

CONCEPT STUDY TABULATIONS

1	92 ROOM HOTEL; 100 PARKING SPACES, 13,000 SF RETAIL; 52 PARKING SPACES
2	9,000 SF RETAIL; 36 PARKING SPACES, 18,000 SF OF OFFICES; 80 PARKING SPACES
3	166 RESIDENTIAL UNITS, 220 PARKING SPACES (152 - 1 BR, 14 - 2 BR = 180 BEDROOMS)
4	150 UNIT ASSISTED LIVING FACILITY - 94 PARKING SPACES



GYRODYNE SITE PLAN FROM TOWN OF CORTLANDT WEBSITE, VIA CAMDEN ENGINEERING ASSOCIATES, MARCH 2018.

GYRODYNE, LLC

NEW YORK-PRESBYTERIAN HUDSON VALLEY HOSPITAL

**EVERGREEN MANOR**  
 A MEDICAL ORIENTED COMMUNITY  
 CROMPOND ROAD, TOWN OF CORTLANDT, NEW YORK  
 for VS CONSTRUCTION CORP.

REVISION NOTES


**DIVNEY • TUNG • SCHWALBE**  
 Intelligent Land Use  
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PROJECT	B12
DRAWN	DM
MDG	
CRD	
MSG	
DATE	06/04/18
SCALE	1"=80'-0"

DRAWING TITLE  
**MASTER PLAN**

DRAWING NUMBER  
**MS-1**

\$DATE\$ \$TIME\$ \$FILE\$

# EVERGREEN MANOR FOR VS CONSTRUCTION CORP.



VIEW FROM CROMPOND ROAD

WARSHAUER MELLUSI WARSHAUER ARCHITECTS, P.C.



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**Zoning Tabulations for Parcel 1, buildings 1 and 2**

Item	Provided	
	MOD	MOD
ZONE - Proposed Medical Oriented Development District (MOD)	206,045	4.73
Minimum Lot Area (square feet) / (Acres)	units / rooms	area
Permitted Uses / Density / FAR	NA	22,000
Retail	92	50,780
Hotel	NA	6,000
Medical Offices	NA	7,000
Medical or Dental Laboratory	NA	5,450
Professional Offices	92	91,230
Total	125,546.00	60.93%
Maximum Lot Coverage (square feet) / (% of Lot)	65	5
Maximum Height (feet) / (stories)	263.67	
Minimum Required Parking - Total # of Spaces	88.00	
General Retail and Pharmacy (1 space for each 250 square feet)	100.00	
Hotel ( 1 space for each guest room plus 1 space for every 3 employees on maximum shift)	40.00	
Medical Offices (1 space for every 150 square feet)	17.50	
Medical or Dental Laboratory (1 space for every 400 square feet)	18.17	
Professional Offices (1 space for every 300 square feet)	2	
Minimum Required Loading - Total Spaces	1	
Building 1 (Retail and Offices)	1	
Building 2 (Retail and Hotel)	1	

Note: Parcel 1 area subject to change per final survey and total development plan



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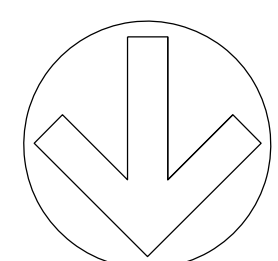
REVISION NOTES

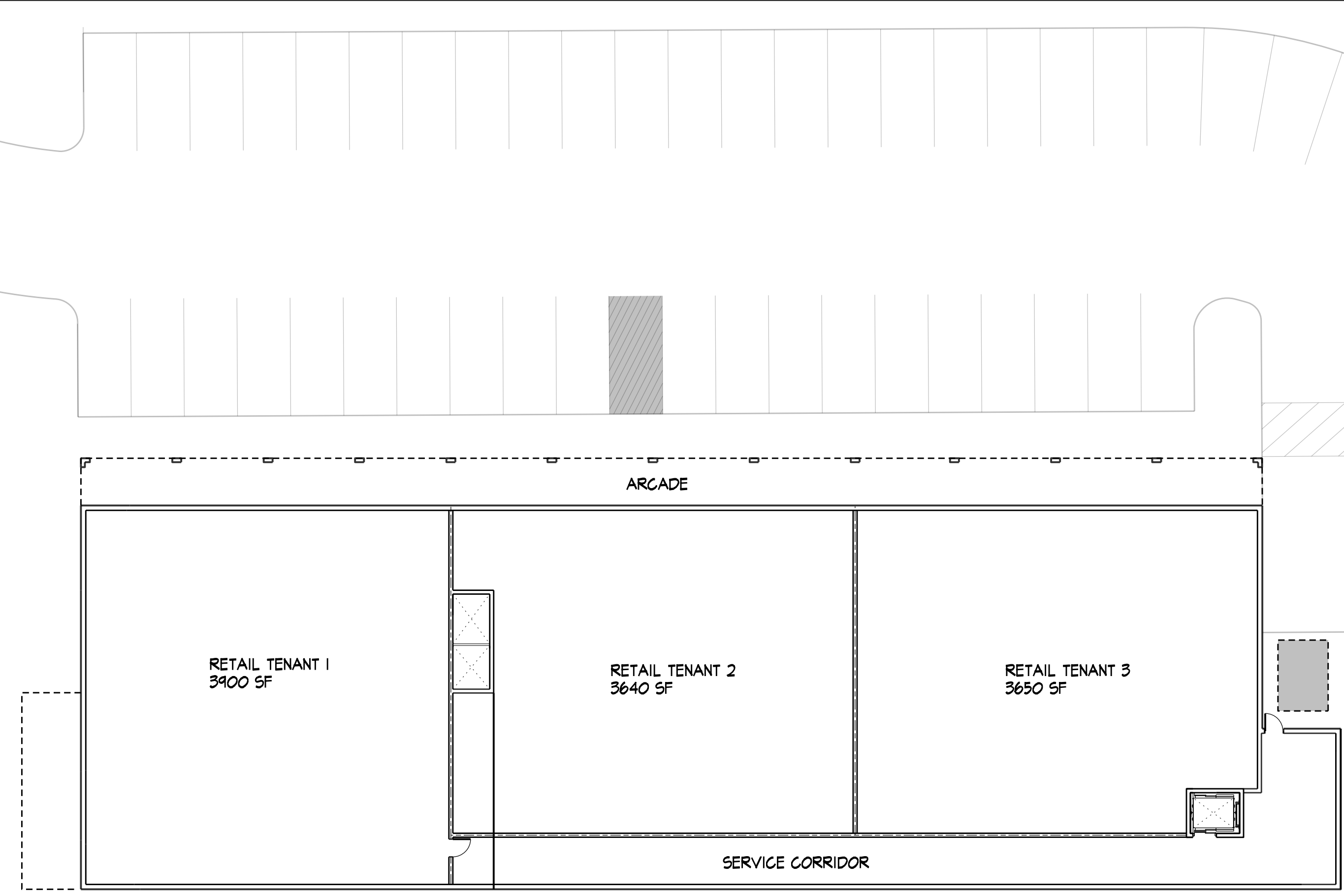

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 Phone: 914-542-4466 Fax: 914-542-1695  
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SCALE 1"=30'-0"  
 PROJECT 1631/00  
 DATE 05/30/18  
 DRAWING TITLE

**SITE PLAN**

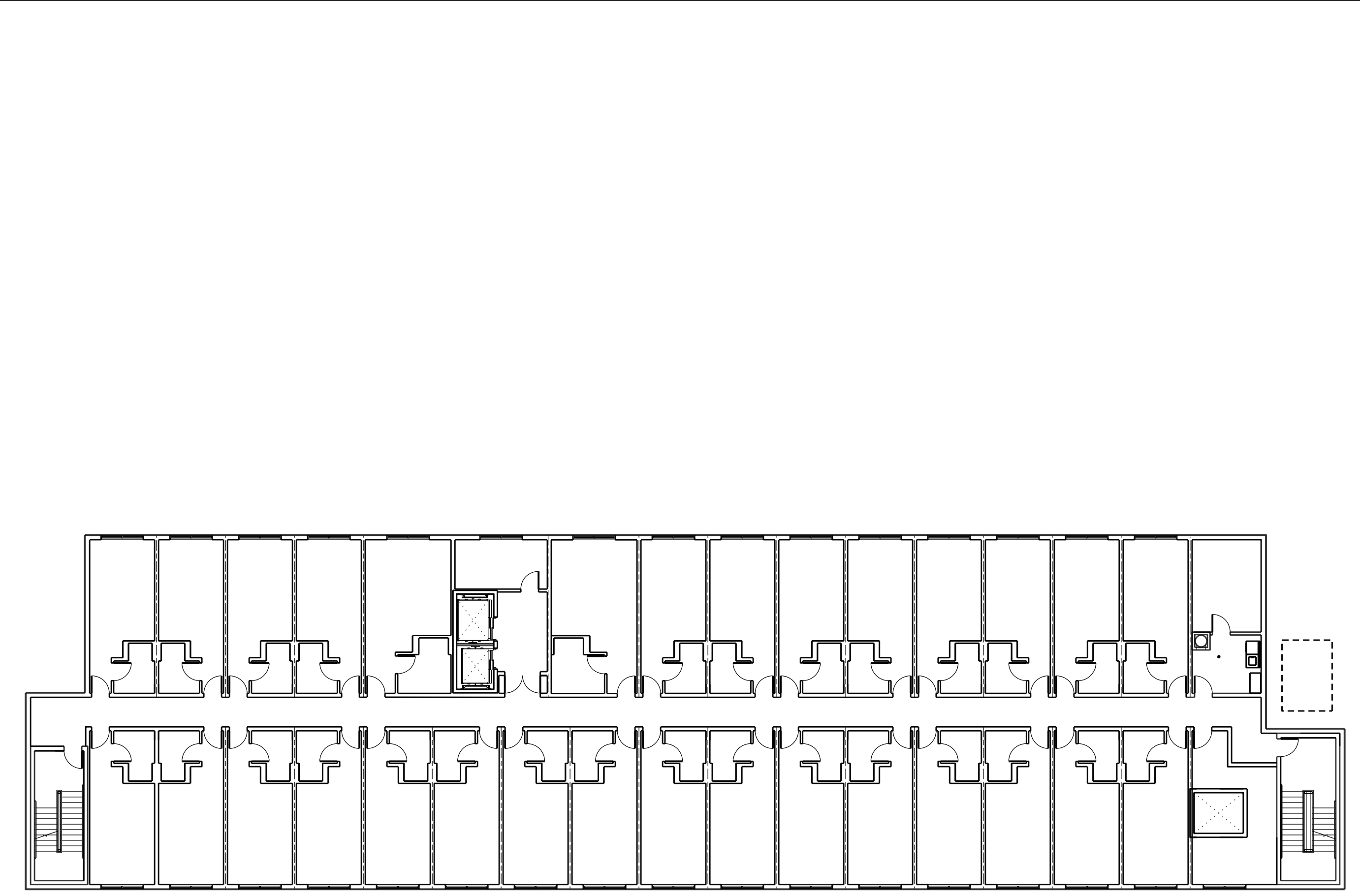
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A-1





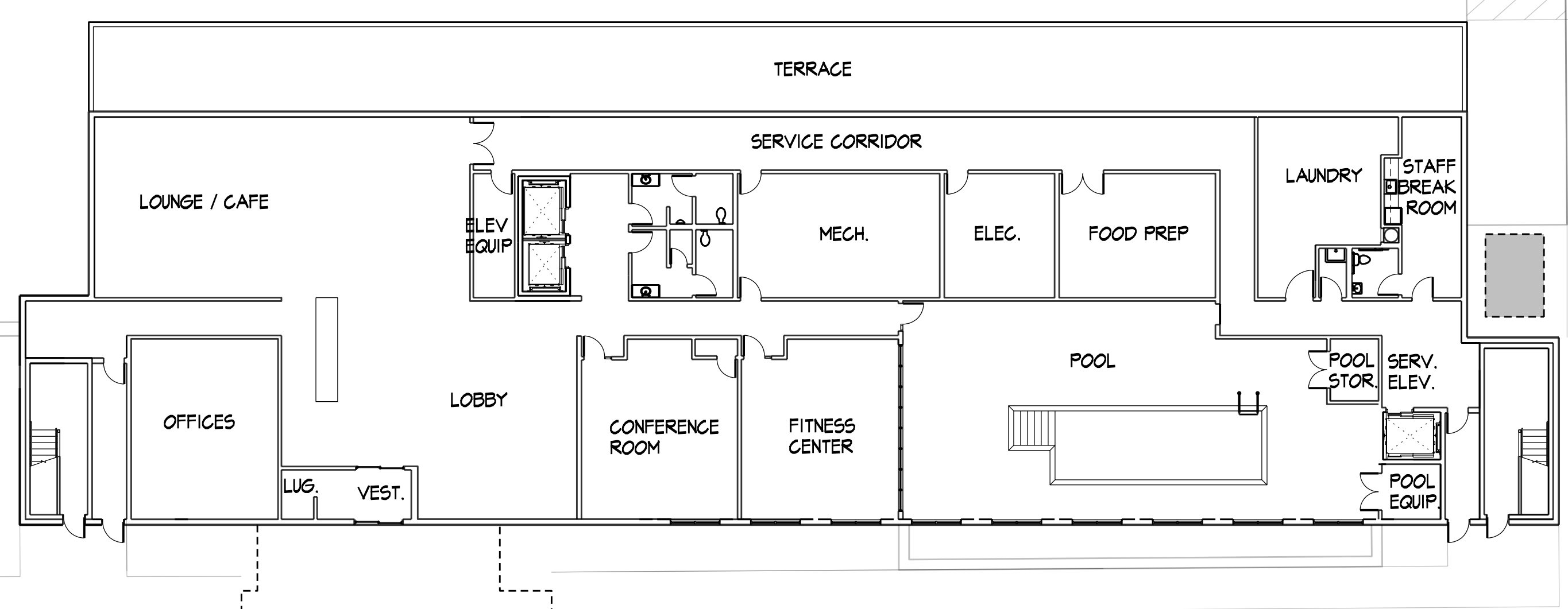
FIRST FLOOR PLAN  
SCALE: 1/16"=1'-0"

1



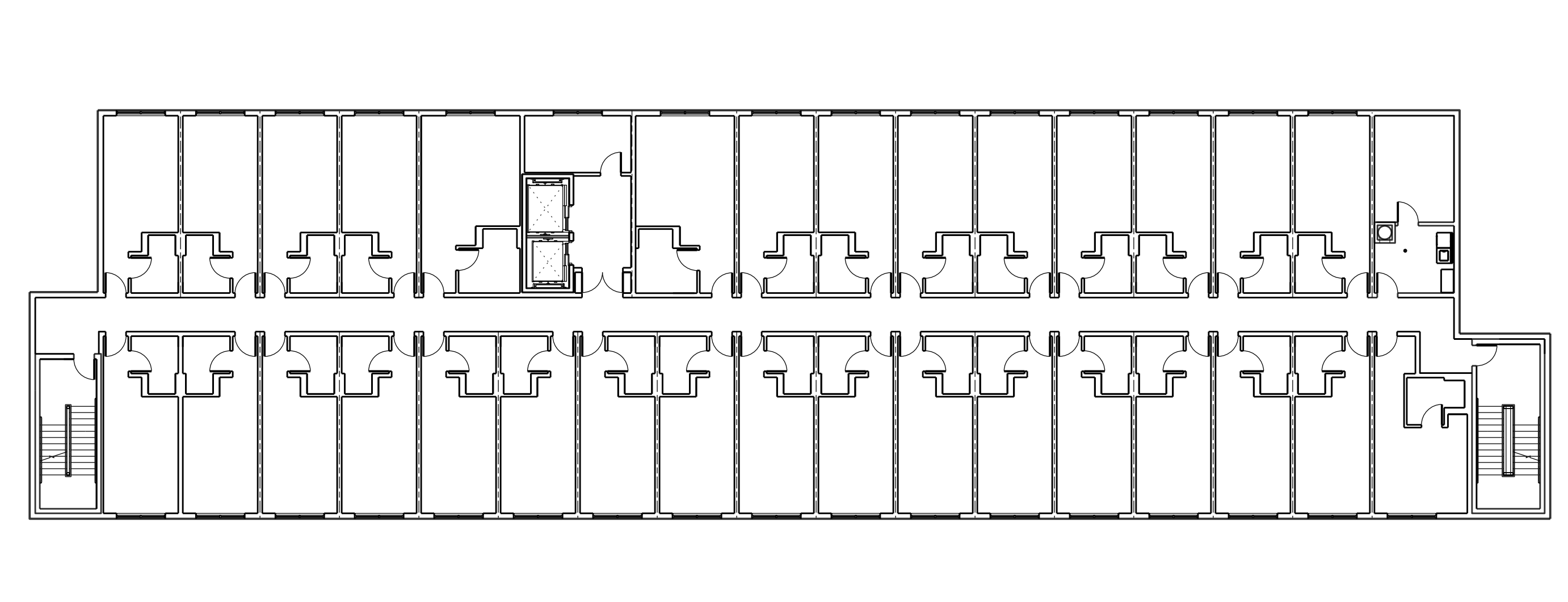
THIRD FLOOR PLAN  
SCALE: 1/16"=1'-0"

3



SECOND FLOOR PLAN  
SCALE: 1/16"=1'-0"

2



TYPICAL (4TH-5TH) FLOOR PLAN  
SCALE: 1/16"=1'-0"

4

REVISION NOTES

NO.	DATE	DESCRIPTION

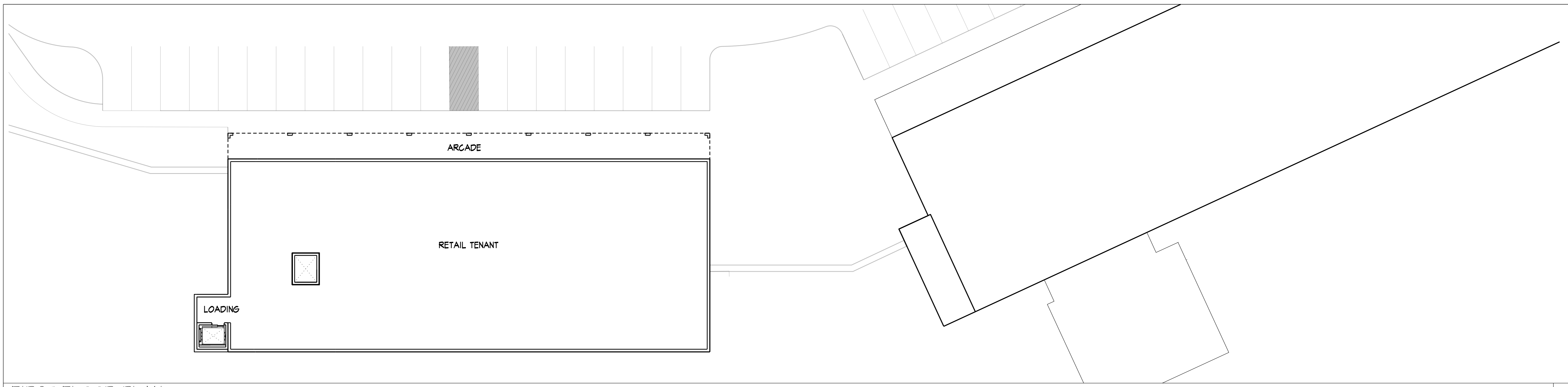
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SCALE	1/16"=1'-0"
PROJECT	1631.00
DATE	04/23/18
DRAWING TITLE	BUILDING 1 FLOORPLANS
DRAWING NUMBER	A-2

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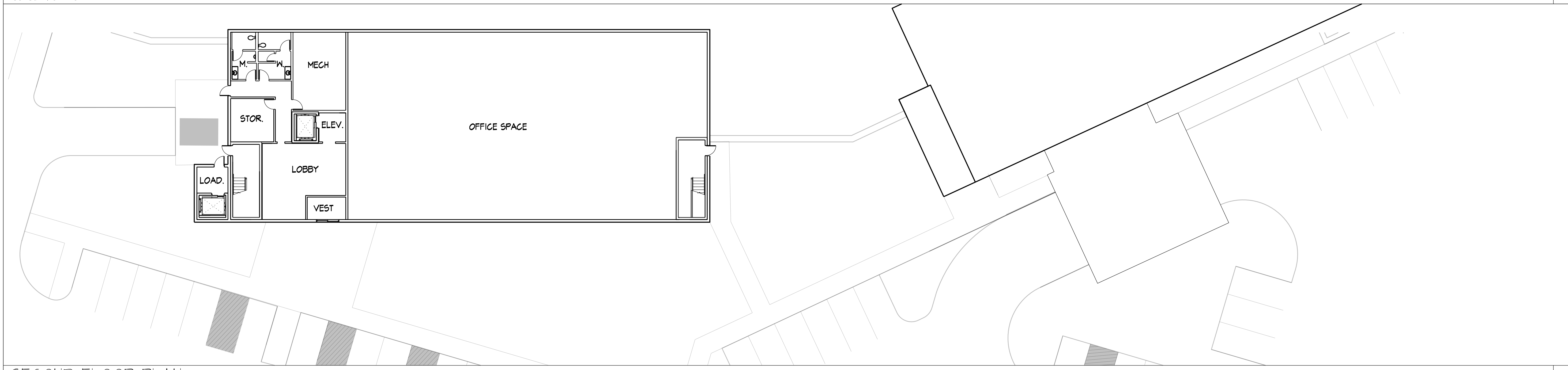


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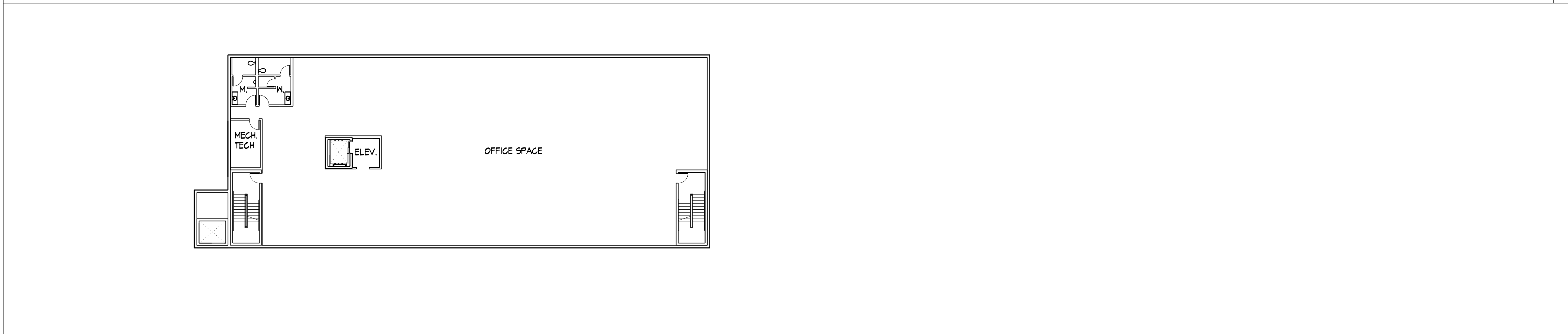
FIRST FLOOR PLAN  
 SCALE: 1/16"=1'-0"

1



SECOND FLOOR PLAN  
 SCALE: 1/16"=1'-0"

2



THIRD FLOOR PLAN  
 SCALE: 1/16"=1'-0"

3

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NO.	DATE	DESCRIPTION

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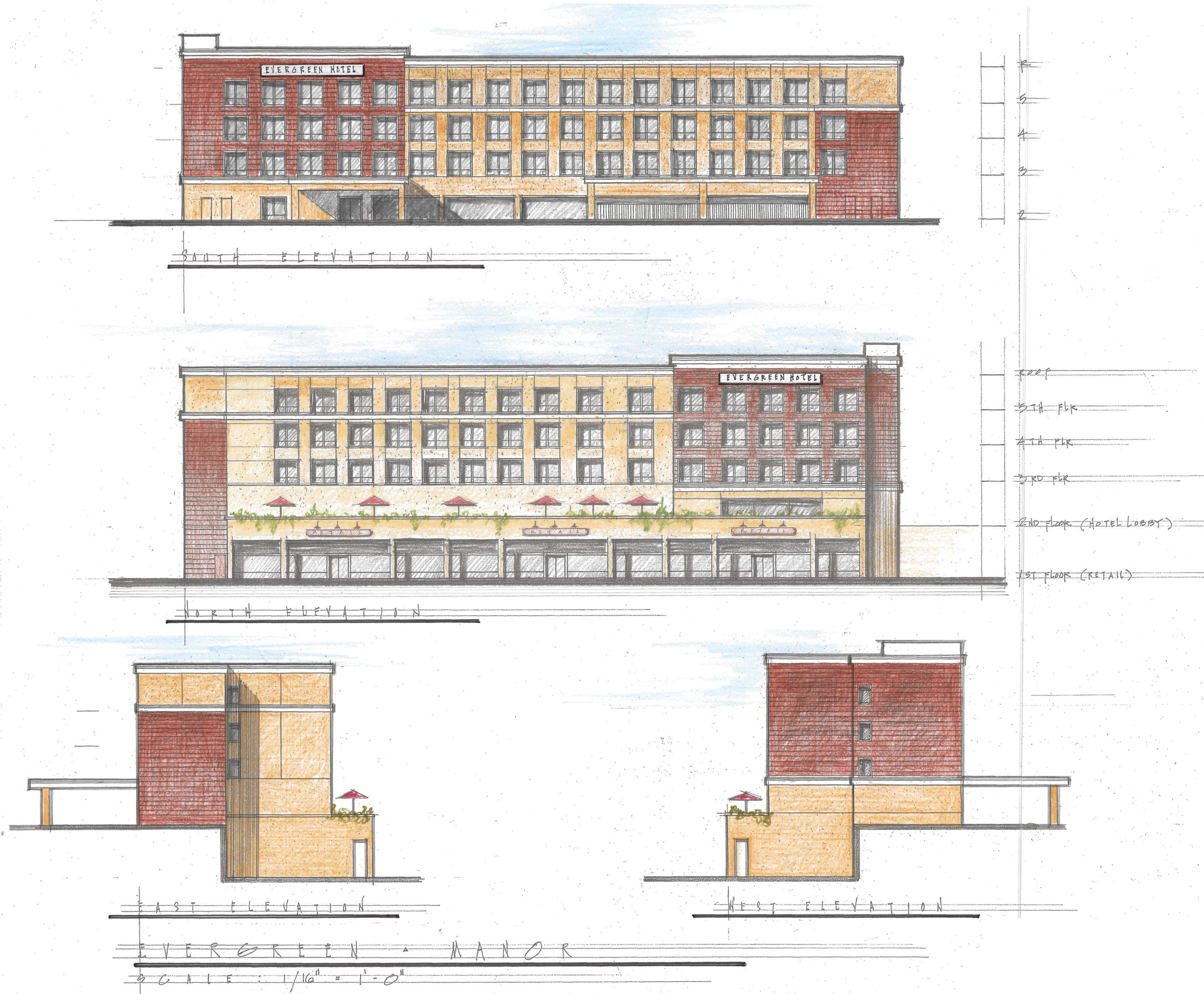
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DRAWN	MZ

DRAWING TITLE  
**BUILDING 2  
 FLOOR PLANS**

DRAWING NUMBER  
**A-3**

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EVERGREEN MANOR  
 SCALE: 1/16" = 1'-0"



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PROJECT	1631.00	DW	MZ

DRAWING TITLE  
**BUILDING 1  
 EXTERIOR  
 ELEVATIONS**

DRAWING NUMBER  
**A-4**



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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PROJECT	1631.00	DATE	05/30/16

DRAWING TITLE  
**BUILDING 2  
EXTERIOR  
ELEVATIONS**

DRAWING NUMBER  
**A-5**



ARCHITECTURAL CHARACTER FOR RESIDENTIAL BUILDING 3 ELEVATION

DATE: 3/31/2015





ARCHITECTURAL CHARACTER FOR ASSISTED LIVING BUILDING 4