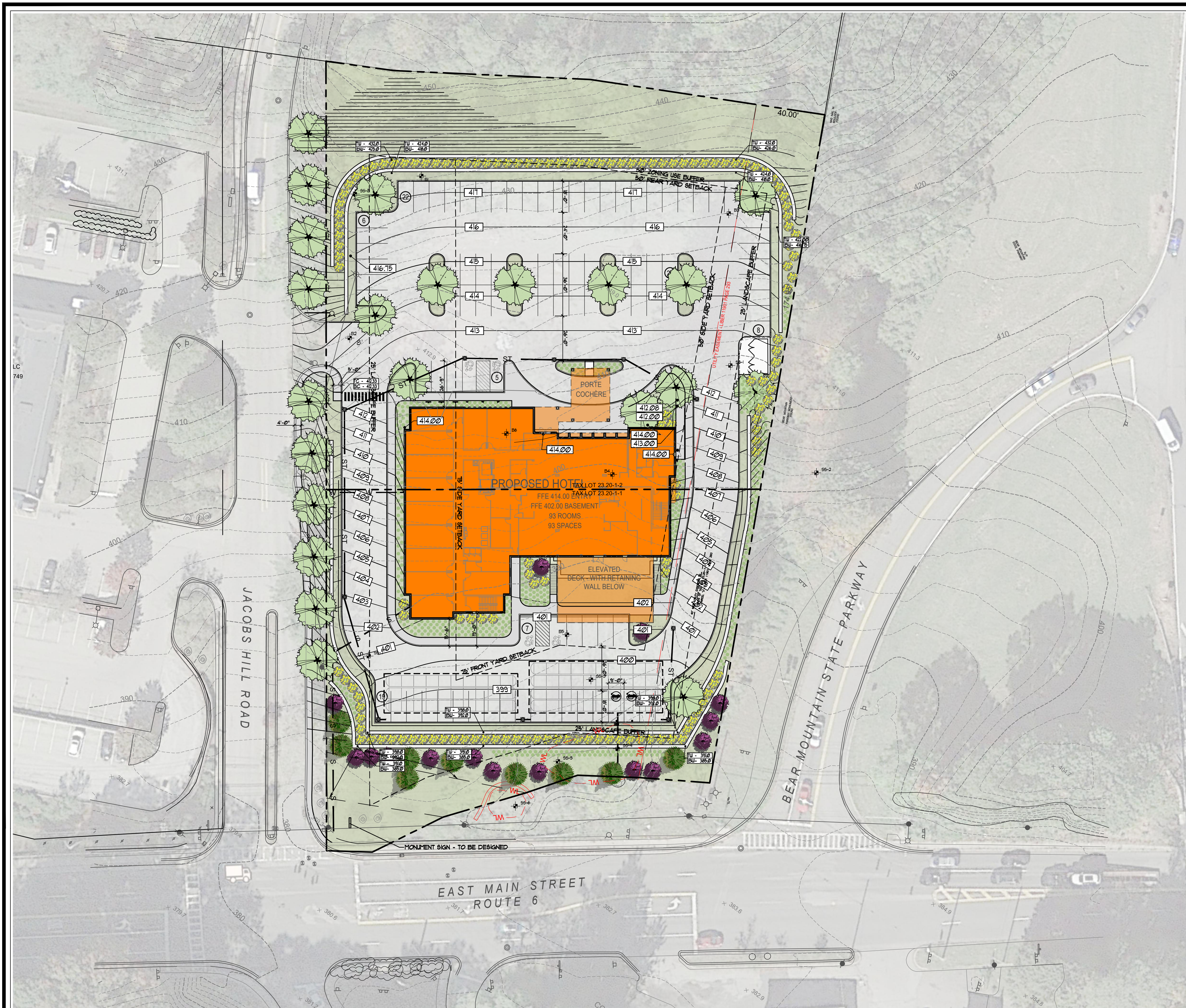
CORTLANDT MANOR
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REVISIONS	
PB SUBMISSION II - 11/21/22	
TREE PROTECT. PLAN - 11/28/22	
UPDATED SITE PLAN - 1/5/23	
ZBA PLAN - 1/18/23	
ZBA PUBLIC HEARING - 2/16/23	
ZBA RESUBMISSION - 2/21/23	

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Checked By: E.G.K.
KFA Proj. No.: 41108
Date: OCTOBER 19, 2022
Scale: AS NOTED

Title: TITLE SHEET

T1.0



ZONING DATA

	TOWN CODE	PROPOSAL	VARIANCE
ZONING:	DESIGNED COMMERCIAL (CD)		
MIN. LOT SIZE:	80,000 SF	106,591 SF	N/A
MIN. LOT WIDTH:	200 FT	222'	N/A
MIN. LANDSCAPE LOT COVERAGE:	25%	36%	N/A
MAX. BUILDING COVERAGE:	20%	16.4% (17,500 SF)	N/A
BUILDING HEIGHT:	3 STORIES, OR 35 FEET	5 STORIES	2 STORIES
FRONT YARD SETBACK:	75 FEET	108 FEET	N/A
SIDE YARD SETBACK:	50 FEET	44 FEET	6 FEET
REAR YARD SETBACK:	50 FEET	167 FEET	N/A
PARKING REQUIREMENTS:	100 SPACES	93 SPACES	1 SPACES**
ADDITIONAL REQUIREMENTS:			
LANDSCAPE BUFFER:	25 FEET, 3 SIDES	NE 0 FEET SE 20 FEET SW 0 FEET	25 FEET N/A 25 FEET
ZONING USE BUFFER:	50 FEET, NW SIDE	44 FEET	N/A*
LANDSCAPE AREA:	5% IN PARKING	2.5%	2.5%

PARKING DATA

9'x18' STALLS
 HOTEL PARKING REQUIREMENTS BY CODE (SECTION 307-29 OF CORTLANDT CODE) STATE THAT PARKING FOR A HOTEL MUST HAVE 1 SPACE PER ROOM PLUS 1 PER EMPLOYEE ON MAXIMUM SHIFT.
 93 UNITS @ 1 SPACE PER ROOM + 1 SPACES FOR EMPLOYEES MAX. SHIFT = 100 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 (5.7% OF SITE)
 5.25% LOCATED UP HILL OF UPPER PORT WALL
 84.5 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 (36%)
 TOTAL SQUARE FOOTAGE OF PARKING = 43,260 SF (41%)
 TOTAL SQUARE FOOTAGE OF LANDSCAPE WITHIN PARKING AREA = 10,621 SF (10%)
 TOTAL SQUARE FOOTAGE OF GREEN SPACE WITHIN BUFFER = 28,625 SF
 TOTAL SQUARE FOOTAGE OF LOT = 106,591 SF

MINIMUM DISTANCE FROM PARKING LOT TO PROPERTY LINE:
 NORTHEAST BOUNDARY - 1' - BUFFER NOT REQ. PER CODE 307-4
 SOUTHEAST BOUNDARY - 30'
 NORTHWEST BOUNDARY - 42'
 SOUTHWEST BOUNDARY - 8'

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 307-23 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.

**PER COMMENTS WESTCHESTER COUNTY PLANNING BOARD REFERRAL REVIEW DATED 11/28/22, AND COMMENTS FROM THE PLANNING BOARD DURING THE MEETING ON 12/6/22, EFFORTS SHOULD BE MADE TO REDUCE PARKING NUMBERS. THE REVIEWED PLAN SHOULD 101 SPACES. THE DECISION TO LOWER SPACES FROM 101 TO 93 INCREASES INTERNAL GREEN SPACE IN THE PARKING AREA.

SUMMARY OF PLANNING BOARD EXCEPTIONS REQUESTED:

LANDSCAPE BUFFER
 ZONING BUFFER
 SLOPES GREATER THAN 1 ON 6 - REQUIRED / MUST SHOW SLOPE TREATMENT

BORING TABLE

HOLE #	DEPTH TO BEDROCK
B1	1'
B2	8'
B3	1'
B4	6'
B5	16'
B6	6'
B7	5'

SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION FOR SOIL BORINGS S6-1 TO S6-8 SEE WETLAND REPORT 'WETLANDS SURVEY: N/F THE HERSH SITE' BY PAUL J. JAEHNIG DATED 12/19/22.

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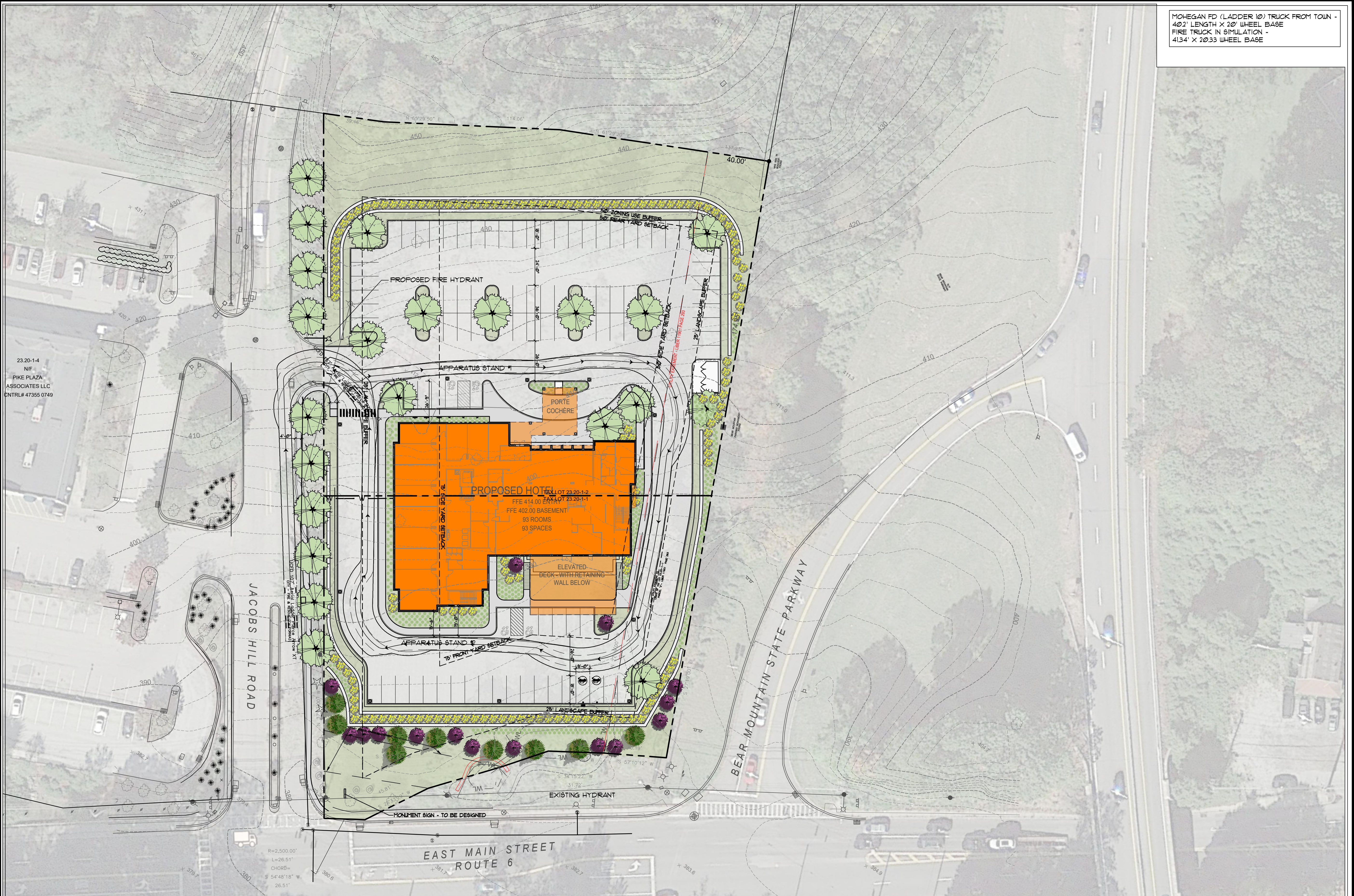
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SITE PLAN

L1.0





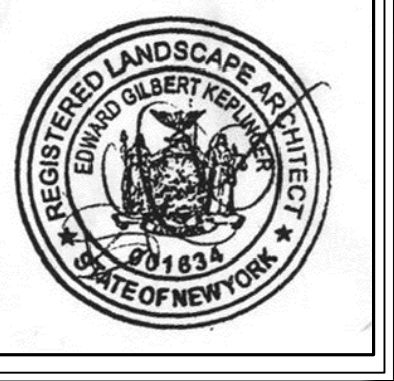
MOHEGAN FD (LADDER 10) TRUCK FROM TOWN -
 402' LENGTH X 20' WHEEL BASE
 FIRE TRUCK IN SIMULATION -
 4134' X 2033 WHEEL BASE

23.20-1-4
 NF
 PIKE PLAZA
 ASSOCIATES LLC
 CNTRL# 47355 0749

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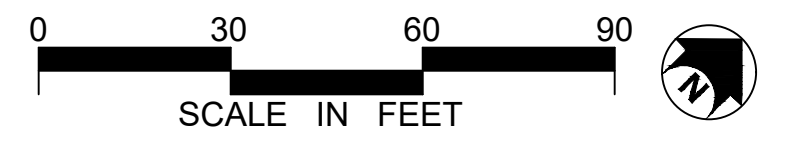
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**FIRE ACCESS
 PLAN**



L1.1



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**SITE
PHOTOBOARD**

L1.2



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



**2 BIRDSEYE
L1.2 FACING WEST**



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



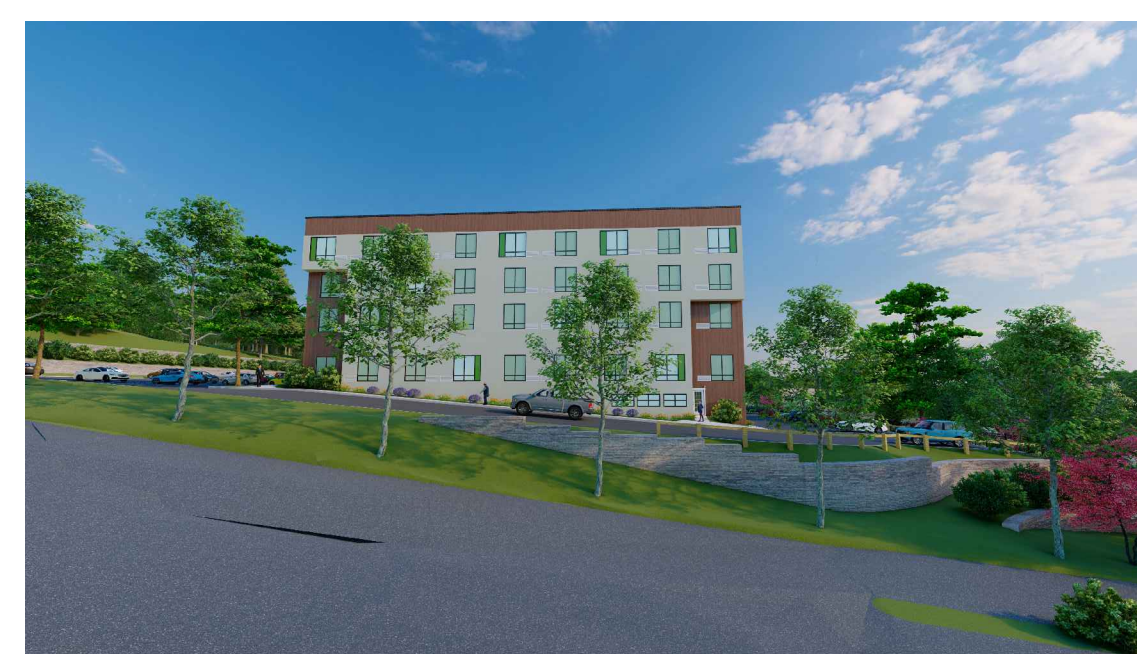
**4 STREETVIEW - E. MAIN STREET
L1.2 FACING NORTHWEST**



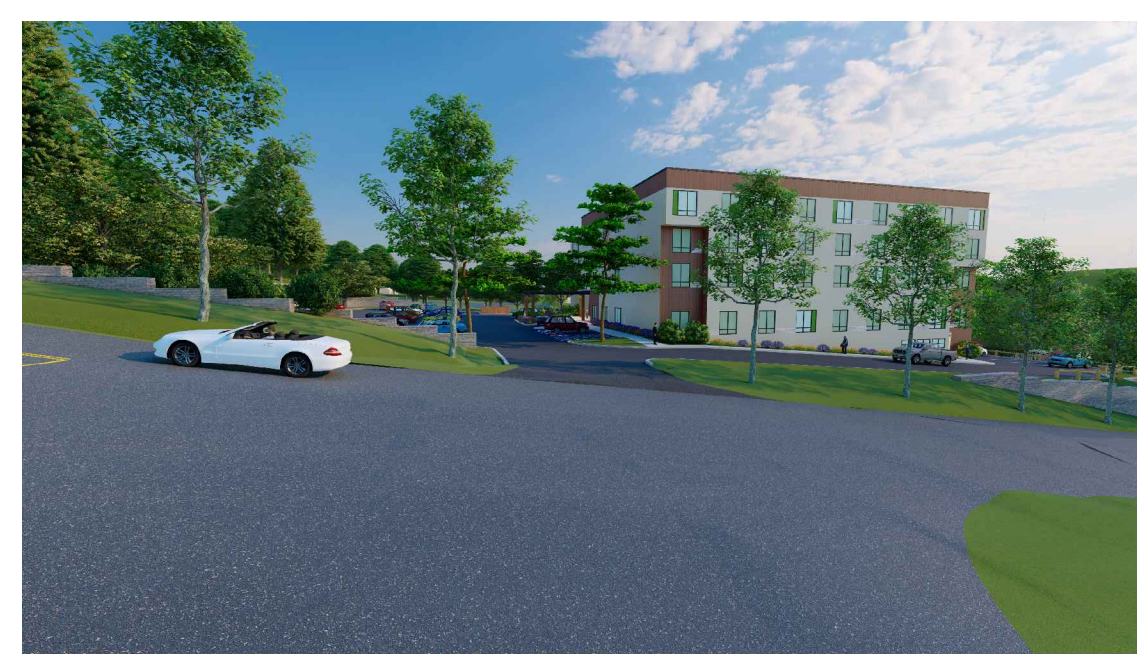
**5 STREETVIEW - PARKWAY DRIVE INTERSECTION
L1.2 FACING NORTH**



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



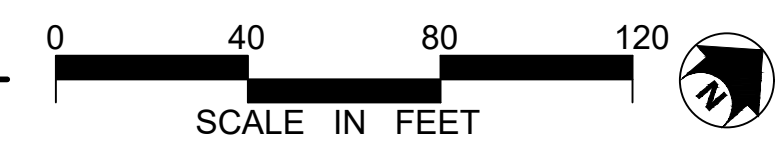
**7 STREETVIEW - JACOBS HILL ROAD
L1.2 FACING NORTHEAST**



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



LOCATION MAP





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**SITE
PHOTOBOARD**

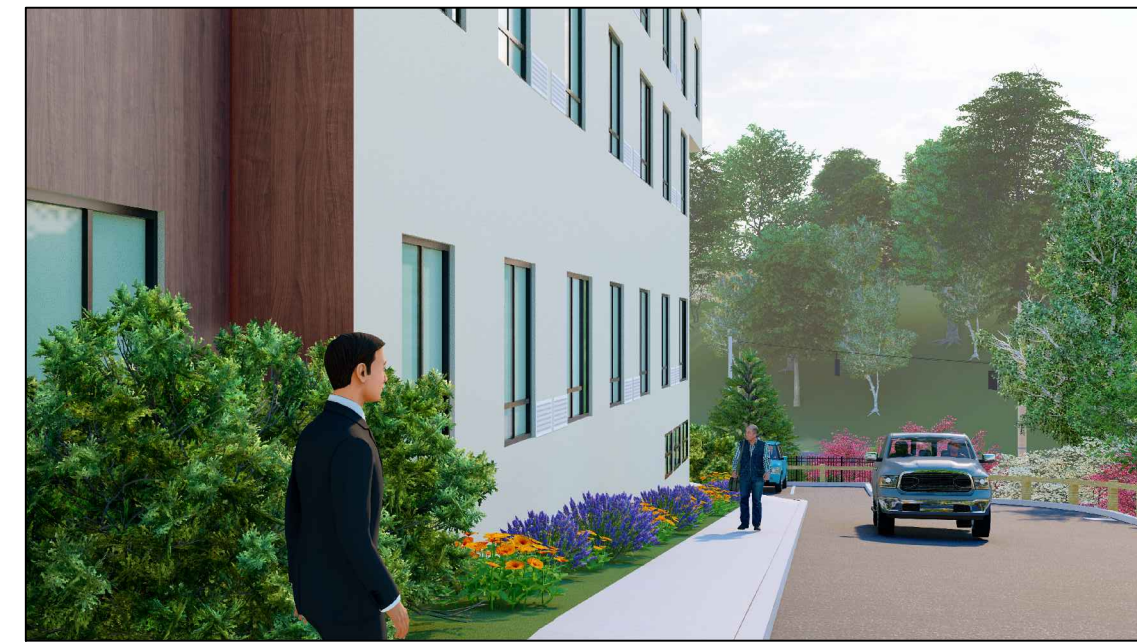
L1.3



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



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



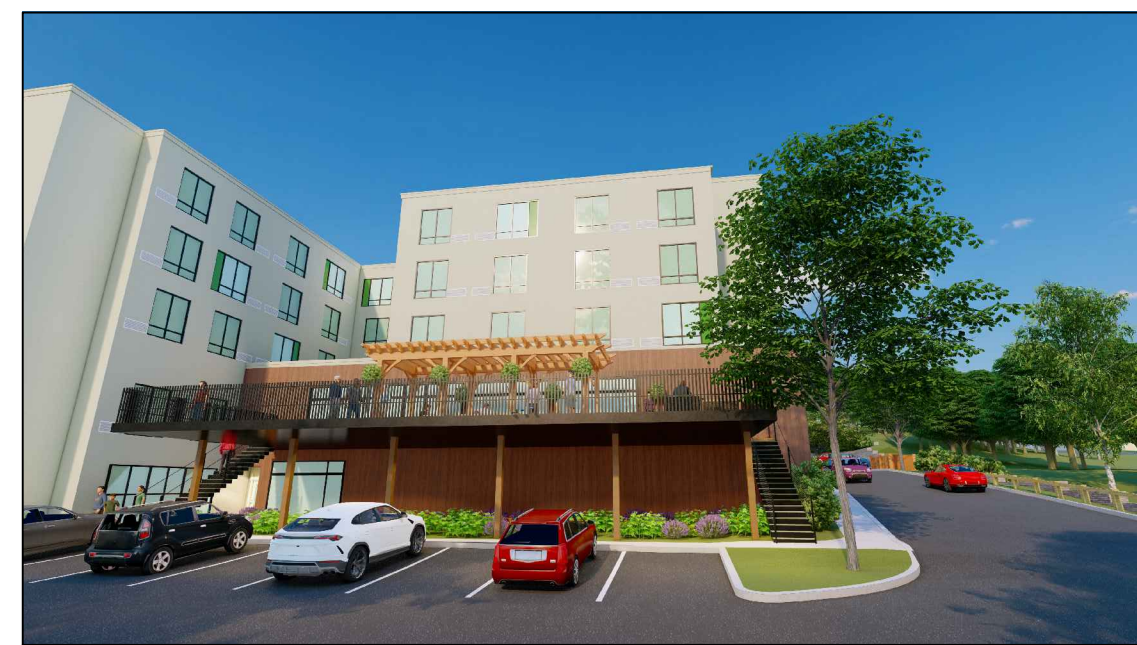
**11 STREET VIEW - SOUTH BUILDING FACE
L1.3 FACING SOUTHEAST**



**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**



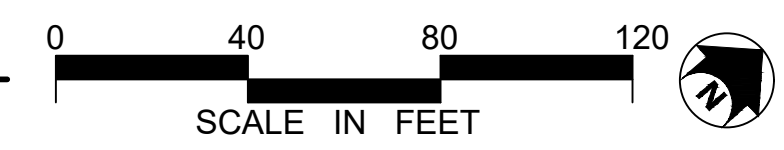
**15 STREETVIEW - VIEW OUT FROM DECK
L1.3 FACING SOUTH**



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



LOCATION MAP





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



19 BIRDSEYE - OVER FLORAL ROAD
L1.4 FACING SOUTH



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



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



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



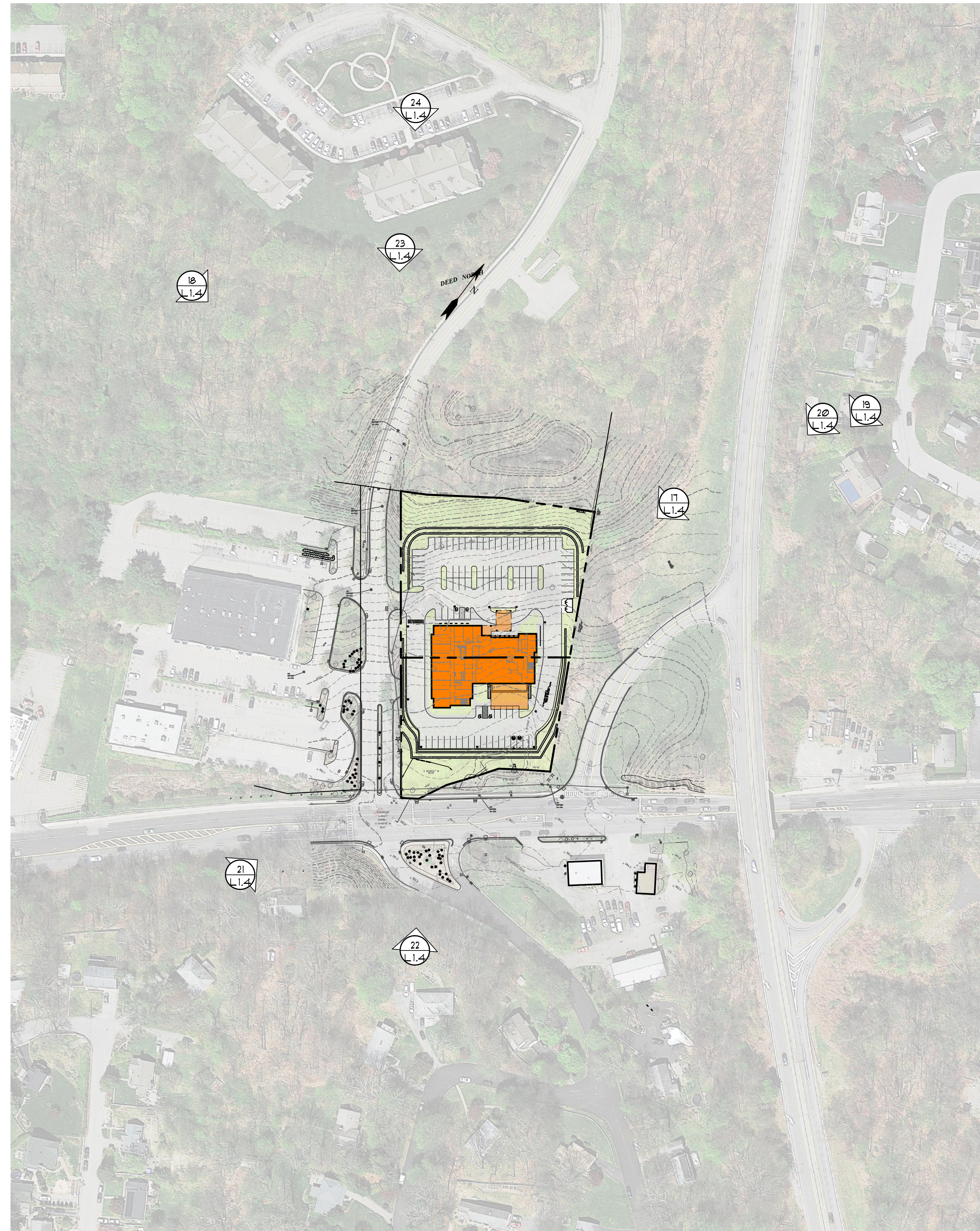
20 STREETVIEW - 17 FLORAL ROAD BACKYARD
L1.4 FACING SOUTH



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



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



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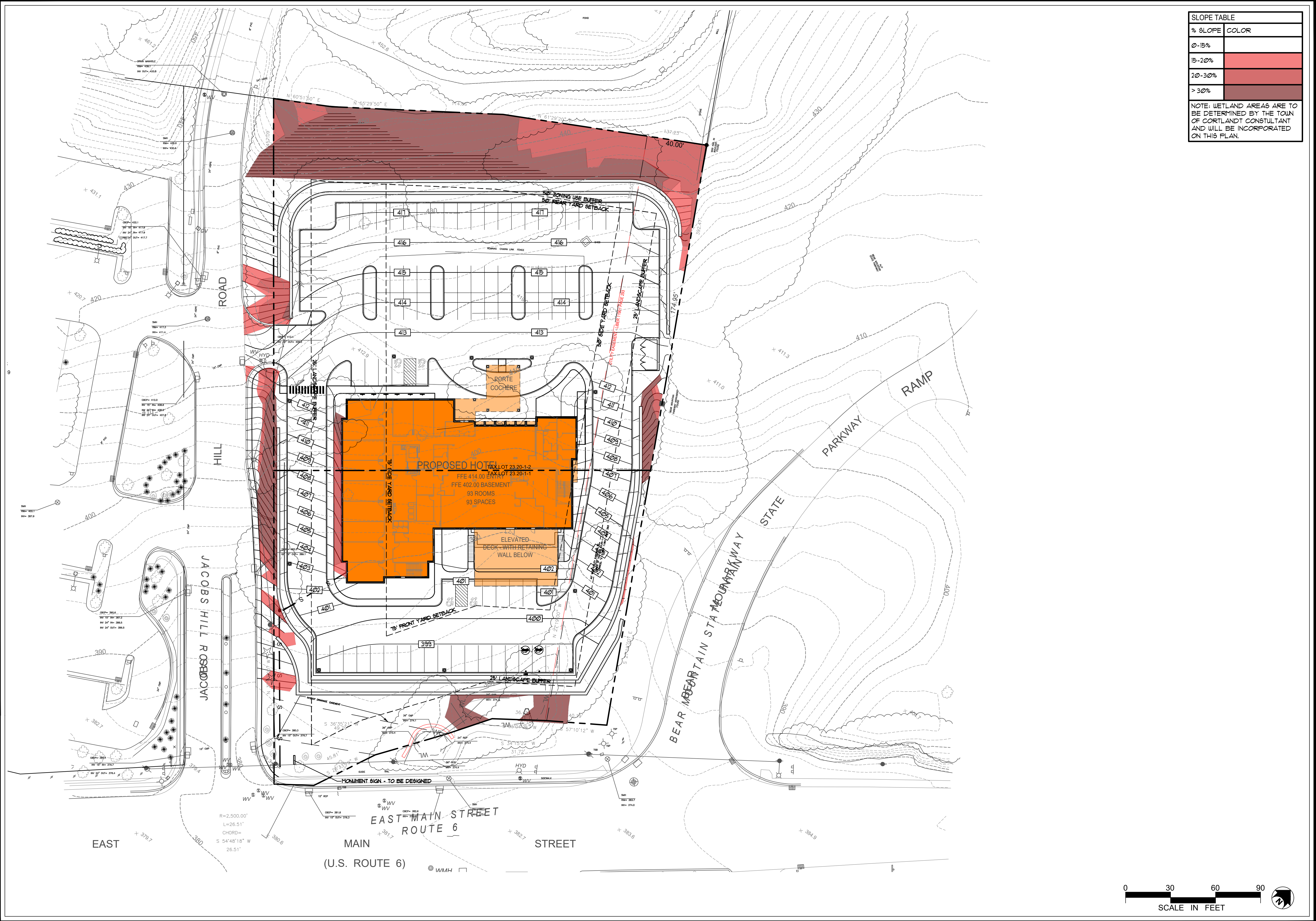
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SLOPE TABLE	
% SLOPE	COLOR
0-15%	
15-20%	
20-30%	
> 30%	

NOTE: WETLAND AREAS ARE TO BE DETERMINED BY THE TOWN OF CORTLANDT CONSULTANT AND WILL BE INCORPORATED ON THIS PLAN.

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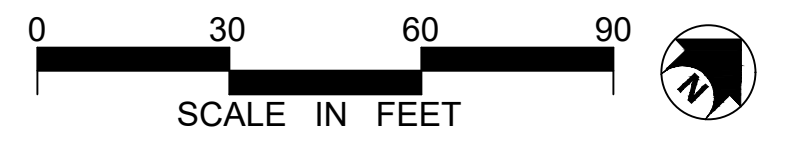
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PROPOSED SLOPE INVENTORY PLAN

L1.5





KEY	
SYMBOL	DIRECTION
X	REMOVE TREE IN ENTIRETY INCLUDING STUMPS AND DISPOSE OF OFF SITE.
○	EXISTING TREE TO REMAIN AND BE PROTECTED.

PER SAVATREE DOCUMENT DATED DECEMBER 1, ENTITLED 'ASSESSMENT OF TREES AT 2054 MAIN STREET', 116 TREES, OVER 4" CALIPER, WILL BE REMOVED FROM THE SITE DURING CONSTRUCTION OF THE 116, 10 ARE HEALTHY NATIVE TREES, THE REMAINDER ARE EITHER DEAD, UNHEALTHY, NON NATIVE, OR IN POOR CONDITION. SEE SAVATREE DOCUMENT FOR MORE INFORMATION.

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TREE REMOVAL & PROTECTION PLAN

L1.6