



ZONING DATA - CD		
(DESIGNED COMMERCIAL) ZONING DISTRICT		
	REQUIRED/ALLOWED	PROPOSED
1		
2		
3		
4		
5	80,000 S.F.	291,185 S.F.
6	200 L.F.	>200 L.F.
7	32' / 3 STY	30.6' / 3 STY
8	75 L.F.	46.9 L.F. pre approval
9	75 L.F.	50 L.F.
10	50 L.F.	104
11	50 L.F.	N.A.
12	0.25	<25%
13	112	112
14		
15	44,250	35,809
16		
17	139 ORIGINALLY APPROVED	142 PROPOSED
18		
19	87894	84,503
20		1,595
21	5260	4,892
22	93,154	90,900
23		
24	NET DECREASE IN SIDEWALK AND PAVEMENT AREAS (2,254)	
25	APPROVAL OF PLANS PREPARED BY CROWNIN ENGINEERING P.C. DATED 4-10-2019 HAVE NOT BEEN CHANGED	
26	NO CHANGES IN PARKING COUNT	
27	NO CHANGES IN SITE PLAN IN R-40 ALL UNITS ARE 2 BEDROOMS ONLY	
28	MINOR CHANGES IN GRADING	
29	NO CHANGES IN DRAINAGE	
30	NO CHANGES TO LANDSCAPE ALONG MAIN ST.	
31	ALL BUILDINGS TO BE MODULAR CONSTRUCTION	
32		
33		

PROJECT NO

NOTES:

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NO	DATE	DESC	BY
1	6-23-20	garages	es

REVISED
PARKING AND PAVEMENT PLAN
 FOR
PONDVIEW COMMON
 IN THE
TOWN OF CORTLANDT
 WESTCHESTER COUNTY, NY
 INCLUDING 16 GARAGES

GABRIEL E. SENOR, P.C.
 CONSULTING ENGINEER • LAND SURVEYORS
 80 EAST HARTSDALE AVE., HARTSDALE, NEW YORK, 10530
 (914) 422-0070 FAX 422-3009

SCALE: 1" = 30'
 DATE: FEB. 1, 2020
 DRAWN BY: ES
 CHECKED BY: ES
 DWG NO.: