

# THE GURDJIEFF FOUNDATION

## SITE PLAN & SPECIAL PERMIT APPLICATION

TOWN OF CORTLANDT  
WESTCHESTER COUNTY, NEW YORK  
April 20, 2022

### ZONING COMPLIANCE TABLE

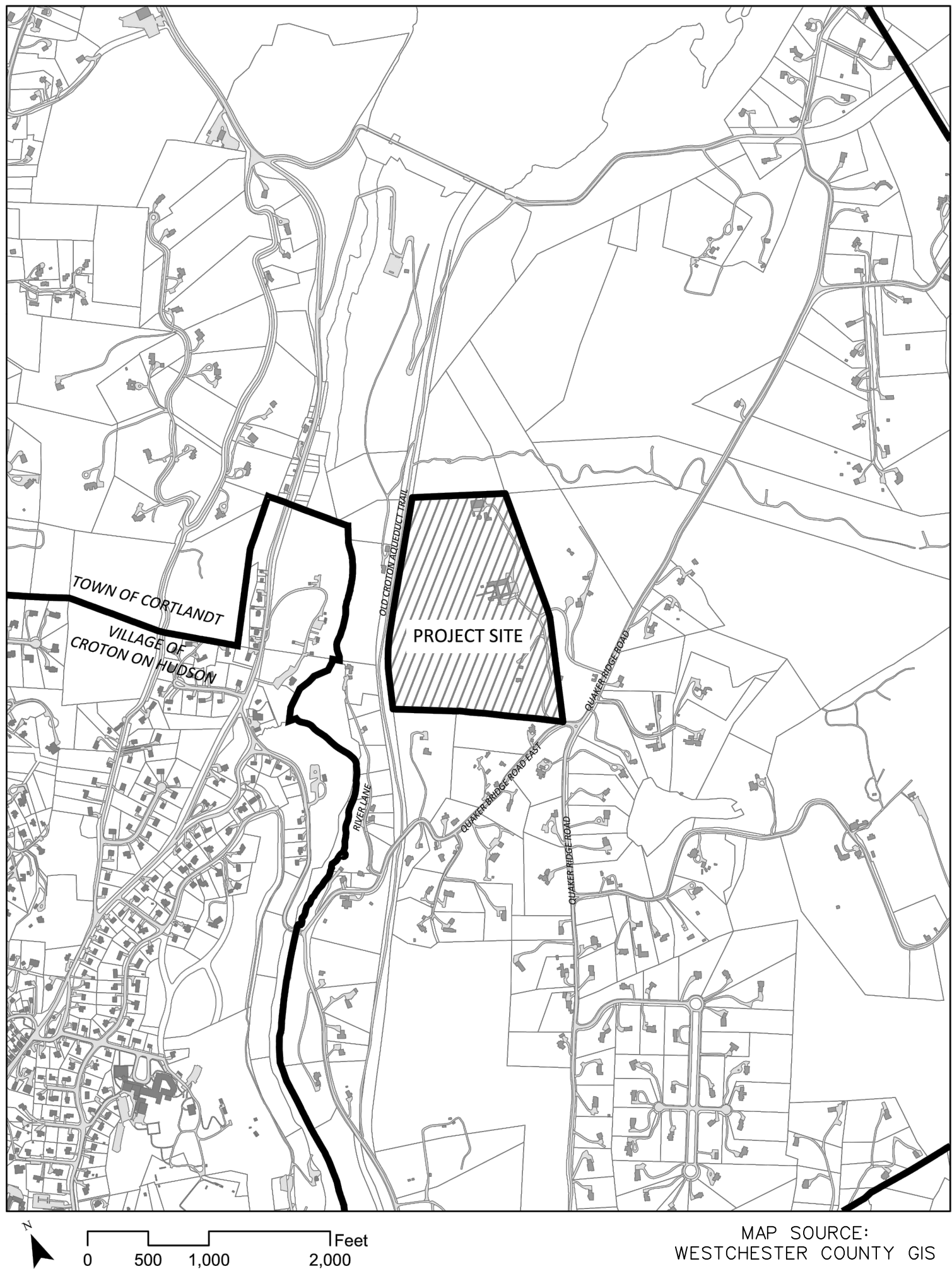
Zoning Requirement (1)	Required/Permitted	Proposed
Minimum Lot Area (SF)	80,000	±2,093,363 (48.1 ac)
Minimum Lot Width (FT)	200	>1000
Minimum Yard Dimensions (FT)		
Front	50	>1000
Side (Width of 70 feet or more)	20% to max 30	>200
Rear	30	>650
Maximum Building Height		
Stories	2 1/2	No Change
Feet	35	No Change
Maximum Building Coverage (percent)	N/A Non-Dwelling	No Change
Minimum Landscape Coverage (percent)	60%	±95% (2)
Detached Building		No Change - Caretaker
Front	Not Permitted	House
Side	6	>200
Rear	6	>200

Notes:

(1) Chapter 307 of Town of Cortlandt, Zoning, Table of Dimensional Regulations, Residential Districts

(2) Approximately 46 acres of the site is lawn, landscape areas and forested

### SITE LOCATION MAP



### LIST OF DRAWINGS

No.	Name	Scale	By	Date
--	COVER SHEET		DTSP	4/20/22
SP-1	EXISTING SITE PLAN AND LIGHTING	1"=80'	DTSP	4/20/22
SP-2	EXISTING SEPTIC SYSTEM	1"=80'	DTSP	4/20/22
SP-3	CONCEPTUAL PARKING LAYOUT PLAN	1"=40'	DTSP	4/20/22
	SURVEY OF PROPERTY	1"=100'	B&W	2/11/22

- DTSP = DTS PROVIDENT DESIGN ENGINEERING, LLP
- B&W = BADEY & WATSON SURVEYING & ENGINEERING, D.P.C.

#### APPLICANT

The Gurdjieff Foundation, Inc.  
123 East 63rd Street  
New York, NY 10065

#### CIVIL ENGINEER & PLANNER:

**DTS • PROVIDENT**  
Intelligent Land Use

DTS PROVIDENT DESIGN ENGINEERING, LLP  
One North Broadway  
White Plains, NY 10601  
P: 914.428.0010

#### SURVEYOR

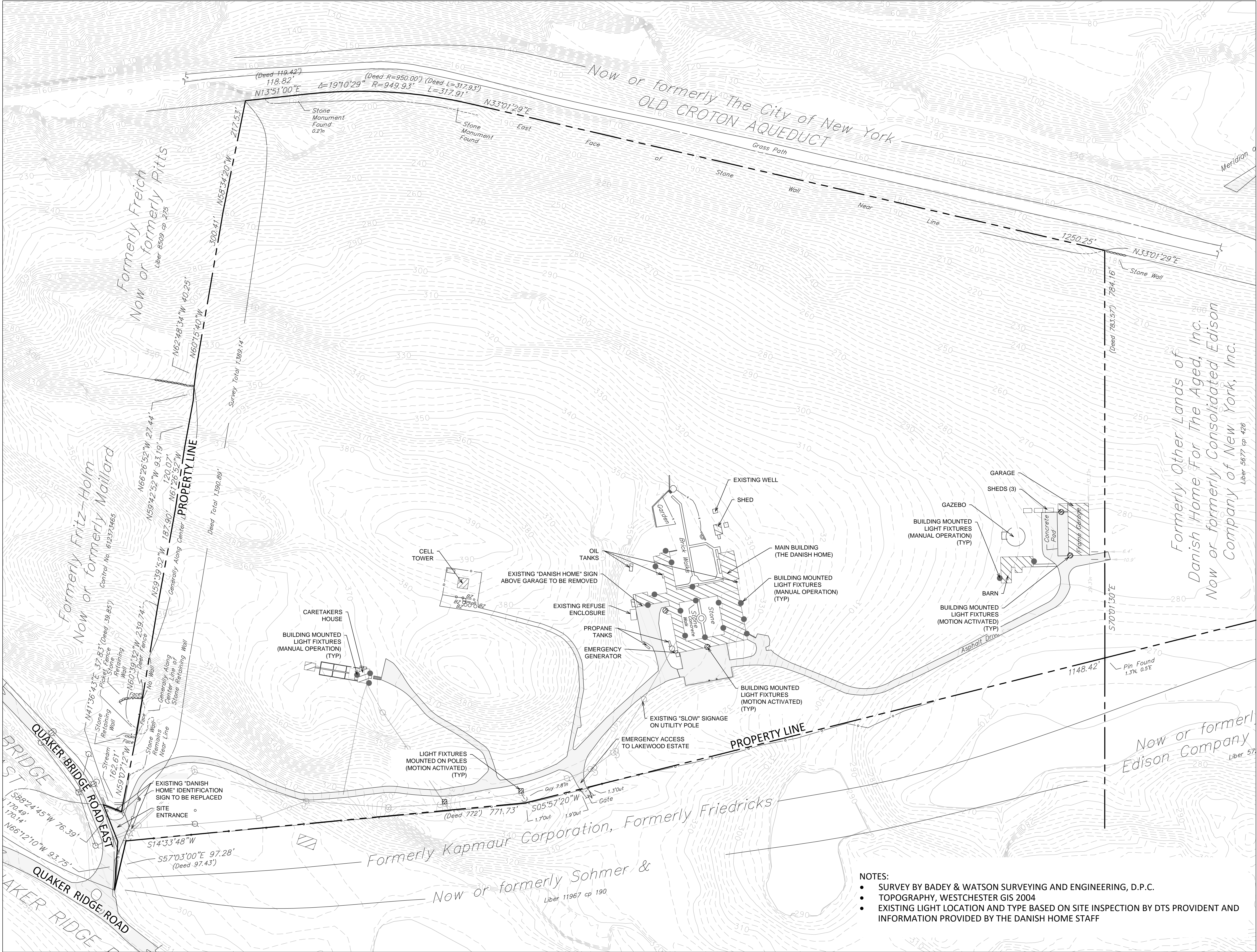
Badey & Watson Surveying and  
Engineering, D.P.C.  
3063 Route 9  
Cold Spring, NY 10516

#### ATTORNEY

Stenger, Diamond & Glass  
1136 Route 9  
Wappingers Falls, NY 12590







THE GURDJIEFF FOUNDATION, INC.

1065 Quaker Bridge Road East  
 Town of Cortlandt, New York

APPLICANT

The Gurdjieff Foundation, Inc.  
 123 East 63rd Street  
 New York, NY 10065

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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 Intelligent Land Use

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 One North Broadway  
 White Plains, NY 10601

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SURVEYOR

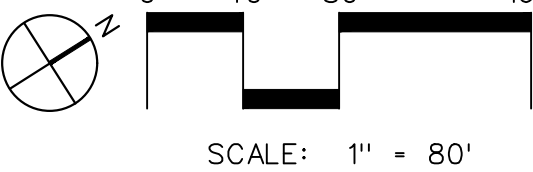
Badey & Watson Surveying and Engineering, D.P.C.  
 3063 Route 9  
 Cold Spring, NY 10516

ATTORNEY

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REVISIONS/ISSUANCES

NO.	DATE	ISSUE

DRAWING TITLE:

EXISTING SITE PLAN AND LIGHTING



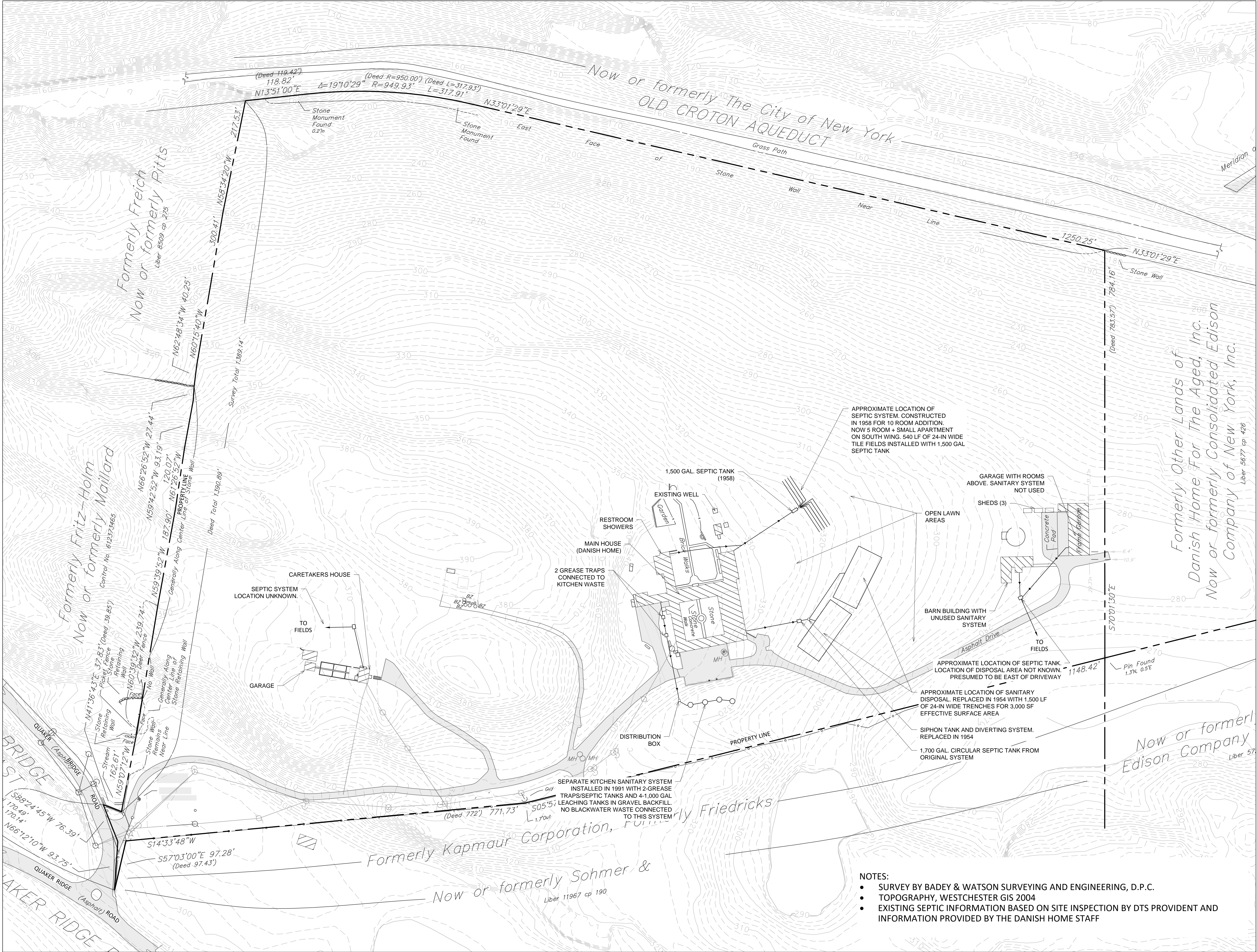
DRAWN BY:	MNS	CHECKED BY:	GMS
PROJECT NO.	900	DATE:	4/20/22
DRAWING NO.			

SP-1

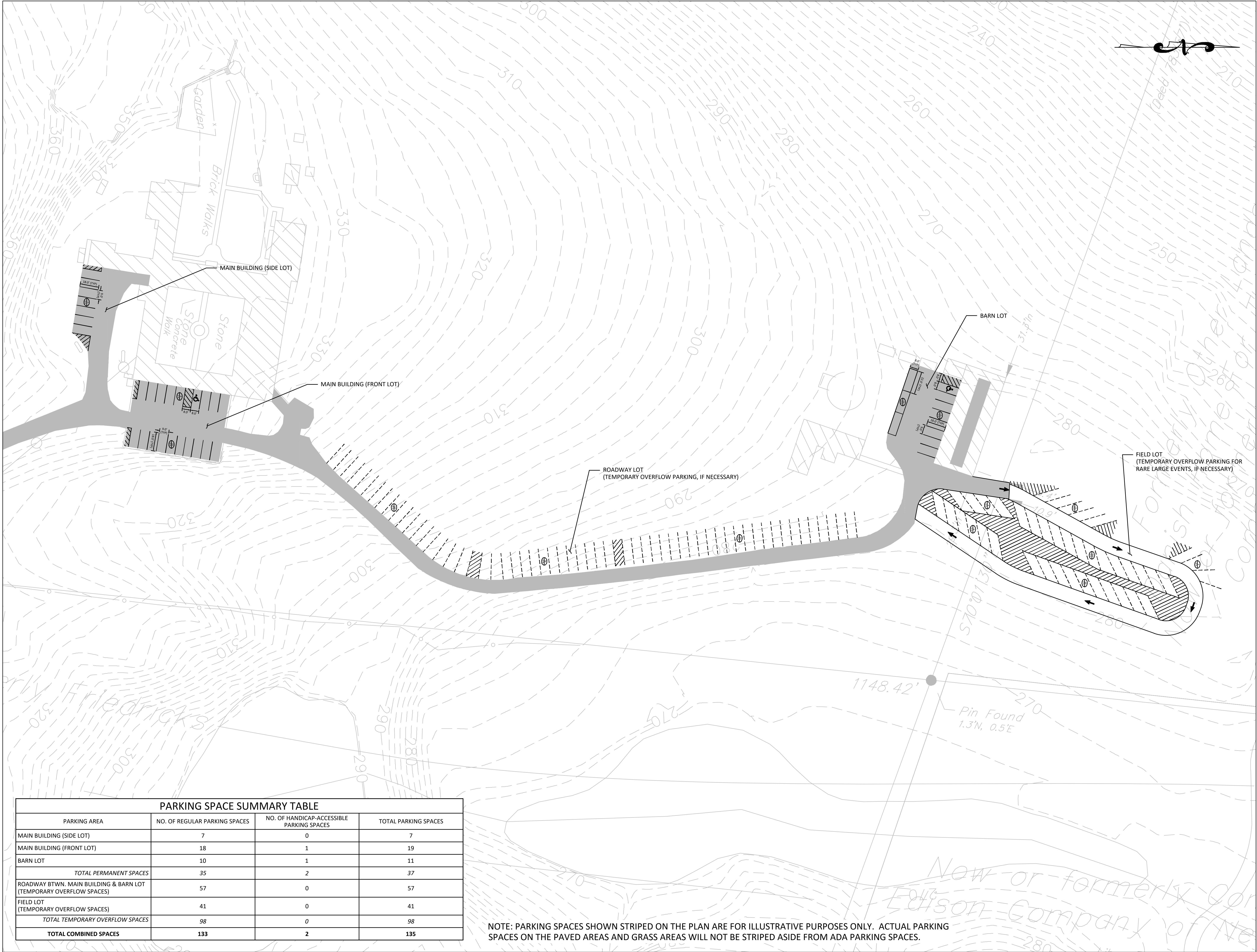
NOTES:

- SURVEY BY BADEY & WATSON SURVEYING AND ENGINEERING, D.P.C.
- TOPOGRAPHY, WESTCHESTER GIS 2004
- EXISTING LIGHT LOCATION AND TYPE BASED ON SITE INSPECTION BY DTS PROVIDENT AND INFORMATION PROVIDED BY THE DANISH HOME STAFF









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 FOUNDATION, INC.

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 Town of Cortlandt, New York

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REVISIONS/ISSUANCES  
 NO. DATE ISSUE

DRAWING TITLE:

CONCEPTUAL PARKING  
 LAYOUT PLAN



DRAWN BY: ST CHECKED BY: BED

PROJECT NO. 900 DATE: 04/18/22

DRAWING NO.

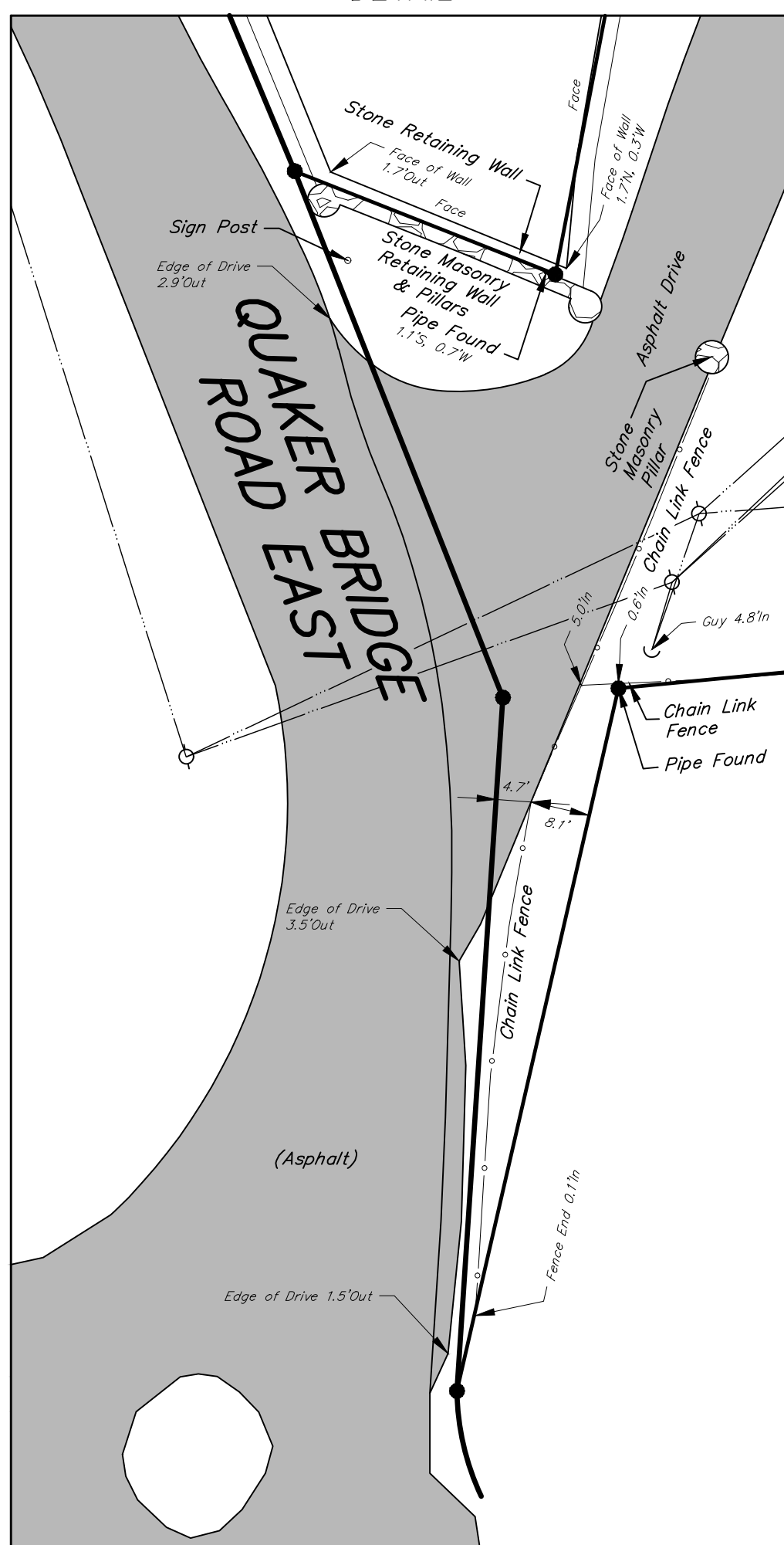
SP-3



*LEGEND*

U	GUY
○ <sub>MH</sub>	MANHOLE
⊗	POLE
⊙	WATER VALVE

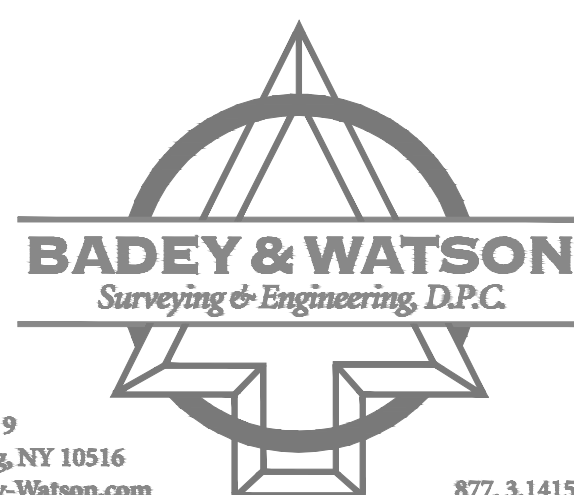
*DETAIL*



SCALE 1 in. = 20 ft.

*Area = 48.057 Acres*

*This map was prepared for the exclusive use of and is certified only to:*  
**THE GURDJIEFF FOUNDATION, INC.**



Formerly Fritz-Holm  
w or formerly Maillard  
(39.85')  
Control No. 612373465

*Formerly Freich  
Now or formerly Pitts*  
*Liber 8509 op 275*

Formerly Kapmaur Corporation, Formerly Friedrichs  
\_\_\_\_\_ & Hanson \_\_\_\_\_

*Formerly Other Lands of  
Danish Home For The Aged, Inc.  
Now or formerly Consolidated Edison  
Company of New York, Inc.*

Now or formerly Consolidated  
Edison Company of New York, Inc.

*Now or formerly The City of New York*

**OLD CROTON AQUEDUCT**

Face \_\_\_\_\_  
Grm \_\_\_\_\_

Notes

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2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examination company.
6. This survey is of property described in the Westchester County Clerk's Liber 5294 of deeds at page 434 (Ramble Hill Resort Club Corp. to Danish Home for the Aged, Inc.), less lands described in the Westchester County Clerk's Liber 5677 of deeds at page 426 (Danish Home for the Aged, Inc. to Consolidated Edison Company of New York, Inc.).
7. Snow cover of approximately 6" existed on this site on February 11, 2022. Consequently, some features may not be shown hereon.
8. The area, meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor  $\times$  real level factor) = 0.99992680. To obtain ground distances divide the distances on this map by the grid factor. To obtain ground area divide the area on this map by the square of the grid factor.

*SURVEY OF PROPERTY*  
*PREPARED FOR*

*THE GURDJIEFF FOUNDATION, INC.*

SITUATE IN THE  
**TOWN OF CORTLANDT**  
WESTCHESTER COUNTY  
NEW YORK

SCALE 1 in. = 100 ft. FEBRUARY 11, 2022

*We hereby certify that the survey shown hereon was completed by us on February 11, 2022 that this map was completed on February 14, 2022 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.*

Association of Professional Land Surveyors, Inc.

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*Surveying & Engineering, D.P.C.*  
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 NEW YORK STATE LICENSED LAND SURVEYOR  
 LICENSE No. 49789

February 14, 2022

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