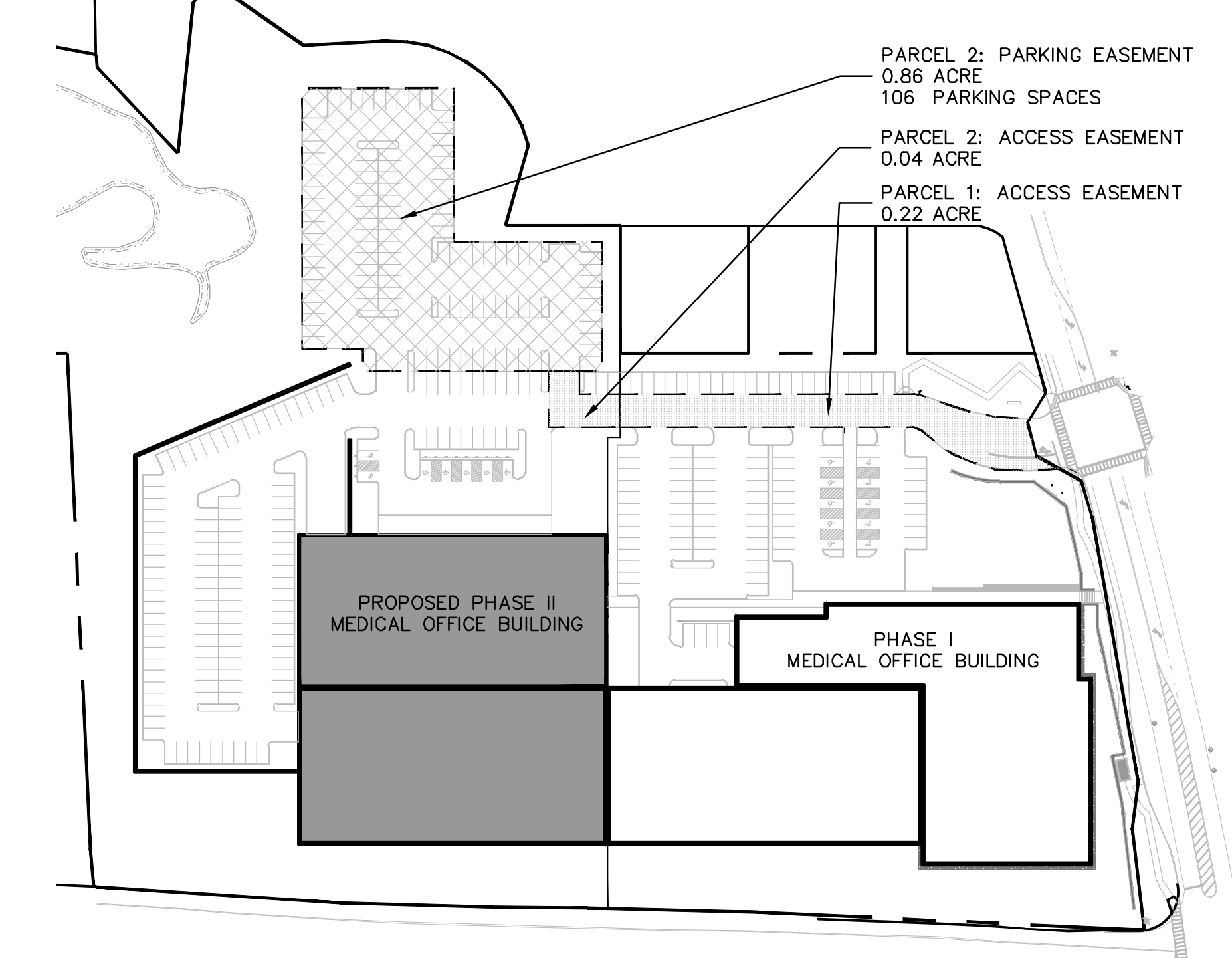
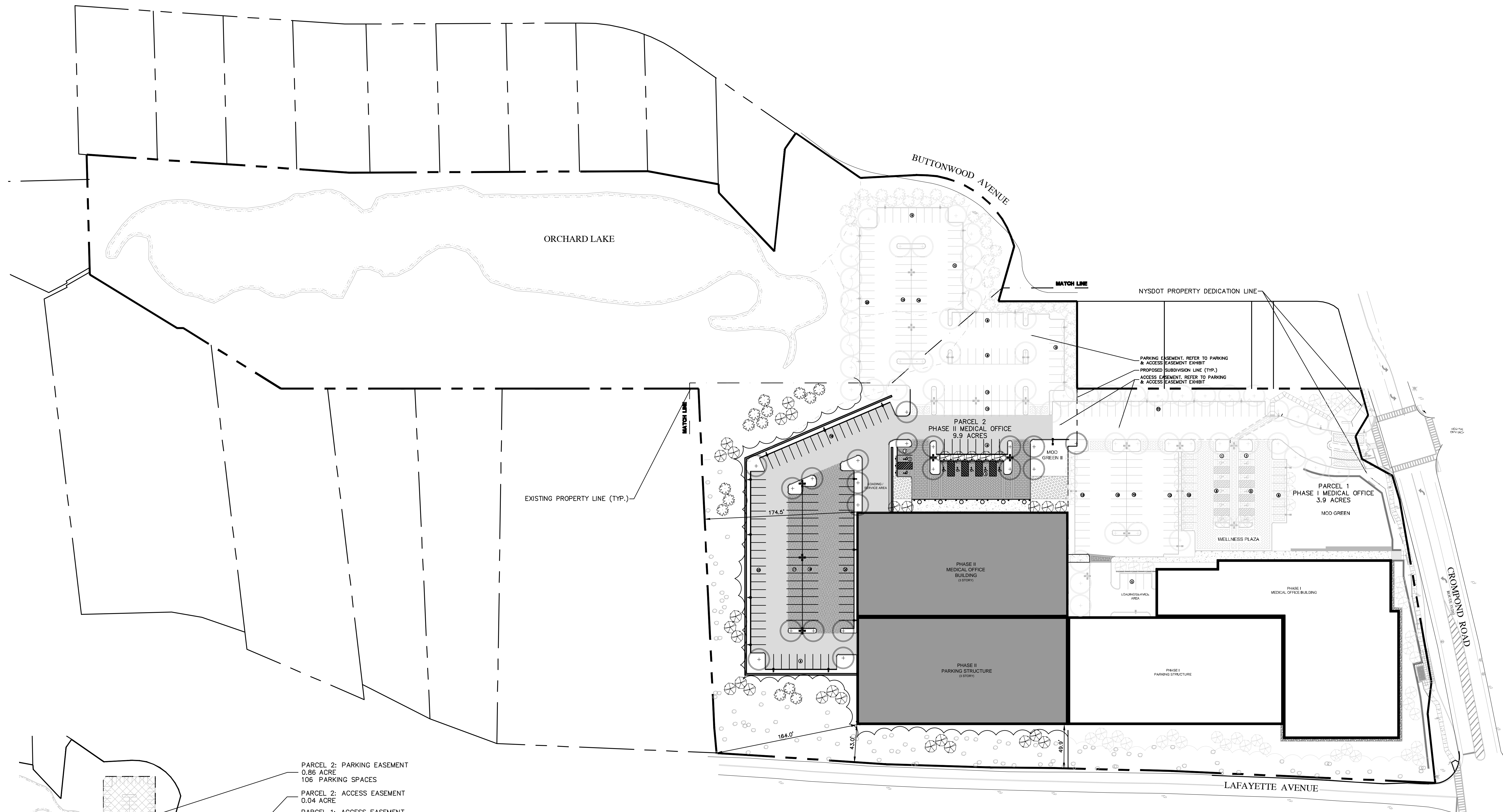


LEGEND (PROPOSED)

- — — — — 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

1. 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
2. TOTAL SITE AREA: 600,793.38 SF (13.79 ACRES)
3. ZONING DISTRICT: MOD (PENDING TOWN ADOPTION)
4. OWNER / APPLICANT: GYRODYNE, LLC
1 FLOWERFIELD, SUITE 24, ST. JAMES, NY 11780
5. THIS PLAN REFERENCES THE FOLLOWING:
A "SURVEY" PREPARED BY THOMAS C. MERRITTS LAND SURVEYORS, P.C., 394 BEDFORD ROAD, PLEASANTVILLE, NY 10570,
LAST DATED 12/14/2018.
6. PARKING: REFER TO ADDITIONAL INFORMATION ON THIS SHEET
7. PROPOSED BUILDING: 3 STORIES
84,600 SF (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
84,600	MEDICAL OFFICE (PARCEL 2)	1 SPACE PER 220 GSF *	385 SPACES
TOTAL PARKING REQUIRED:			840 SPACES
PROPOSED PARKING:			TOTAL PROVIDED:
104	ON-SITE SURFACE PARKING	158	ON-SITE SURFACE PARKING
303	STRUCTURED PARKING	280	STRUCTURED PARKING
106	PARCEL 2 EASEMENT SURFACE PARKING		
513	TOTAL PARCEL 1 PARKING SPACES PROVIDED	426	TOTAL PARCEL 2 PARKING SPACES PROVIDED

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

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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

LOT AREA: 3.9 ACRES
PROPOSED ZONING: MEDICAL ORIENTED DISTRICT

*LESS THAN 60% IN COMBINATION OF PARCELS 1 & 2

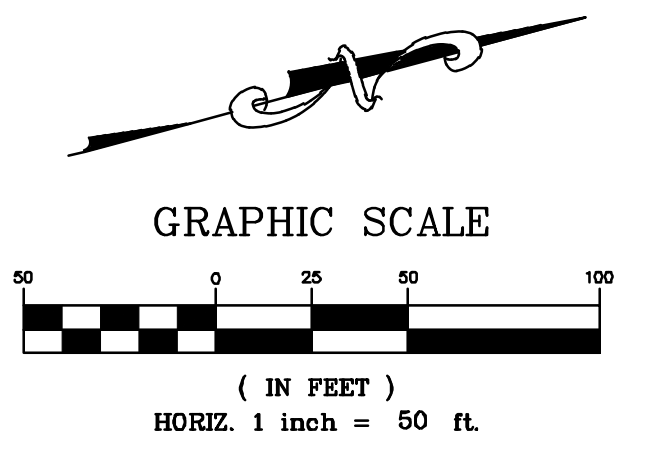
PARCEL 2 ZONING DATA

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

LOT AREA: 9.9 ACRES
PROPOSED ZONING: MEDICAL ORIENTED DISTRICT

*LESS THAN 60% IN COMBINATION OF PARCELS 1 & 2

**FOR REGULATORY APPROVAL ONLY
(NOT FOR CONSTRUCTION)**



NO.	DATE	REVISION DESCRIPTION	INT.
1	*	*	*

PROJECT NAME:
GYRODYNE, LLC - MOD PHASE II

PROJECT LOCATION:
**TOWN OF CORTLANDT
WESTCHESTER COUNTY, NY**

DISCIPLINE:
CIVIL

TITLE:
OVERALL SITE PLAN

PROJECT ENGINEER:
MAD

DESIGNED BY:
MAD

DRAWN BY:
MAD

CHECKED BY:
KMM

PROJECT NO.:
CE338A

JOB NO.:
CE338A

DATE:
10-05-2020

SCALE:
AS SHOWN

DRAWING NO.:
SHEET
--- of 22

PLOT SCALE: 1/8"=1'-0" (VERTICAL) 1/4"=1'-0" (HORIZONTAL) DATE: 10/05/2020 10:58:10 AM USER: kmm