



ZONING DATA L10-ZONING

	TOWN CODE	PROPOSAL	VARIANCE
ZONING:	DESIGNED COMMERCIAL (CD)		
MIN. LOT SIZE:	80,000 SF	105,900 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	5 STORIES 48'-9 1/2"	2 STORIES 13'-9 1/2"
FRONT YARD SETBACK:	15 FEET	OVER 15 FEET 45 FEET	N/A 30 FEET
SIDE YARD SETBACK:	50 FEET	45 FEET	5 FEET
REAR YARD SETBACK:	50 FEET	50 FEET	N/A
PARKING REQUIREMENTS:	100 SPACES	93 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
 9'x18' STALLS
 HOTEL PARKING REQUIREMENTS BY CODE (SECTION 301-29 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 (5.1% 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 PARKING = 43,260 SF
 TOTAL SQUARE FOOTAGE OF LANDSCAPE WITHIN PARKING AREA = 1,062 (2.5%)
 TOTAL SQUARE FOOTAGE OF GREEN SPACE WITHIN BUFFER = 28,625 SF
 TOTAL SQUARE FOOTAGE OF LOT = 105,900 SF
 PERCENT OF LOT THAT IS GREEN SPACE = 36%
 MINIMUM DISTANCE FROM PARKING LOT TO PROPERTY LINE:
 NORTHEAST BOUNDARY - 1' - BUFFER NOT REQ. PER CODE 301-4
 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 301-29 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 SHOWED 101 SPACES, THE DECISION TO LOWER SPACES FROM 101 TO 93 INCREASES INTERVAL GREEN SPACE IN THE PARKING AREA.

SUMMARY OF VARIANCES REQUESTED:		BORING TABLE	
		HOLE #	DEPTH TO BEDROCK
BUILDING HEIGHT - 2 STORIES		B1	1'
SIDE YARD SETBACK - 5 FEET		B2	8'
FRONT YARD SETBACK - 30 FEET		B3	1'
LANDSCAPE BUFFER - ALL SIDES		B4	6'
PARKING LANDSCAPE AREA - REQUIRED		B5	16'
SLOPES GREATER THAN 1 ON 6 - REQUIRED / MUST SHOW SLOPE TREATMENT		B6	6'
		B7	5'

IN ADDITION WE ARE REQUESTING RELIEF FROM AN ADDITIONAL ZONING BUFFER PER CODE WHICH TECHNICALLY IS NOT A VARIANCE.

SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION

KEPLINGER FREEMAN ASSOCIATES
 LANDSCAPE ARCHITECTURE & LAND PLANNING
 6320 FLY ROAD, SUITE 109, EAST SYRACUSE, NEW YORK 13267
 PHONE: (315) 445-7980 FAX: (315) 445-7981
RZ Engineering, PLLC
 6320 FLY ROAD, SUITE 109, EAST SYRACUSE, NY 13267
 PH: 315.432.1089 FAX: 315.445.7981
 NOT FOR CONSTRUCTION



Client:
BILAL AHMAD
 116 COURTYARD DRIVE
 ONEONTA NY 13820
 PB SUBMISSION
 NOT FOR CONSTRUCTION

CORTLANDT MANOR
 2054 EAST MAIN STREET
 CORTLANDT, NEW YORK 10567

REVISIONS

1	PB SUBMISSION II - 11/21/22
2	TREE PROTECT. PLAN - 11/28/22
3	UPDATED SITE PLAN - 1/5/23

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