



ZONING SCHEDULE

PALESADES ENTERPRISES LLC	REQUIRED	PROVIDED
ZONE: HC HIGHWAY COMMERCIAL	HC ZONE	
MINIMUM LOT AREA (S.F.)	20,000 SF	73,873 SF
MINIMUM LOT WIDTH	100'	247'
MINIMUM HEIGHT	2 1/2'	2 1/2'
MINIMUM YARD DIMENSIONS	35'	35'
FRONT	30'	30'
REAR	30'	30'
MAXIMUM BUILDING COVERAGE	20%	4%
MINIMUM LANDSCAPE COVERAGE	50%	65%
BUFFER STRIP ABUTTING RESIDENTIAL DISTRICT	50'	50'
BUFFER STRIP ABUTTING STREET LINE	25'	25'
OFF-STREET PARKING SPACES (BASED ON USE)	Required	Provided
OFF-STREET PARKING SPACES (BASED ON USE)	8	8
OFF-STREET PARKING SPACES (BASED ON USE)	8	12
OFF-STREET PARKING SPACES (BASED ON USE)	8	9

- LEGEND**
- EXISTING PROPOSED
 - CATCH BASIN
 - DRAIN MANHOLE
 - SAN. SEWER MANHOLE
 - HYDRANT
 - DRAIN INLET
 - WATER VALVE
 - UTILITY POLE
 - LIGHT POLE
 - TREE
 - CONTOUR LINE

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SITE PLAN
PROPOSED
CONVENIENCE STORE
GAS STATION REHABILITATION
PREPARED FOR
PALESADES ENTERPRISES, LLC
ROUTE 6 - E. MAIN ST.
TOWN OF CORTLAND
WESTCHESTER COUNTY, NY
MAY 6, 2020

Unauthorized alterations or additions to this drawing in violation of Section 7509 (3) of the New York State Education Law.