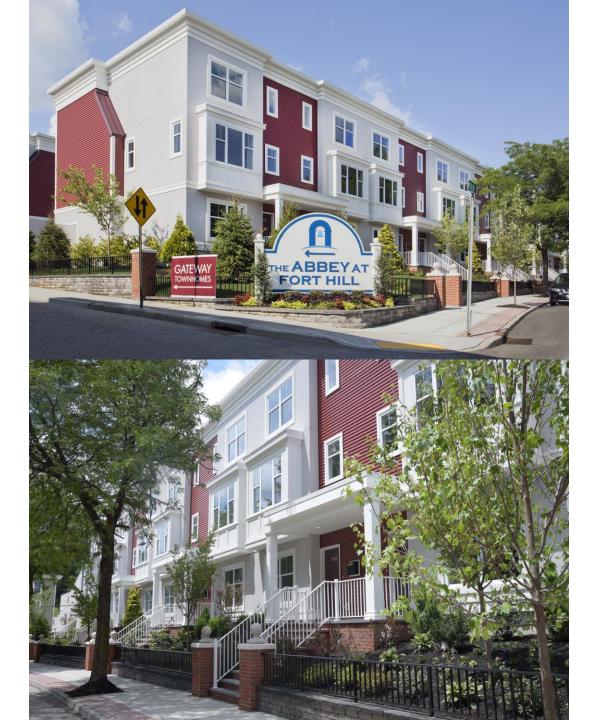
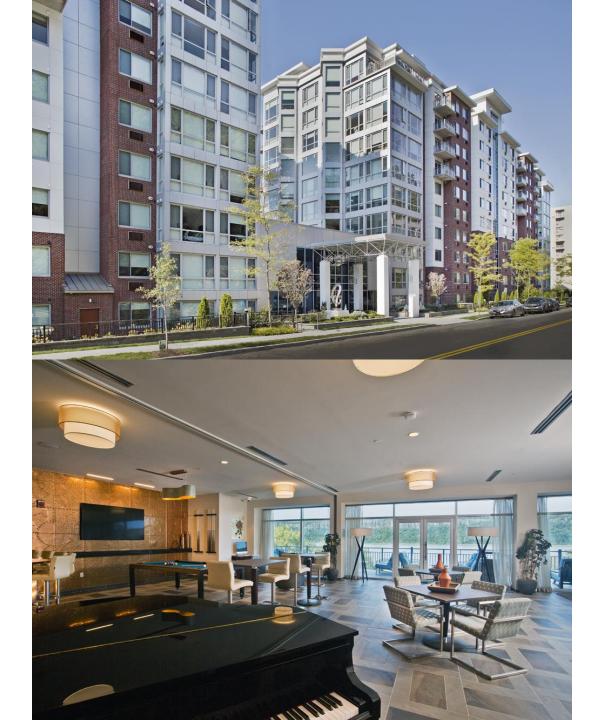
Quarry Site

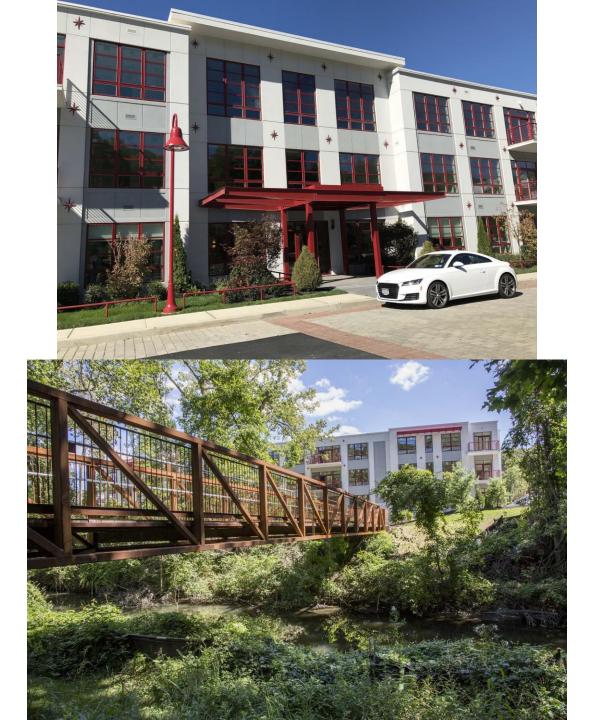
Verplanck, NY
Ginsburg Development Companies

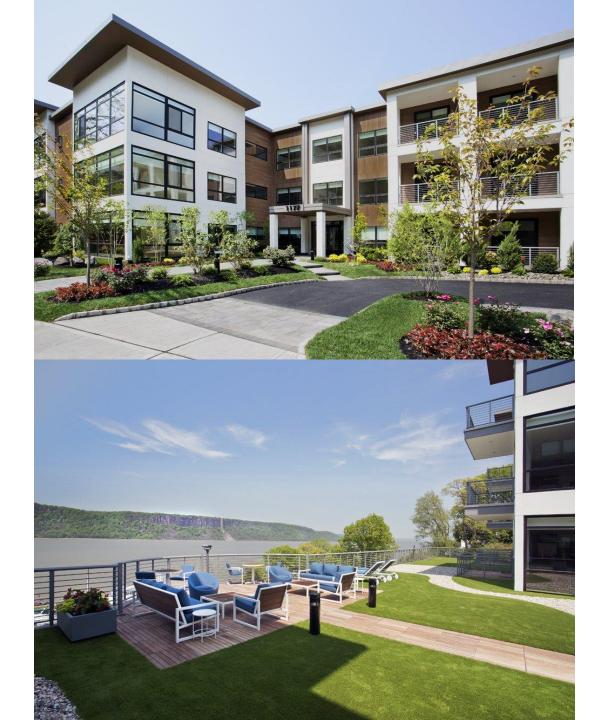














DEVELOPMENT PROGRAM

PAD 4: PUBLIC RESTAURANT & SWIM CLUB

TOTAL BUILDING AREA

9,000 SF

• "F" Restaurant

6,000 SF

• "G" Club / Cabana Building

3,000 SF

PARKING SPACES

• Potential Sunday Church Overflow Parking

136 Spaces

Potential Sunday Church Overflow Parking
BUILDING HEIGHT

1 Story

PAD 5 / PORTION PAD 6: APARTMENTS

NO. DWELLING UNITS

204 DU

Building Type "A"Building Type "B"

58 DU

• Building Type "C"

2 @ 50 DU 46 DU

PARKING SPACES

408 Spaces

• Garage Parking

133 Spaces

Dedicated Driveway Parking

41 Spaces

• Surface Parking 234 Spaces

BUILDING HEIGHT

Building Type "A" & "C"Building Type "B"

4 Story Over Parking

3 - 4 Story Side Split over Parking

PAD 6 & 7: SPA, INN & SHOPPES / RESTAURANT

TOTAL BUILDING AREA

64,000 SF

• "D" Spa

6,000 SF

• "D" Inn 48,000 SF / 50 Keys

• "D" Inn Restaurant 6,000 SF • "E" Boat Storage & Dive Shop 6,000 SF

PARKING SPACES

219 Spaces

Surface ParkingUnder-building Inn Parking

155 Spaces 64 Spaces

BUILDING HEIGHT

Spa, Inn & Restaurant

3 Story + Basement

Storage Buildings & Dive Shop

1 Story / 20' Ceiling Ht.

REV.: 10/27/23

CONCEPT PLAN

HAMLET OF VERPLANCK QUARRY SITE IMPROVEMENTS PROJECT

TOWN OF CORTLANDT, WESTCHESTER COUNTY, N.Y. SCALE: 1" = 60' DATE: 08/09/23

SITE FEATURES LEGEND

- A CLUB / AMENITY
 - Clubhouse
 - · Outdoor Pool, Spa & Deck
 - Fire Pit & BBQ Area
 - Pickleball Courts
- B SANDY BEACH
- C QUARRY & RIVER PATHWAY
- D QUARRY OVERLOOK
- E SMALL BOAT LAUNCH AREA
- Floating Docks & Storage Building
- Dive Shop
- F RIVER VISTA OVERLOOK
- G EXISTING GAS MAIN EASEMENT
- H OUTDOOR AMPHITHEATER & BANDSTAND
 - · Covered Bandstand & Terraced Seating
- I WETLAND AREA
 - · Low Impact Trails
 - Potential Eclogical Tour with Signage
 - POTENTIAL LARGE QUARRY FOUNTAIN
 - Vertical Water Spout with Lighting
- K UP LIGHTING AT BASE OF CLIFF
- L POTENTIAL TEMPORARY OUTDOOR SALES AREA
 - Farmer's Market, Antique Fair, etc.
 - Open Friday Afternoons









