

Quarry Site

Verplanck, NY

Ginsburg Development Companies















DEVELOPMENT PROGRAM

PAD 4 : PUBLIC RESTAURANT & SWIM CLUB

TOTAL BUILDING AREA	6,000 SF	9,000 SF
• "F" Restaurant	6,000 SF	
• "G" Club / Cabana Building	3,000 SF	
PARKING SPACES		136 Spaces
• Potential Sunday Church Overflow Parking		
BUILDING HEIGHT		1 Story

PAD 5 / PORTION PAD 6 : APARTMENTS

NO. DWELLING UNITS	58 DU	204 DU
• Building Type "A"	58 DU	
• Building Type "B"	2 @ 50 DU	
• Building Type "C"	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"		4 Story Over Parking
• Building Type "B"		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 Parking	155 Spaces
• Under-building Inn Parking	64 Spaces
BUILDING HEIGHT	
• Spa, Inn & Restaurant	3 Story + Basement
• Storage Buildings & Dive Shop	1 Story / 20' Ceiling Ht.

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 Ecological Tour with Signage
- J 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

CONCEPT PLAN

HAMLET OF VERPLANCK

QUARRY SITE IMPROVEMENTS

PROJECT

TOWN OF CORTLANDT, WESTCHESTER COUNTY, N.Y.

SCALE : 1" = 60'

DATE : 08/09/23

REV. : 10/27/23













