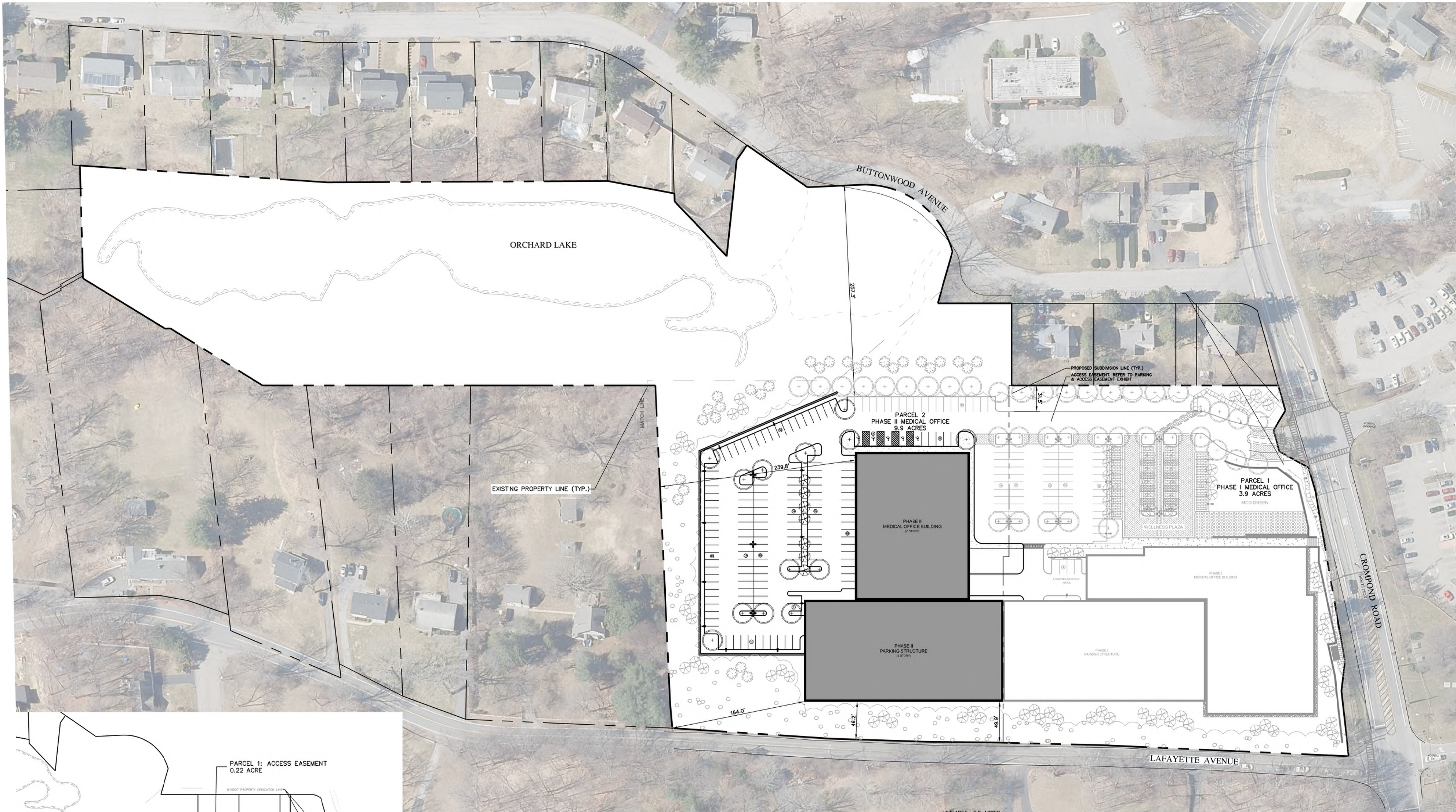
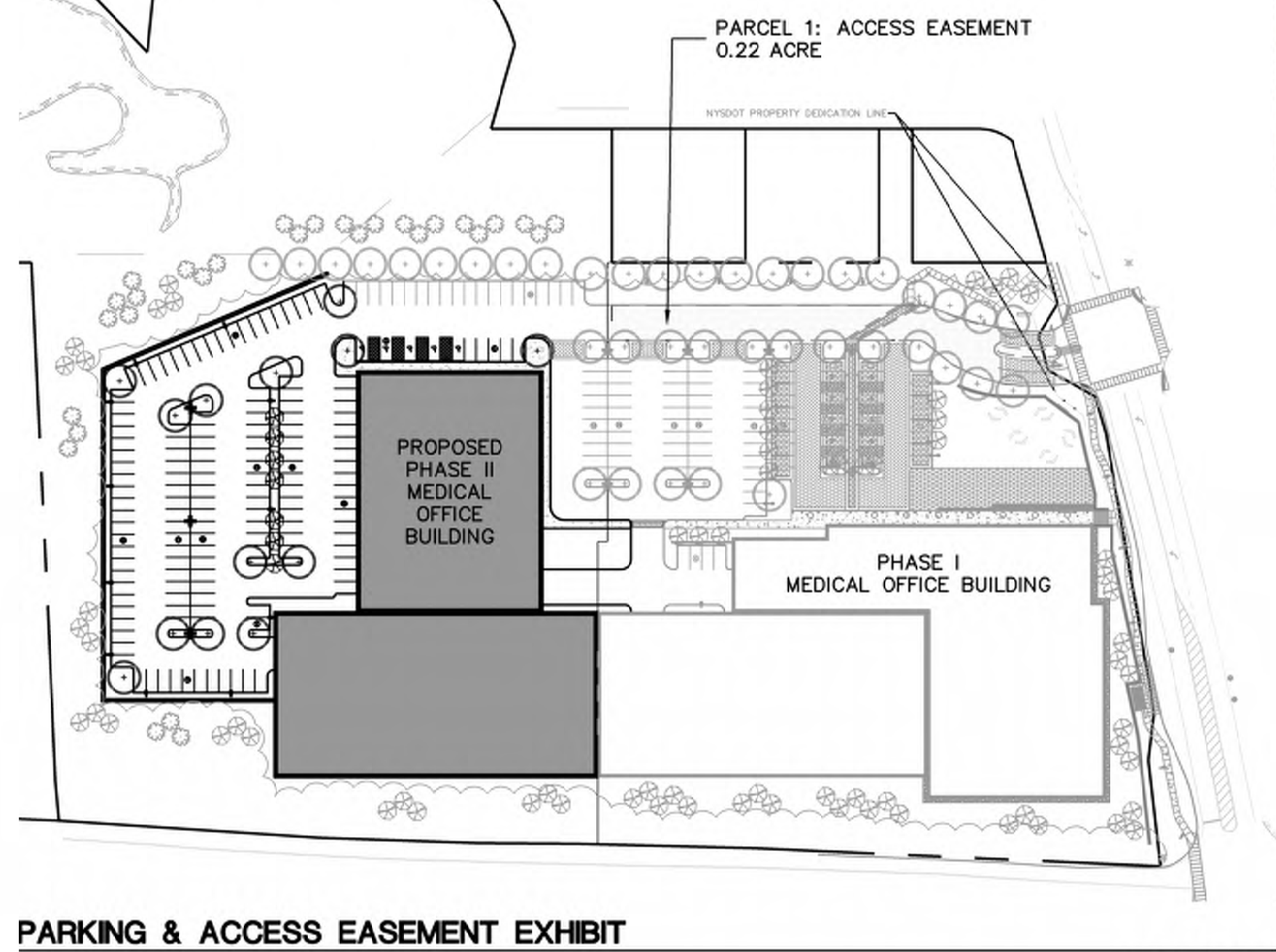


Plot Size: 11x17 - 2025 North Yorktowne Phase II Design - Overall Site Plan - Phase II - Version 2.dwg, Date November 28, 2022, Plotted by North Yorktowne, Inc. (11/28/2022)



LEGEND (PROPOSED)	
---	PROPERTY LINE
----	SUBDIVISION LINE
(L)	LANDSCAPING
(RG)	RAIN GARDEN
(RW)	RETAINING WALL
(CC)	CONCRETE CURB
(A)	ASPHALT
(PA)	ASPHALT
(CW)	CONCRETE WALK
(DP)	DECORATIVE POROUS PAVER



SITE DATA

- WESTCHESTER COUNTY TAX MAP: SECTION 33.12 / BLOCK 1 / LOT (S) 1, 2, & 3
SECTION 33.11 / BLOCK 3 / LOT (S) 5, 6, 7, 8, & 36
- TOTAL SITE AREA: 600,793.38 SF (13.78 ACRES)
- ZONING DISTRICT: MOD (PENDING TOWN ADOPTION)
- OWNER / APPLICANT: GYRODYNE, LLC
1 FLOWERFIELD, SUITE 24, ST JAMES, NY 11780
- THIS PLAN REFERENCES THE FOLLOWING:
A "SURVEY" PREPARED BY THOMAS C. MERRITS LAND SURVEYORS, P.C., 394 BEDFORD ROAD, PLEASANTVILLE, NY 10570, LAST DATED 12/14/2018.
- PARKING: REFER TO ADDITIONAL INFORMATION ON THIS SHEET
- PROPOSED BUILDING: 3 STORIES
104,000 GSF (MEDICAL OFFICE) 2 STORIES
50,000 GSF (MEDICAL OFFICE)

PARKING SUMMARY

REQUIRED PARKING:	USE	PARKING RATIO	REQUIRED SPACES
100,000	MEDICAL OFFICE (PARCEL 1)	1 SPACE PER 220 GSF *	455 SPACES
4,000	CAFE (PARCEL 1)	N/A **	N/A
50,000	MEDICAL OFFICE (PARCEL 2)	1 SPACE PER 220 GSF *	228 SPACES
TOTAL PARKING REQUIRED:			683 SPACES

* PARKING RATIO PREVIOUSLY PROPOSED. REFER TO DEGS DESCRIPTION.
** CAFE USE IS LIMITED TO SUPPORT OF PRIMARY ON-SITE MEDICAL OFFICE USE.

PROPOSED PARKING:	PARCEL 1	PARCEL 2	TOTAL PROVIDED
ON-SITE SURFACE PARKING	17	176	193
STRUCTURED PARKING	303	184	487
TOTAL PARCEL 1 PARKING SPACES PROVIDED	320	360	680
TOTAL PARCEL 2 PARKING SPACES PROVIDED		370	370

PARCEL 1 ZONING DATA

LOT AREA: 3.9 ACRES
PROPOSED ZONING: MEDICAL ORIENTED DISTRICT

PROPOSED MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/PERMITTED	PROPOSED
MAXIMUM GROSS FLOOR AREA OF MEDICAL USES	200,000 GSF	100,000 GSF
MAXIMUM RESIDENTIAL UNITS	400 UNITS	NOT APPLICABLE
MAXIMUM GROSS FLOOR AREA OF COMMERCIAL USES	60,000 GSF	4,000 GSF**
PARKING	REFER TO PARKING SUMMARY	
BUILDING HEIGHT (FEET)	60' MAXIMUM	45'
MAXIMUM LOT COVERAGE	60% (ENTIRE SITE)	*
SETBACKS	AS APPROVED BY TOWN BOARD	TO COMPLY

* LESS THAN 60% IN COMBINATION OF PARCELS 1 & 2
** CAFE USE IS LIMITED TO SUPPORT OF PRIMARY ON-SITE MEDICAL OFFICE USE.

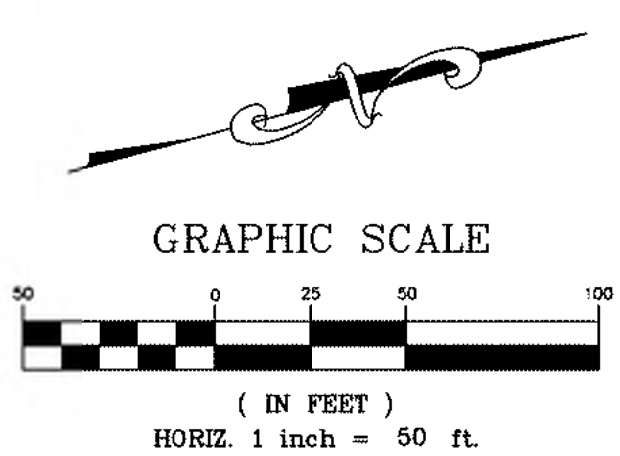
PARCEL 2 ZONING DATA

LOT AREA: 9.9 ACRES
PROPOSED ZONING: MEDICAL ORIENTED DISTRICT

PROPOSED MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/PERMITTED	PROPOSED
MAXIMUM GROSS FLOOR AREA OF MEDICAL USES	200,000	50,000 GSF
MAXIMUM RESIDENTIAL UNITS	400 UNITS	NOT APPLICABLE
MAXIMUM GROSS FLOOR AREA OF COMMERCIAL USES	60,000 GSF	NOT APPLICABLE
PARKING	REFER TO PARKING SUMMARY	
BUILDING HEIGHT (FEET)	60' MAXIMUM	30'
MAXIMUM LOT COVERAGE	60% (ENTIRE SITE)	*
SETBACKS	AS APPROVED BY TOWN BOARD	TO COMPLY

* LESS THAN 60% IN COMBINATION OF PARCELS 1 & 2
** CAFE USE IS LIMITED TO SUPPORT OF PRIMARY ON-SITE MEDICAL OFFICE USE.

FOR REGULATORY APPROVAL ONLY
(NOT FOR CONSTRUCTION)



NO.	DATE	REVISION DESCRIPTION	INT.
1	7/12/21	UPDATED ANNOTATION	AC
2	11/23/22	UPDATED PHASE II SITE PLAN	RTS

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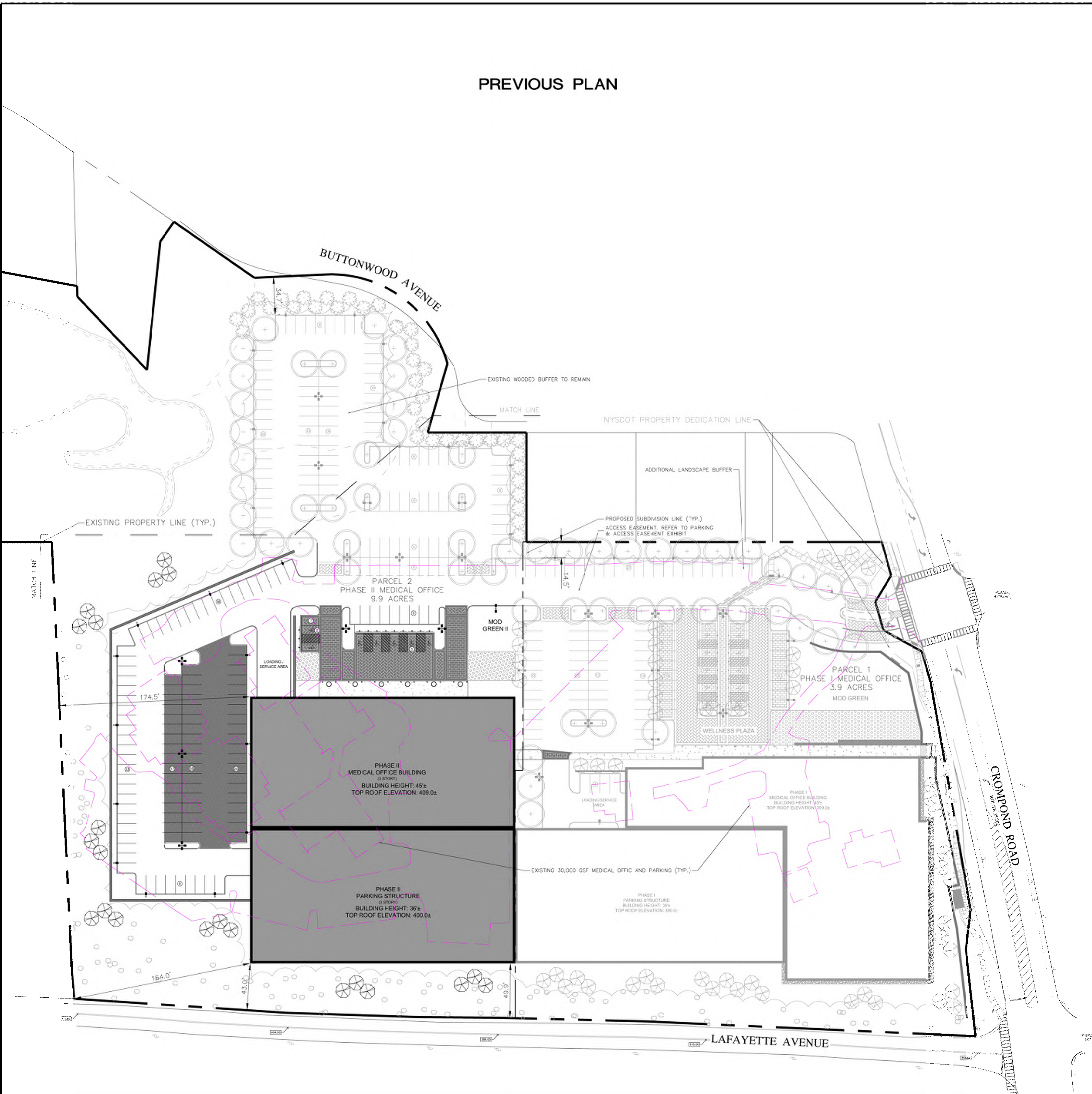
CAMERON ENGINEERING & ASSOCIATES, LLP
177 Crossways Park Drive, Woodbury, NY 11797
1410 Broadway, Suite 400, New York, NY 10018
303 Eastview Road, 1st Floor, White Plains, NY 10603
Corporate Seal Noted in the State of New York
www.CameronEngineering.com
CCEP0004147

PROJECT NAME:
GYRODYNE, LLC - MOD PHASE II
PROJECT LOCATION:
**TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY**

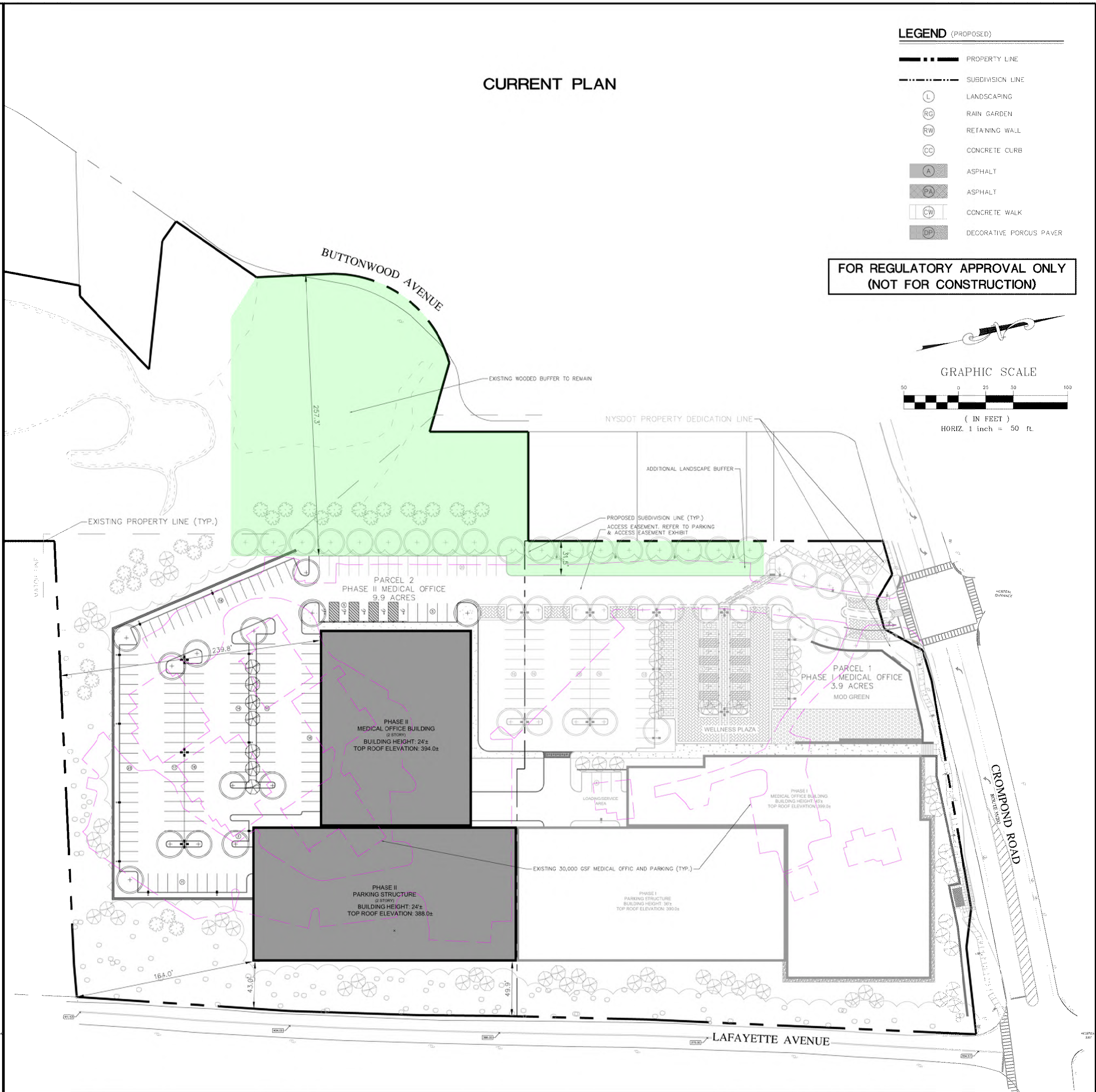
TITLE:
**REDUCED MEDICAL ONLY ALTERNATIVE
150,000 SF**
DISCIPLINE:
CIVIL

PROJECT ENGINEER:
MAD
DESIGNED BY:
MAD
DRAWN BY:
MAD
CHECKED BY:
RJZ
PROJECT NO.:
CE338A
JOB NO.:
CE338A
DATE:
10-05-2020
SCALE:
AS SHOWN
DRAWING NO.:
1
SHEET
1 of 2

PREVIOUS PLAN



CURRENT PLAN



SITE DATA

- WESTCHESTER COUNTY TAX MAP: SECTION 33.12 / BLOCK 1 / LOT (S) 1, 2, & 3
SECTION 33.11 / BLOCK 3 / LOT (S) 5, 6, 7, 8, & 36
- TOTAL SITE AREA: 600,793.38 SF (13.79 ACRES)
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- OWNER / APPLICANT: GYRODYNE, LLC
1 FLOWERFIELD, SUITE 24, ST JAMES, NY 11780
- THIS PLAN REFERENCES THE FOLLOWING:
A "SURVEY" PREPARED BY THOMAS C. MERRITS LAND SURVEYORS, P.C., 394 BEDFORD ROAD, PLEASANTVILLE, NY 10570, LAST DATED 12/14/2018.
- PARKING: REFER TO ADDITIONAL INFORMATION ON THIS SHEET
- PROPOSED BUILDING: 3 STORES
84,600 SF (MEDICAL OFFICE)

PARKING SUMMARY

REQUIRED PARKING:		PARKING RATIO	REQUIRED SPACES
GSF	USE		
100,000	MEDICAL OFFICE (PARCEL 1)	1 SPACE PER 220 GSF *	455 SPACES
4,000	CAFE (PARCEL 1)	N/A **	N/A
84,600	MEDICAL OFFICE (PARCEL 2)	1 SPACE PER 220 GSF *	385 SPACES
TOTAL PARKING REQUIRED:			840 SPACES
* PARKING RATIO PREVIOUSLY PROPOSED. REFER TO DGIS DESCRIPTION.			
** CAFE USE IS LIMITED TO SUPPORT OF PRIMARY ON-SITE MEDICAL OFFICE USE.			
PROPOSED PARKING:		TOTAL PROVIDED:	TOTAL PROVIDED:
PARCEL 1	PARCEL 2		
104 ON-SITE SURFACE PARKING 303 STRUCTURED PARKING 106 PARCEL 2 EASEMENT SURFACE PARKING 513 TOTAL PARCEL 1 PARKING SPACES PROVIDED	136 ON-SITE SURFACE PARKING 280 STRUCTURED PARKING 426 TOTAL PARCEL 2 PARKING SPACES PROVIDED		939 SPACES

PARCEL 1 ZONING DATA

PROPOSED MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/PERMITTED	PROPOSED
MAXIMUM GROSS FLOOR AREA OF MEDICAL USES	200,000 GSF	100,000 GSF
MAXIMUM RESIDENTIAL UNITS	400 UNITS	NOT APPLICABLE
MAXIMUM GROSS FLOOR AREA OF COMMERCIAL USES	60,000 GSF	4,000 GSF**
PARKING		
REFER TO PARKING SUMMARY		
BUILDING HEIGHT (FEET)	60' MAXIMUM	45'
MAXIMUM LOT COVERAGE	60% (ENTIRE SITE)	*
SETBACKS		
AS APPROVED BY TOWN BOARD TO COMPLY		
* LESS THAN 60% IN COMBINATION OF PARCELS 1 & 2		
** CAFE USE IS LIMITED TO SUPPORT OF PRIMARY ON-SITE MEDICAL OFFICE USE.		

PARCEL 2 ZONING DATA

PROPOSED MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/PERMITTED	PROPOSED
MAXIMUM GROSS FLOOR AREA OF MEDICAL USES	200,000	84,600 GSF
MAXIMUM RESIDENTIAL UNITS	400 UNITS	NOT APPLICABLE
MAXIMUM GROSS FLOOR AREA OF COMMERCIAL USES	60,000 GSF	NOT APPLICABLE
PARKING		
REFER TO PARKING SUMMARY		
BUILDING HEIGHT (FEET)	60' MAXIMUM	45'
MAXIMUM LOT COVERAGE	60% (ENTIRE SITE)	*
SETBACKS		
AS APPROVED BY TOWN BOARD TO COMPLY		
* LESS THAN 60% IN COMBINATION OF PARCELS 1 & 2		
** CAFE USE IS LIMITED TO SUPPORT OF PRIMARY ON-SITE MEDICAL OFFICE USE.		

SUMMARY OF PLAN UPDATES

DESCRIPTION	PREVIOUS	CURRENT	IMPROVEMENT
NATURAL AREA TO REMAIN (ORCHARD LAKE PARCEL)	273,375 SF	313,261 SF	+39,886 SF
LANDSCAPED AREA	65,340 SF	69,333 SF	+3,993 SF
REQUIRED PARKING	840 SPACES	683 SPACES	-157 SPACES
REAR YARD SETBACK	164.0 FT	164.0 FT	+0 FT
PARKING BUFFER TO BUTTONWOOD AVENUE	34.7 FT	257.3 FT	+222.6 FT
MEDICAL OFFICE AREA	188,800 GSF	154,000 GSF	-34,800 GSF
PHASE II MEDICAL OFFICE BUILDING HEIGHT	3 STORES (45 FT)	2 STORES (30 FT)	-1 STORY (15 FT)
PHASE II BUILDING FOOTPRINT (MED BLDG & PARKING STRC)	58,927 SF	54,907 SF	-4,020 SF
PAVING WITHIN WEPLAND	21,613 SF	0 SF	-21,613 SF

SITE DATA

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50,000 GSF (MEDICAL OFFICE)

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GSF	USE		
100,000	MEDICAL OFFICE (PARCEL 1)	1 SPACE PER 220 GSF *	455 SPACES
4,000	CAFE (PARCEL 1)	N/A **	N/A
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TOTAL PARKING REQUIRED:			683 SPACES
* PARKING RATIO PREVIOUSLY PROPOSED. REFER TO DGIS DESCRIPTION.			
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PROPOSED PARKING:		TOTAL PROVIDED:	TOTAL PROVIDED:
PARCEL 1	PARCEL 2		
77 ON-SITE SURFACE PARKING 303 STRUCTURED PARKING 580 TOTAL PARCEL 1 PARKING SPACES PROVIDED	176 ON-SITE SURFACE PARKING 184 STRUCTURED PARKING 370 TOTAL PARCEL 2 PARKING SPACES PROVIDED		750 SPACES

PARCEL 1 ZONING DATA

PROPOSED MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/PERMITTED	PROPOSED
MAXIMUM GROSS FLOOR AREA OF MEDICAL USES	200,000 GSF	100,000 GSF
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PARKING		
REFER TO PARKING SUMMARY		
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AS APPROVED BY TOWN BOARD TO COMPLY		
* LESS THAN 60% IN COMBINATION OF PARCELS 1 & 2		
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PARCEL 2 ZONING DATA

PROPOSED MEDICAL ORIENTED DISTRICT (MOD)	REQUIRED/PERMITTED	PROPOSED
MAXIMUM GROSS FLOOR AREA OF MEDICAL USES	200,000	50,000 GSF
MAXIMUM RESIDENTIAL UNITS	400 UNITS	NOT APPLICABLE
MAXIMUM GROSS FLOOR AREA OF COMMERCIAL USES	60,000 GSF	NOT APPLICABLE
PARKING		
REFER TO PARKING SUMMARY		
BUILDING HEIGHT (FEET)	60' MAXIMUM	30'
MAXIMUM LOT COVERAGE	60% (ENTIRE SITE)	*
SETBACKS		
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CAMERON ENGINEERING & ASSOCIATES, LLP
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1410 Broadway, Suite 400, New York, NY 10018
303 Eastview Road, 4th Floor, White Plains, NY 10603
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www.CameronEngineering.com

PROJECT NAME:
GYRODYNE, LLC - MOD PHASE II
PROJECT LOCATION:
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY

TITLE:
COMPARISON PLAN
REDUCED MEDICAL ONLY ALTERNATIVE
150,000 SF AND 184,600 SF
DISCIPLINE:
CIVIL

PROJECT ENGINEER:
MAD
DESIGNED BY:
MAD
DRAWN BY:
MAD
CHECKED BY:
RJZ
PROJECT NO.:
CE338A
JOB NO.:
CE338A
DATE:
10-05-2020
SCALE:
AS SHOWN
DRAWING NO.:
2
SHEET
2 of 2