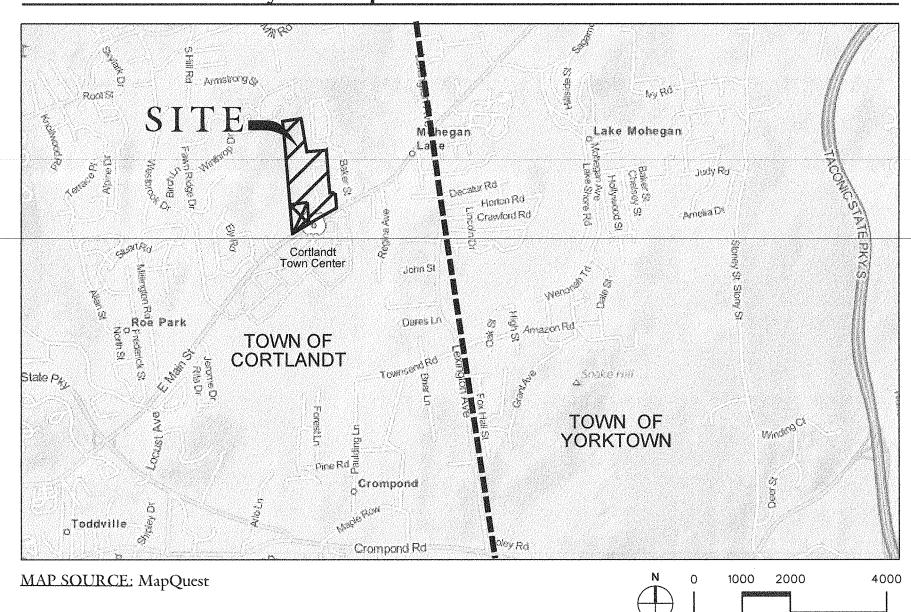
TOWN OF CORTLANDT, NEW YORK

APPLICATION FOR SITE PLAN AMENDMENT

MARCH 20, 2019 ISSUED FOR FINAL SITE PLAN SIGNATURE: MAY 17, 2019

Site Vicinity Map



List of Drawings					
No.	Name	Scale	Date		
Site and	Site and Civil Drawings				
	Cover Sheet		05/17/19		
SP-0	Master Plan	1"=50'	03/20/19		
SP-1	Site Layout Plan	1"=20'	03/20/19		
SP-2	Site Grading and Drainage Plan	1"=20'	03/20/19		
SP-3	Site Utility Plan	1"=20'	03/20/19		
SP-4	Landscape and Lighting Plan with Photometrics	1"=20'	03/20/19		
SP-5	Erosion and Sediment Control Plan and Details		03/20/19		
SP-6.1-6.5	Site Details	As Shown	03/20/19		
EC-1	Existing Conditions Plan	1"=20'	03/20/19		

SIGNATURE BLOCK Required for Subdivisions and Site Plan

The Department Head signatures indicate that this drawing or set of drawings is consistent with the Planning Board resolution of approval and with the general requirements and policies of the Town of Cortlandt for which the Department Head is responsible. The project design including all public health and safety considerations are solely the responsibility of the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services

\$\\ \frac{5}{31/1019} \\ \text{vector} \quad \text{Date} \quad \quad \text{Date} \quad \quad \text{Date} \quad \quad \text{Date} \quad \qquad \quad \qq \quad \quad \quad \quad \quad \quad \quad \quad \quad \qua

Reviewed by the Department of Technical Services

Mihael Project 5/31/2019
Director Date

Approved by Resolution No. 13-19 of the Planning Board of the Town of Cortlandt, New York on the 19 day of 19, 2019, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plat or site development plan, after the above date, shall void this approval.

Signed this 6 day of June, 2019 by

Chairman of the Planning Board

411 Theodore Fremd Avenue, Suite 300
Rye, NY 10580

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ZARIN & STEINMETZ 81 Main Street White Plains, NY 10601 CONTROL POINT ASSOCIATES, INC., P.C. 14 Penn Plaza 225 West 34th Street New York, NY 10122

Surveyor:

Jeff Coleman, P.E., Director DES

Michael Preziosi, P.E., Director DOTS

737-0100 734-1060

Zoning Compliance Table

Section ⁽¹⁾	Required/F	Permitted	Propo	
	Designed Commercial (CD)	R-40 Single- Family	Designed Commercial (CD)	R-40 Single- Family
Dimensional Standards (§307 Att. 5 Nonres	idential Districts & A	Att 3 Residential	Districts)	
ya samuun kan kan ka maa dada ka madaya ka madaya ka	and the second section of the second section of the second section of the second section is a second section of the second section of the second section is a second section of the sectio	e same e come a consedimente como ser escentiva e en consederata de como de 2 d	±15.1 ac	±20.9 ac
Minimum Lot Area	80,000 sf	40,000 sf	(±658,095 sf)	(±909,349 sf)
Minimum Lot Width (ft)	200	150	1,050	
Maximum Height (stories/ft)	3 / 35	2½ / 35	1 / ≤35	
Minimum Yards (ft)				
Front	75	50	90	
Side	50	min. 5 ⁽²⁾	75	
Rear	50	30	80	
Maximum Building Coverage (%)	20%	65% of FAR	19%	
Minimum Landscape Coverage (%)	25%	60% or 50% ⁽³⁾	l de la companya de l	
Within CD District Only	The second secon	and the second section of the section of the second section of the second section of the section of the second section of the sectio	22% ⁽⁷⁾	
CD District + Landscaped Berm		a a názade de transitar espetad diametral relientes recensaries are betad e ateri	36% ⁽⁸⁾	
Total Site (CD + R-40 District)		roun sytematic his considerant with resolvent decreases of the sur-	63%	
Maximum Floor Area (sf)	eller all committee committee and all several contracts on a district contract the trace to the con-	Varies ⁽⁴⁾	1 1	
Maximum Floor Area Ratio (FAR)	er demokratika angan seminakan kan kerinter tempahan angan ladi sa dambih sebagai seba	Varies ⁽⁴⁾		
Minimum Required Landscaped Areas (%) Buffer Adjacent to Residential District (ft) Eastern property line Western property line	5% 50 50		6% ⁽⁶⁾ 80 30' min. ⁽⁹⁾	
Parking Requirements	gerlet der mit dekter anveil der die Kallen von Statte von der State von die Gemeile State de Andre St. Andre d	tive in succession of the control of		ght deutling haut yn wedin a negwrynnyd a tod nywhlennole
Per Table of Off-Street Parking Spaces (§3	07-29)	gene " na greta , on gertigen dendede og "na get dag se Mark comit syne	e make kalan kan kan kan kan kan a a a a a a a a a	s agreement on a section of the section of the section of the section of
Single-family		2 sp per DU	-	
Retail (1 sp/200 sf)	622			
Restaurant (1 sp/50sf DR + employee				
pkg per PB)	23	man (See footnote 11	
Office, medical (4/physician & 1/empl)	18	enter de la companya		
Spaces as Calculated per §307-29	663 ⁽¹⁰⁾	Wallest Market Physics		
Minimum Parking Spaces Required ⁽¹⁰⁾	585 ⁽¹¹⁾	en e	589	
Dimensions of Parking Spaces (90° spaces)	generally property and the state of the stat		erent en verken bestellen
Stall Width (ft)	9		9	<u></u>
Stall Depth (ft)	18	erro i alimbo i actorio sovice que discasión en decendo en el el actorio de se el el en el el en el el en el e 	18	
Aisle width (2-way) (ft)	25	e was enemal in out of the enemal part and in a security on the enemal of the enemal o	25	——————————————————————————————————————
Dimensions of Parking Spaces (45° spaces)	eganta regiona de moderno es entre el discrete de moderni. El contra de moderni de contra de moderni. El contra de moderni de modern		
Stall Width (ft)	9		9	57
Stall Depth (ft)	18		18	
	14	and the state of t	14	

(1) Town of Cortlandt Town Code Chapter 307: Zoning. November 8, 1993, as amended.(2) Lot width of 70 feet or more: 20% of width to a maximum of 30 feet. Lot width less than 70 feet: 15% of width to a

minimum of 5 feet.
(3) 50% for a non-dwelling use.

(4) Max. Floor Area is based on lot size pursuant to 307 Attachment 4 Table of Dimensional Regulations, Maximum Floor Area in Residential Districts.

(5) Refer to Section 307-14 and 307-15 Table of Permitted Uses for complete list of permitted principal and accessory uses

(6) Based on parking lot islands, excluding 25' buffer from street line and 50' buffer from adjacent residential district.

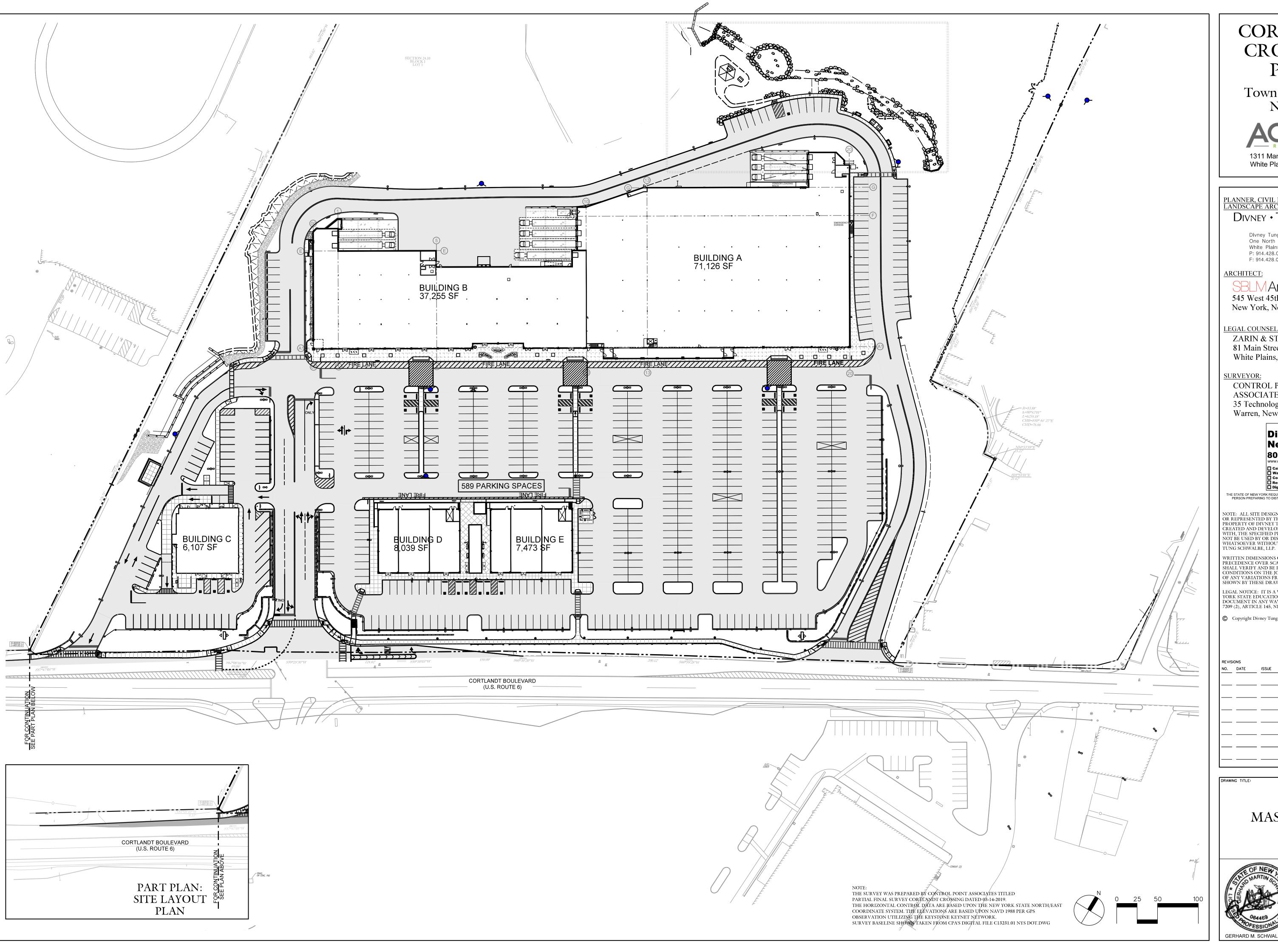
(7) Variance granted by ZBA on 5/18/16 to permit a reduction in Minimum Landscape Coverage in CD District from 25% to (8) Approximately 3.5 acres of bermed landscaped area is proposed adjacent to the CD District northern boundary (in R-40).

District) as screening for adjoining neighborhoods.

(9) Variance granted by ZBA on 5/18/16 to permit reduction in Buffer Adjacent to Residential District from 50' to 30'.

(10) Retail parking based on 122,527 square feet of retail space. Restaurant parking based on 1,140 square feet of interior (882 sf) and outdoor (238 sf) dining area. Medical office parking for dental clinic based on 2 physicians and 10 employees. Total floor area for all uses does not exceed 130,000 square feet.

(11) Variance granted by ZBA on 5/18/16 to permit a reduction in the number of calculated parking spaces from 693 spaces (based on 3/15/16 SEQRA Findings) to 585 spaces (variance of 108 spaces).



Town of Cortlandt, New York



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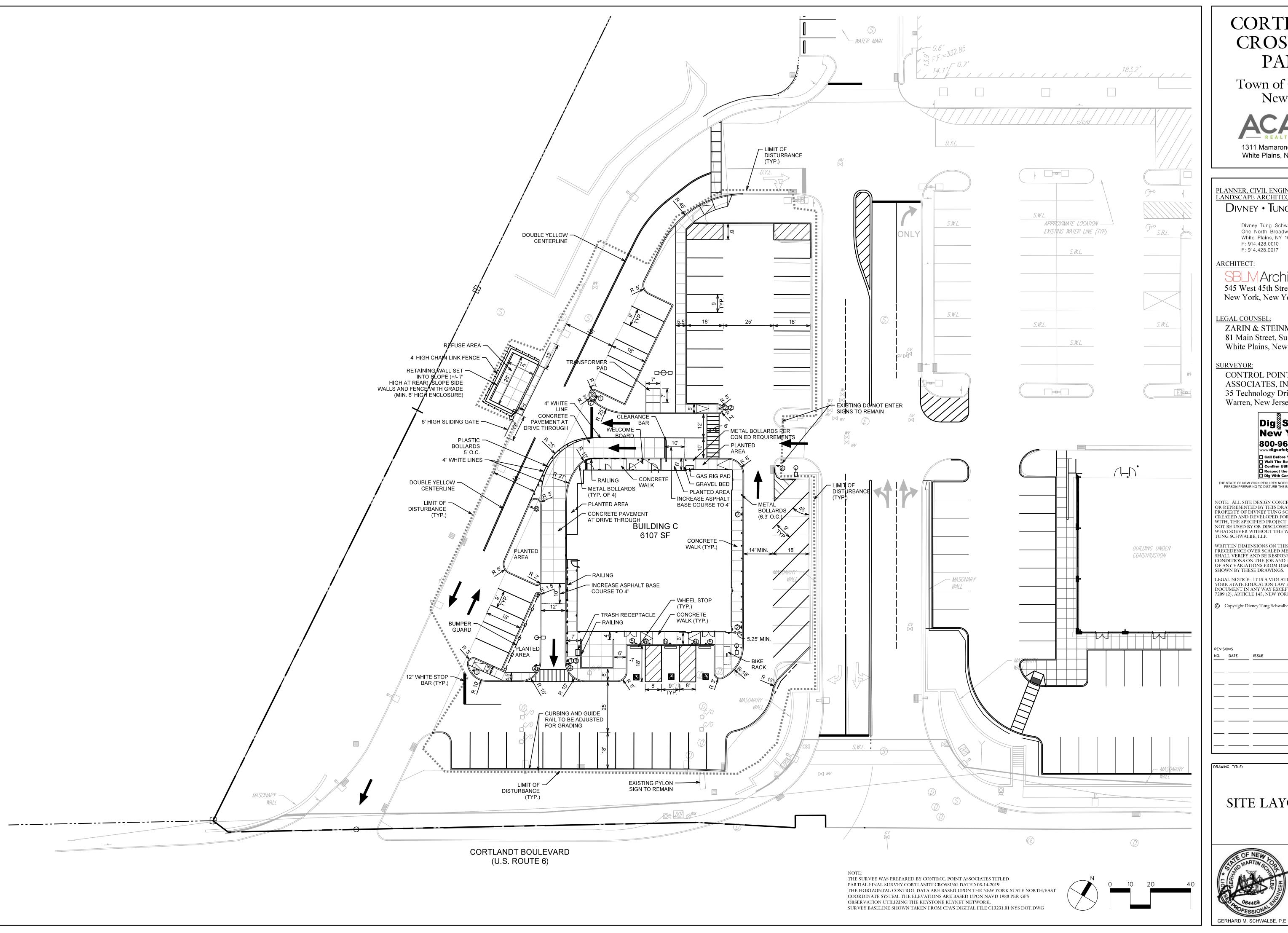
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MASTER PLAN



PROJECT NO. DATE: 03/20/19



Town of Cortlandt, New York



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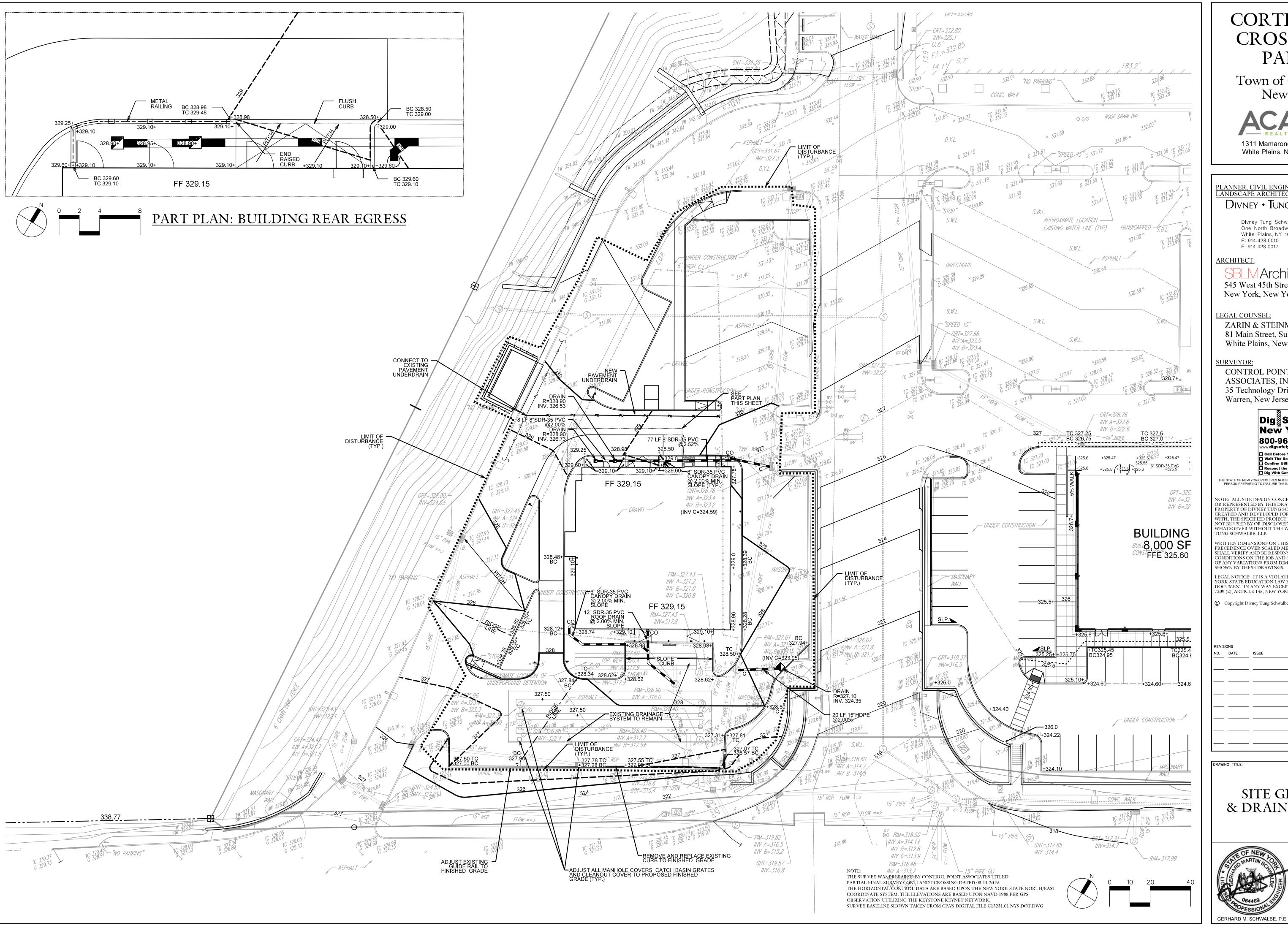
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SITE LAYOUT PLAN



DMM PROJECT NO. DATE: 03/20/19



Town of Cortlandt, New York



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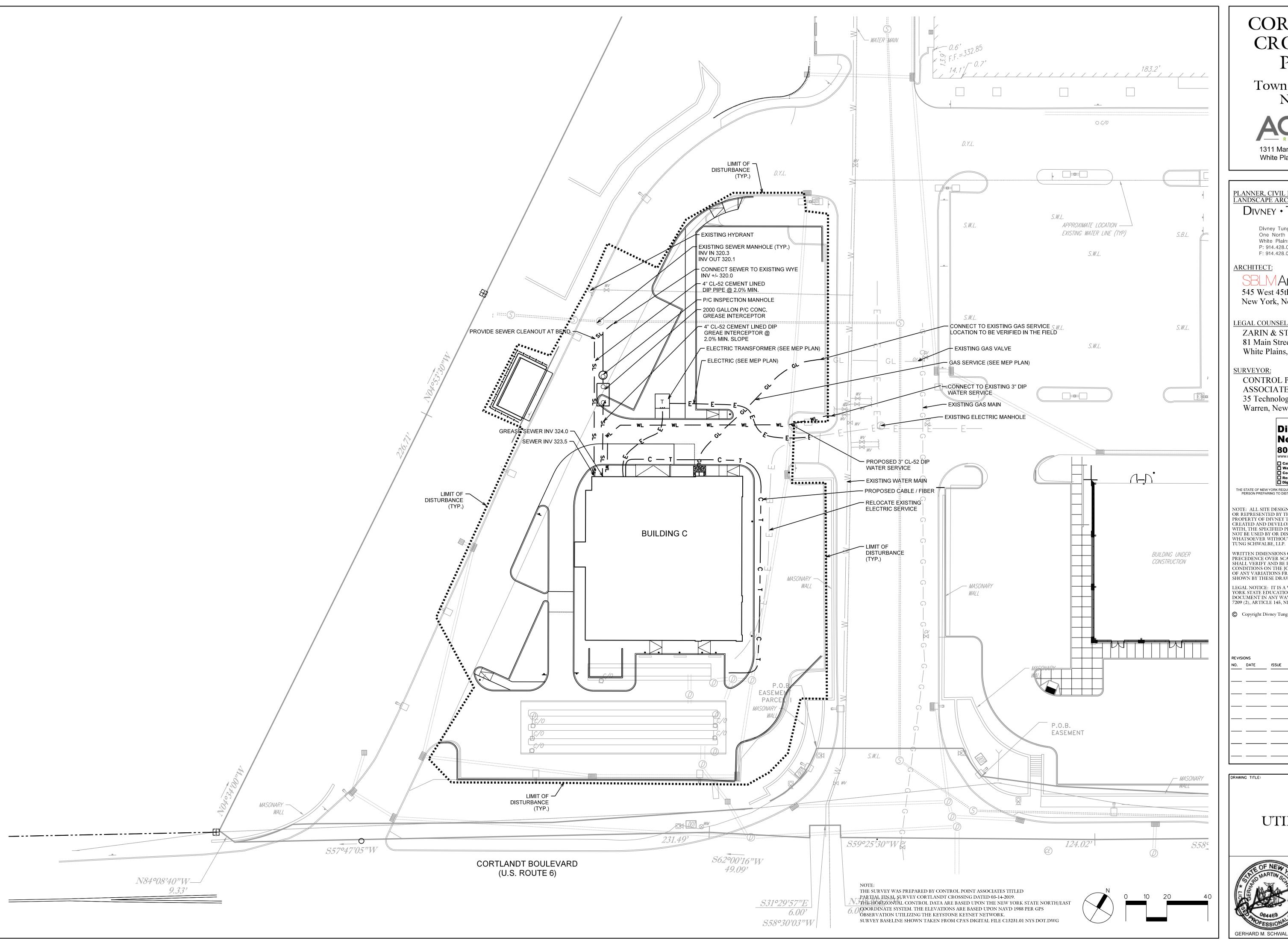
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SITE GRADING & DRAINAGE PLAN



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Town of Cortlandt, New York



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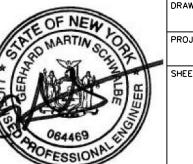
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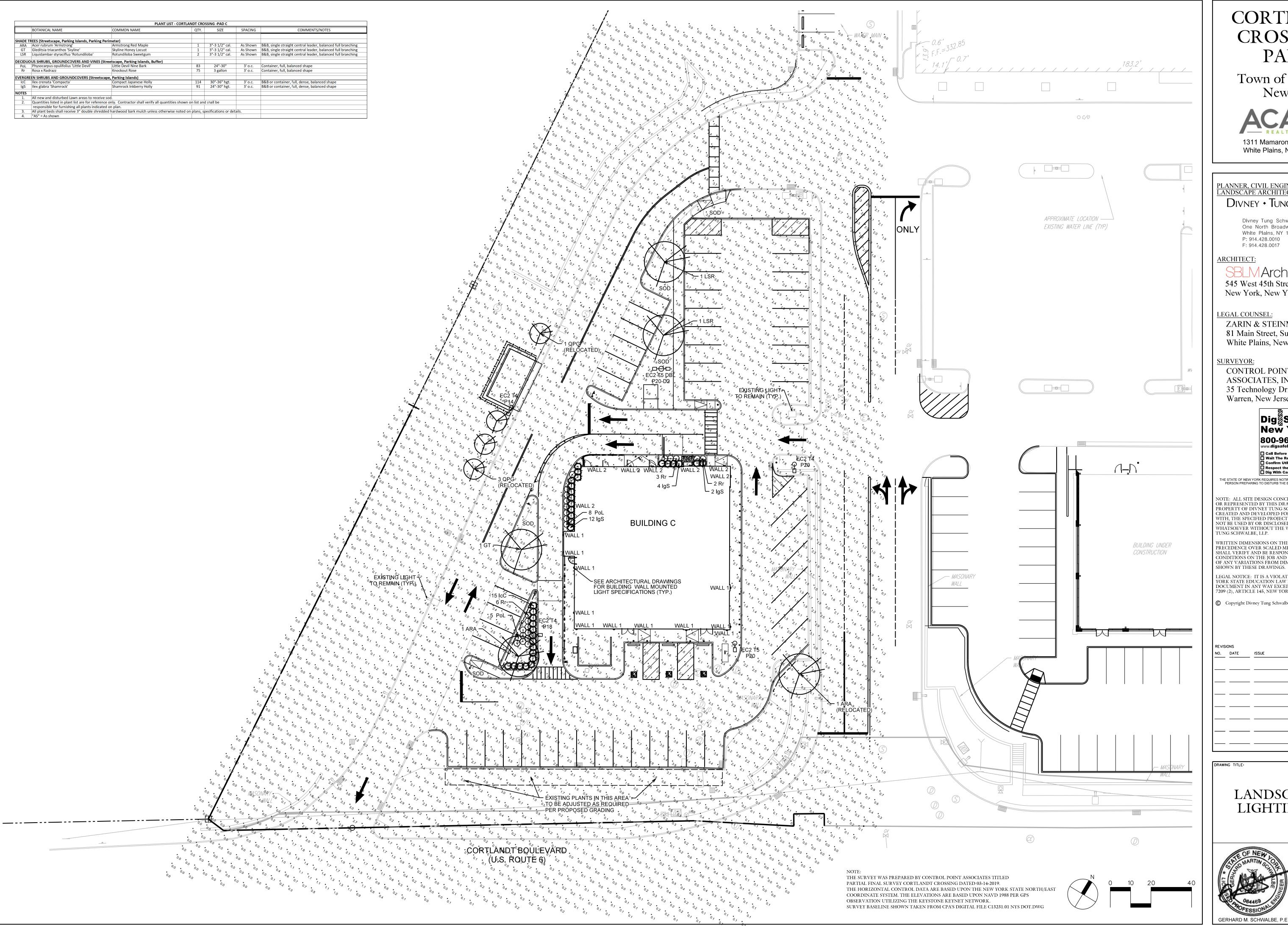
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SITE UTILITY PLAN



PROJECT NO. DATE: 03/20/19



Town of Cortlandt, New York



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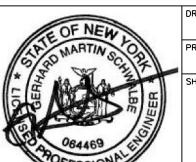
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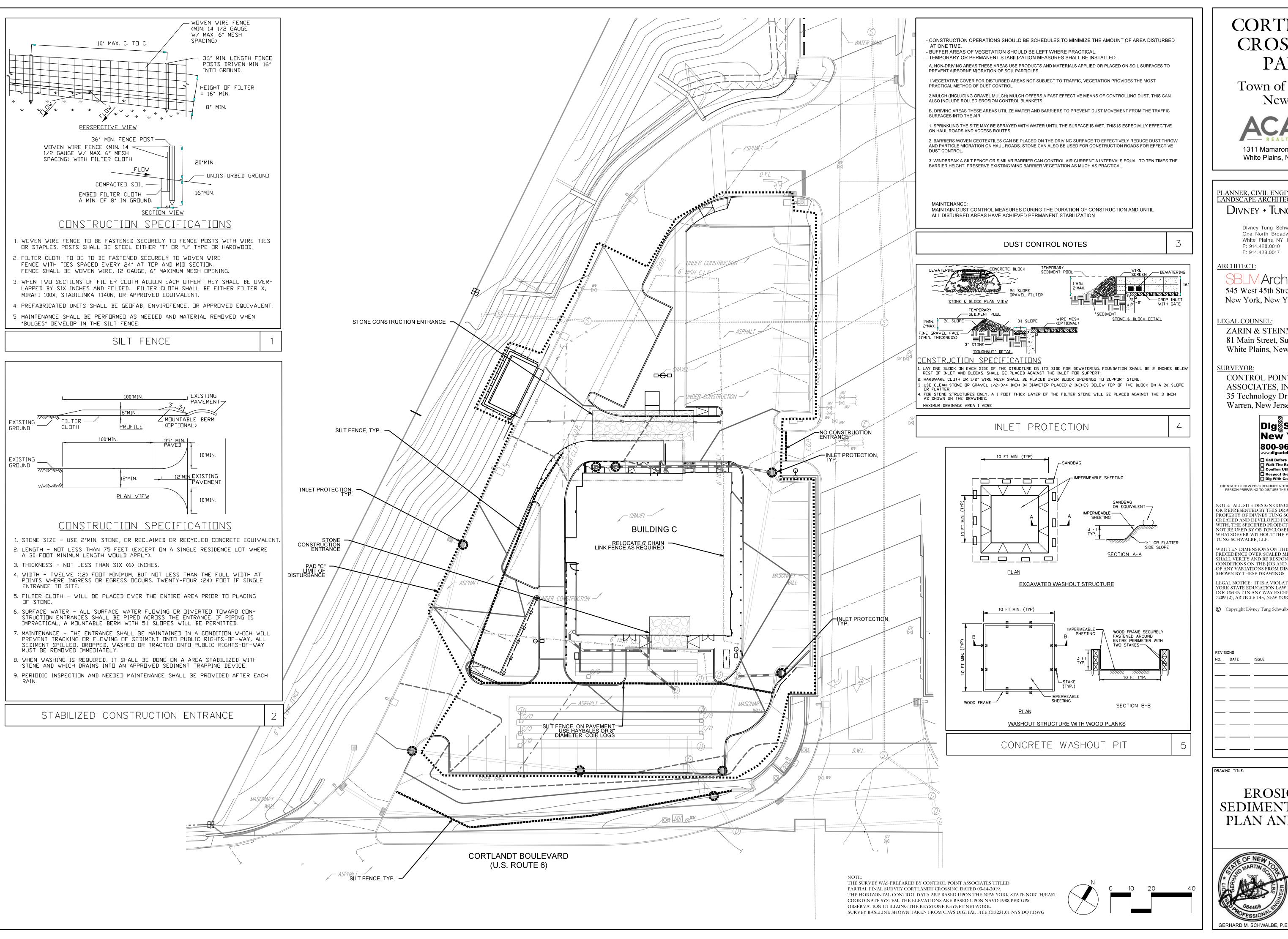
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LANDSCAPE AND LIGHTING PLAN



PROJECT NO. DATE: 03/20/19



Town of Cortlandt, New York



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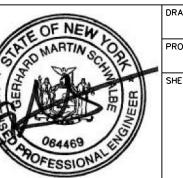
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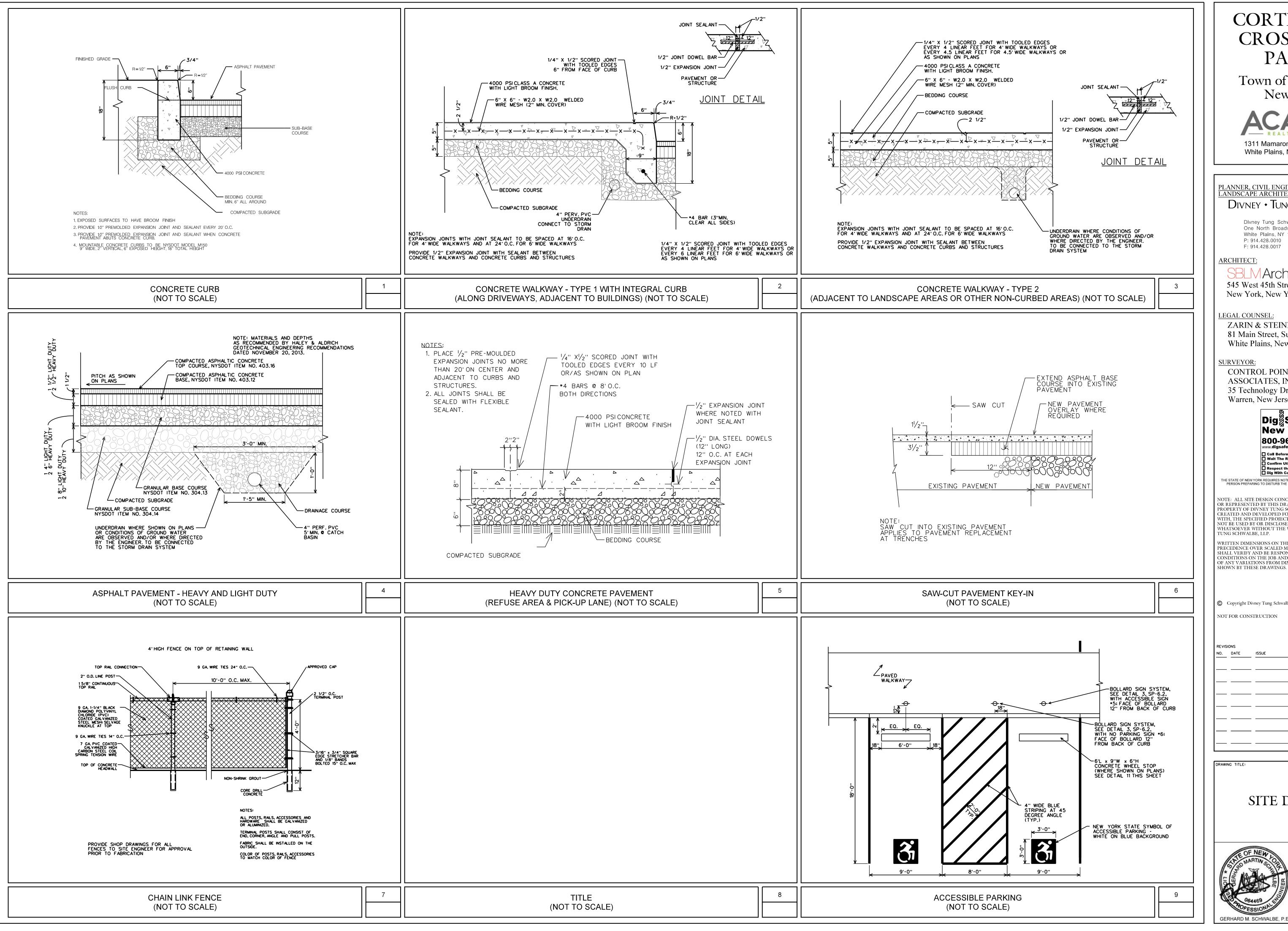
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EROSION AND SEDIMENT CONTROL PLAN AND DETAILS



MJS

757 03/20/19



> Town of Cortlandt, New York



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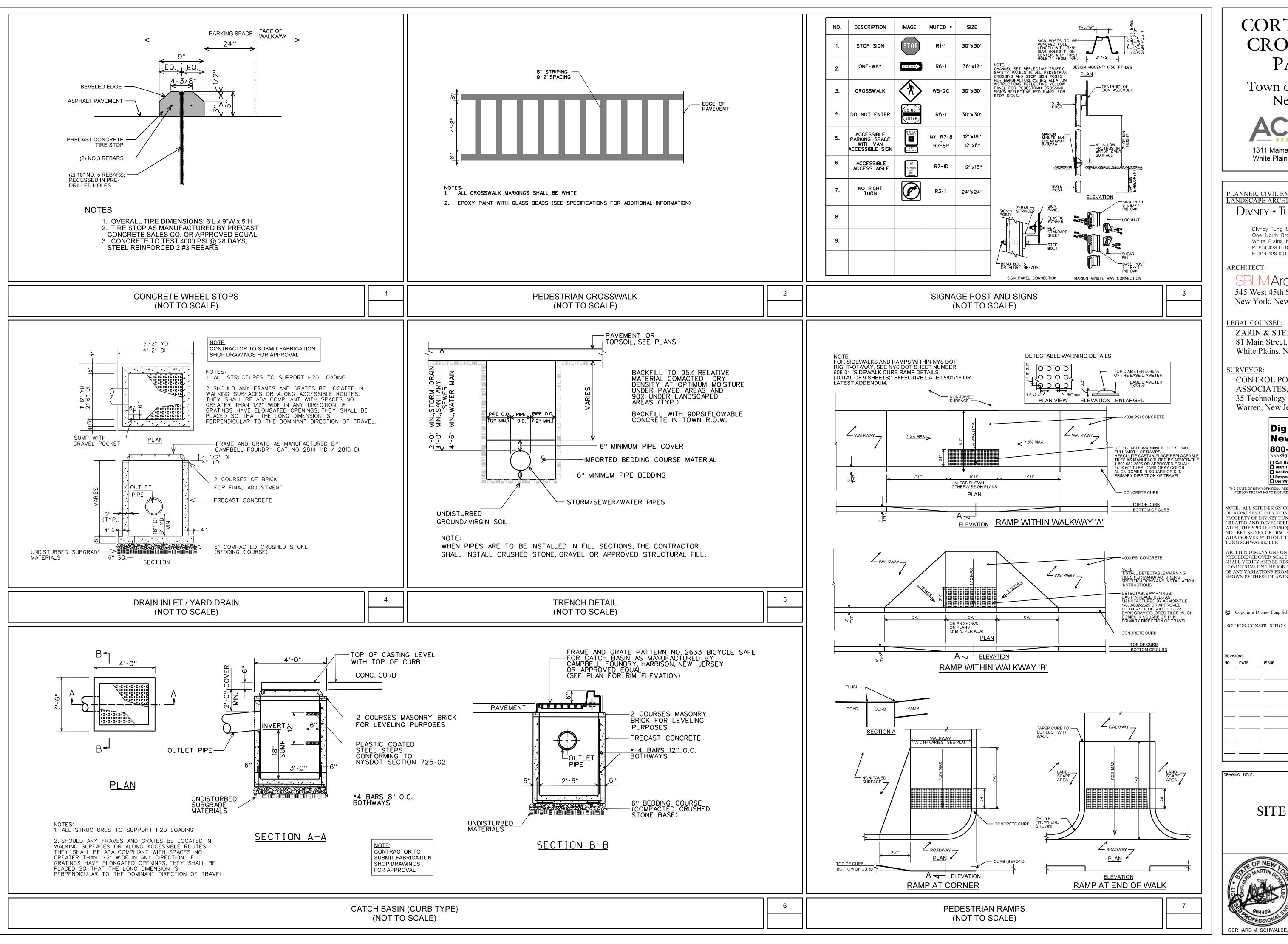
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SITE DETAILS



DMM NO. DATE: 757 03/20/19

SP-6.1



Town of Cortlandt, New York



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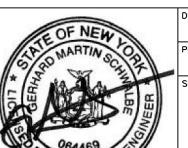
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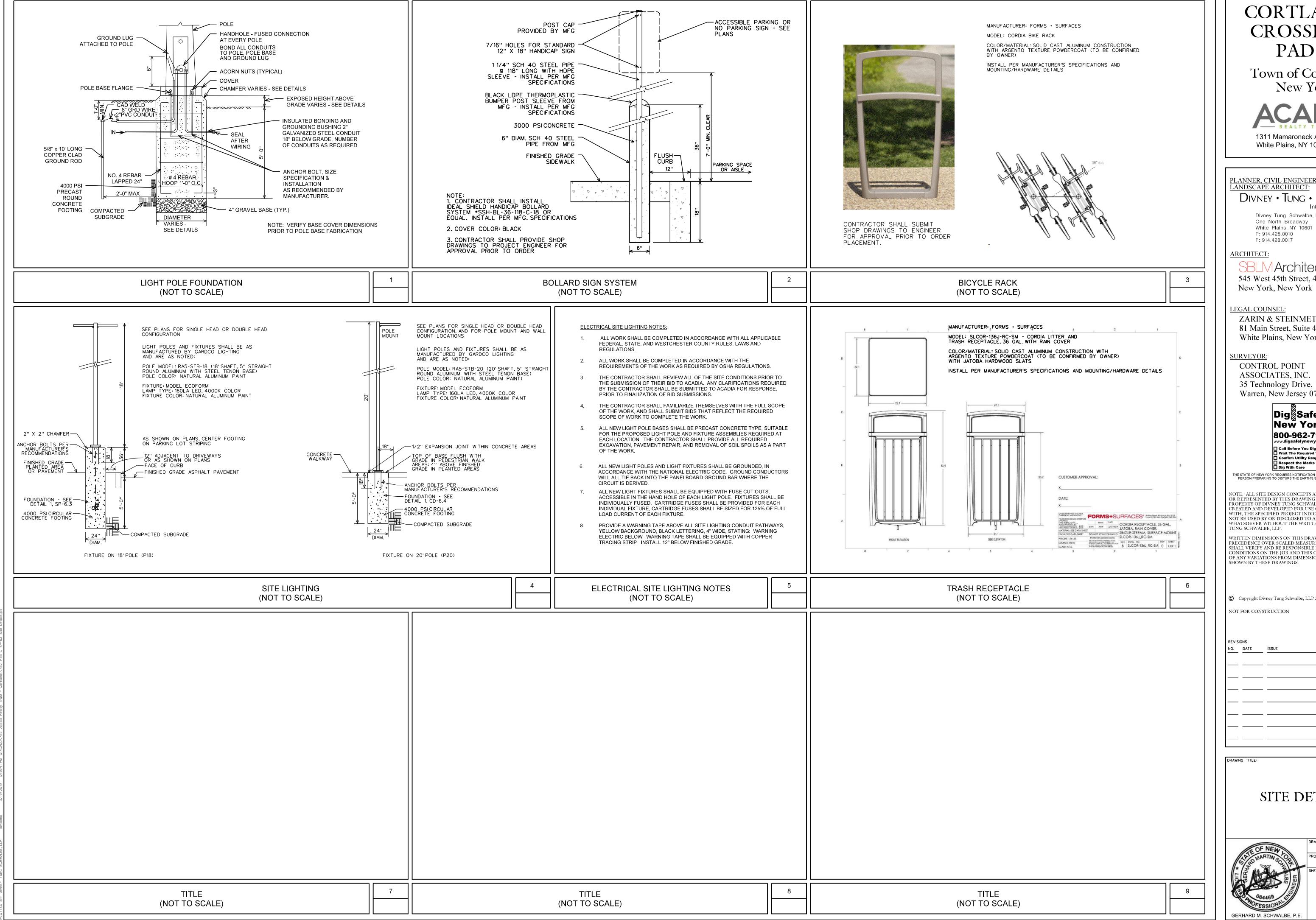
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SP-6.2

GERHARD M. SCHWALBE, P.E.



Town of Cortlandt, New York



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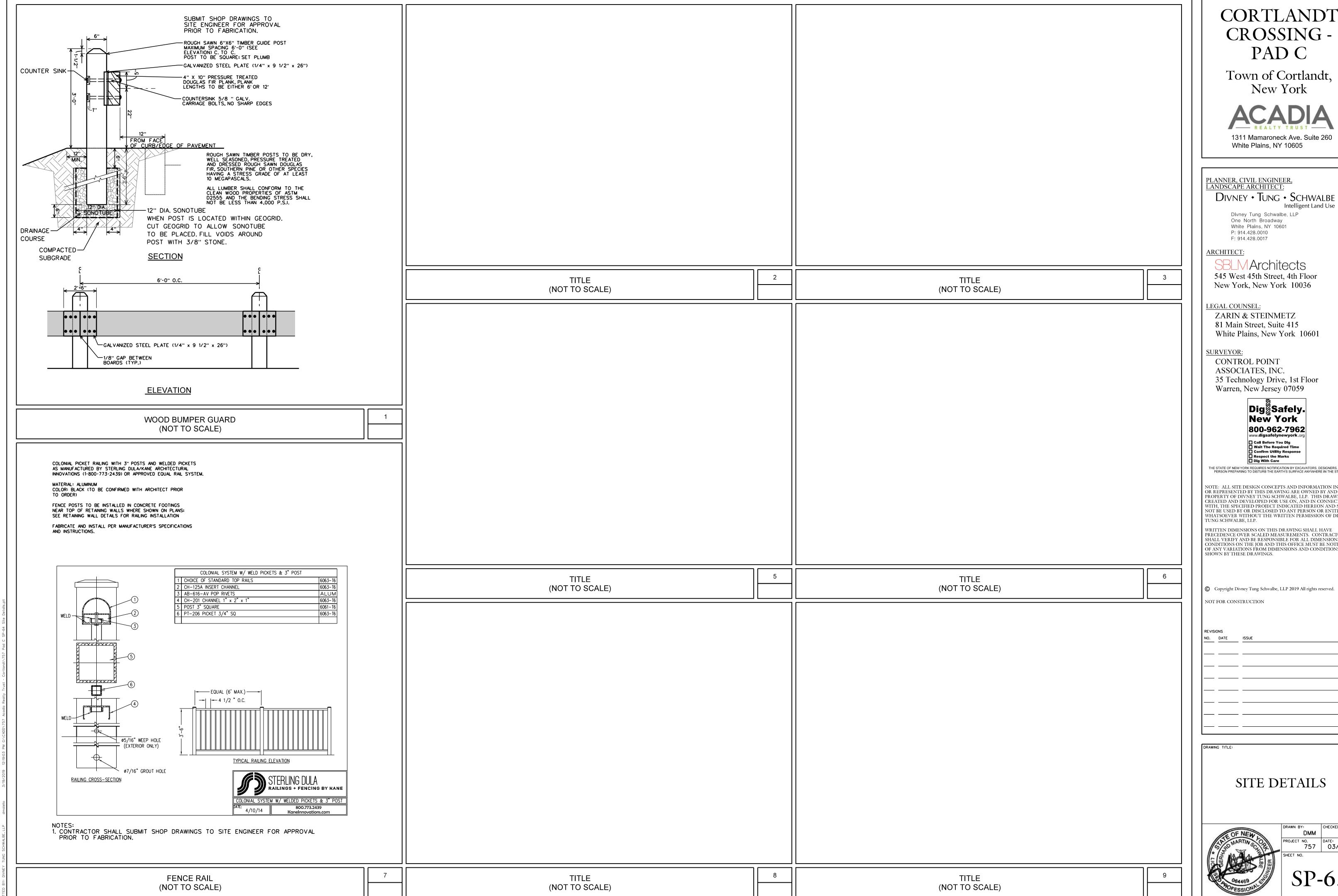
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Town of Cortlandt, New York



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SBLM Architects 545 West 45th Street, 4th Floor New York, New York 10036

81 Main Street, Suite 415

35 Technology Drive, 1st Floor Dig Safely.

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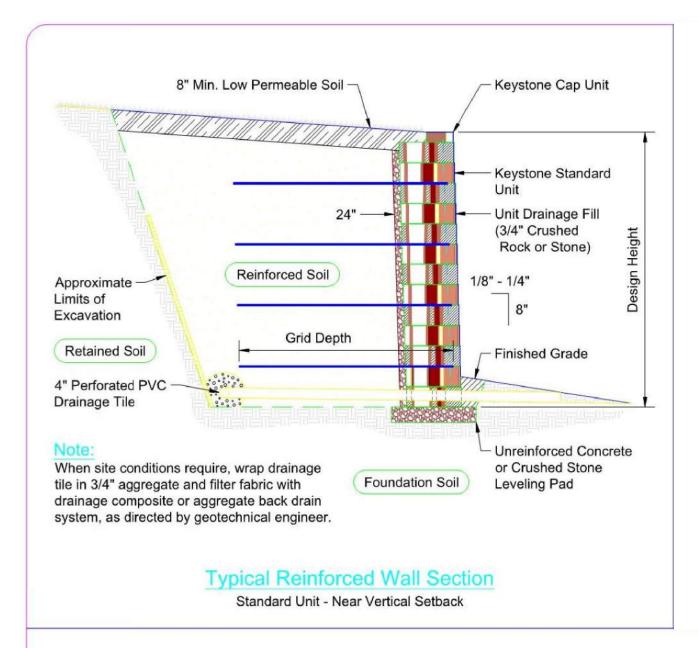
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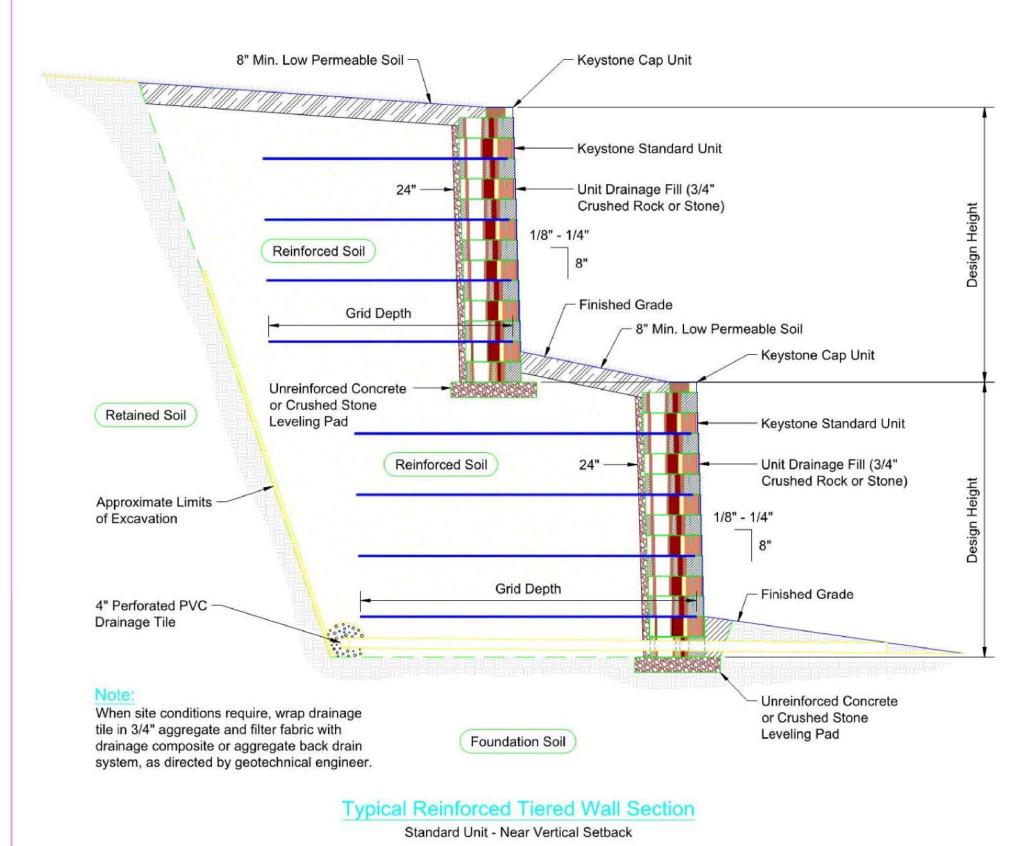
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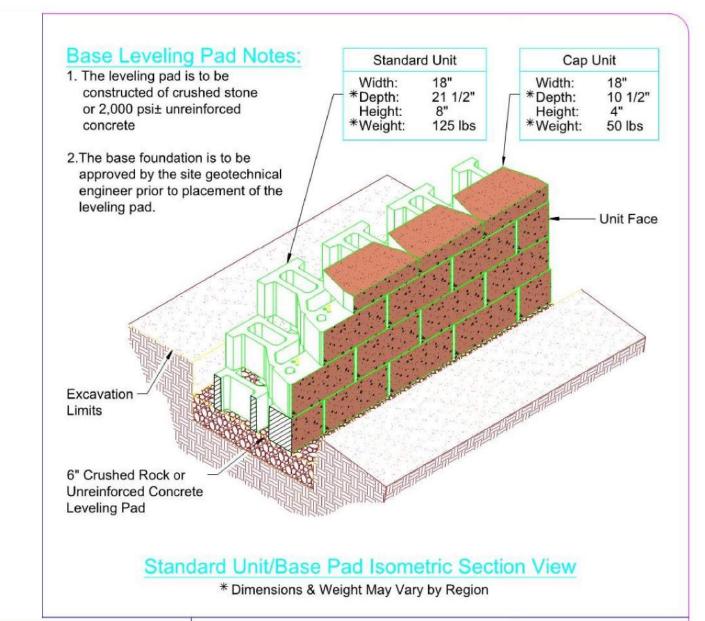
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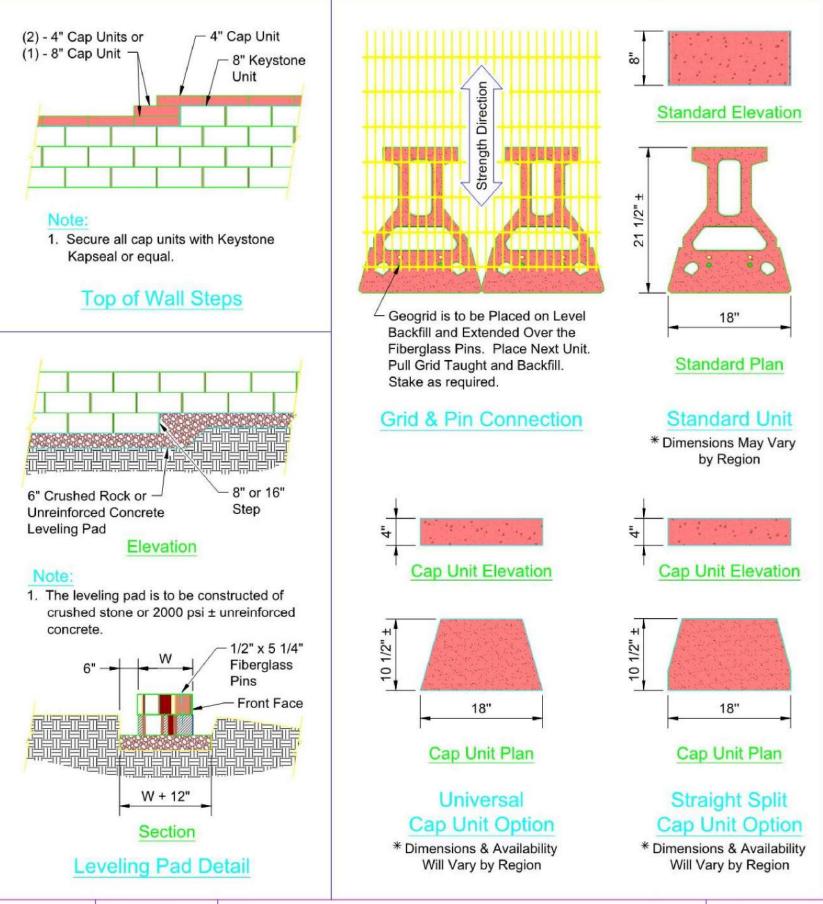
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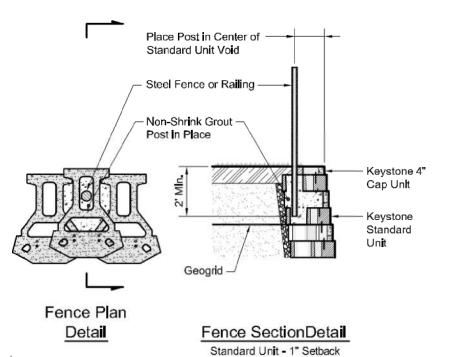








Date: Designed By: Standard Unit 21 - Straight Face Details **RKM** Checked By: Project No: CDM Keystone Retaining Wall Systems Typical Wall Details Scale: Drawing No: No Scale



Copyright 2003 Keystone Retaining Wall Systems

Keystone Retaining Wall Systems, Inc.

Design is for internal stability of the KEYSTONE wall structure only. External

responsibility of the Owner. The design is based on the assumption that the materials within the retained mass, methods of construction, and quality of

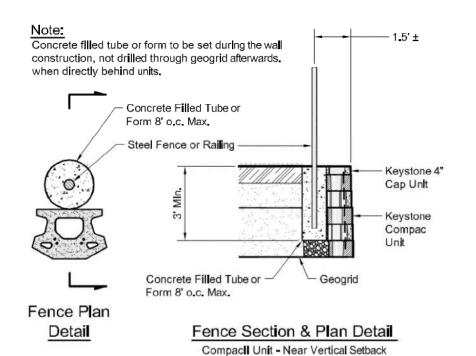
accepting this document does so in confidence and agrees that it shall not be

duplicated in whole or in part, nor disclosed to others without the consent of

stability, including but not limited to foundation and slope stability is the

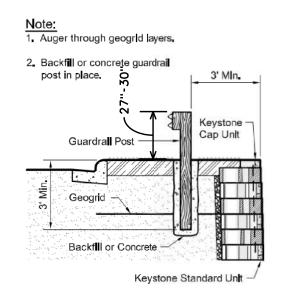
This drawing is being furnished for this specific project only. Any party

materials conform to KEYSTONE's specification for this project.



Revision

NOTE: CHAIN LINK FENCE BEHIND TOP OF WALL WHERE SHOWN ON PLANS



Typical Guardrail Detail Standard Unit - Near Vertical Setback Shown NOTE: SEE SHEET SP-7.3 FOR WOOD BUMPER GUARD DETAIL

TYPE 1 RETAINING WALL (NOT TO SCALE)

1. SEALED & SIGNED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

2. WALLS LOCATED ON ROCK EMBANKMENT ALONG WESTERLY SIDE OF PROPERTY LINE SHALL BE PLACED ON REINFORCED CONCRETE LEVELING PAD AND KEYED AND/OR DOWELED INTO ROCK.

3. ALL WALLS GREATER THAN 3'HIGH AND/OR WHICH EXPERIENCE ANY SURCHARGE REQUIRE A BUILDING PERMIT FROM THE TOWN PRIOR TO WALL CONSTRUCTION.

4. ALL WALLS SHALL BE DESIGNED BY A LICENSED NYS PROFESSIONAL ENGINEER AND DESIGN COMPUTATIONS INCLUDING GLOBAL STABILITY ANALYSIS SUBMITTED UPON FILING OF A BUILDING PERMIT.

5. COLOR OF WALLS SHALL BE EARTHTONE. SUBMIT COLOR SAMPLE TO LANDSCAPE ARCHITECT AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDER.

CORTLANDT CROSSING -PAD C

Town of Cortlandt, New York



1311 Mamaroneck Ave. Suite 260 White Plains, NY 10605

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT: DIVNEY • TUNG • SCHWALBE

> Intelligent Land Use Divney Tung Schwalbe, LLP One North Broadway White Plains, NY 10601 P: 914.428.0010 F: 914.428.0017

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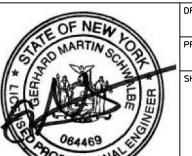
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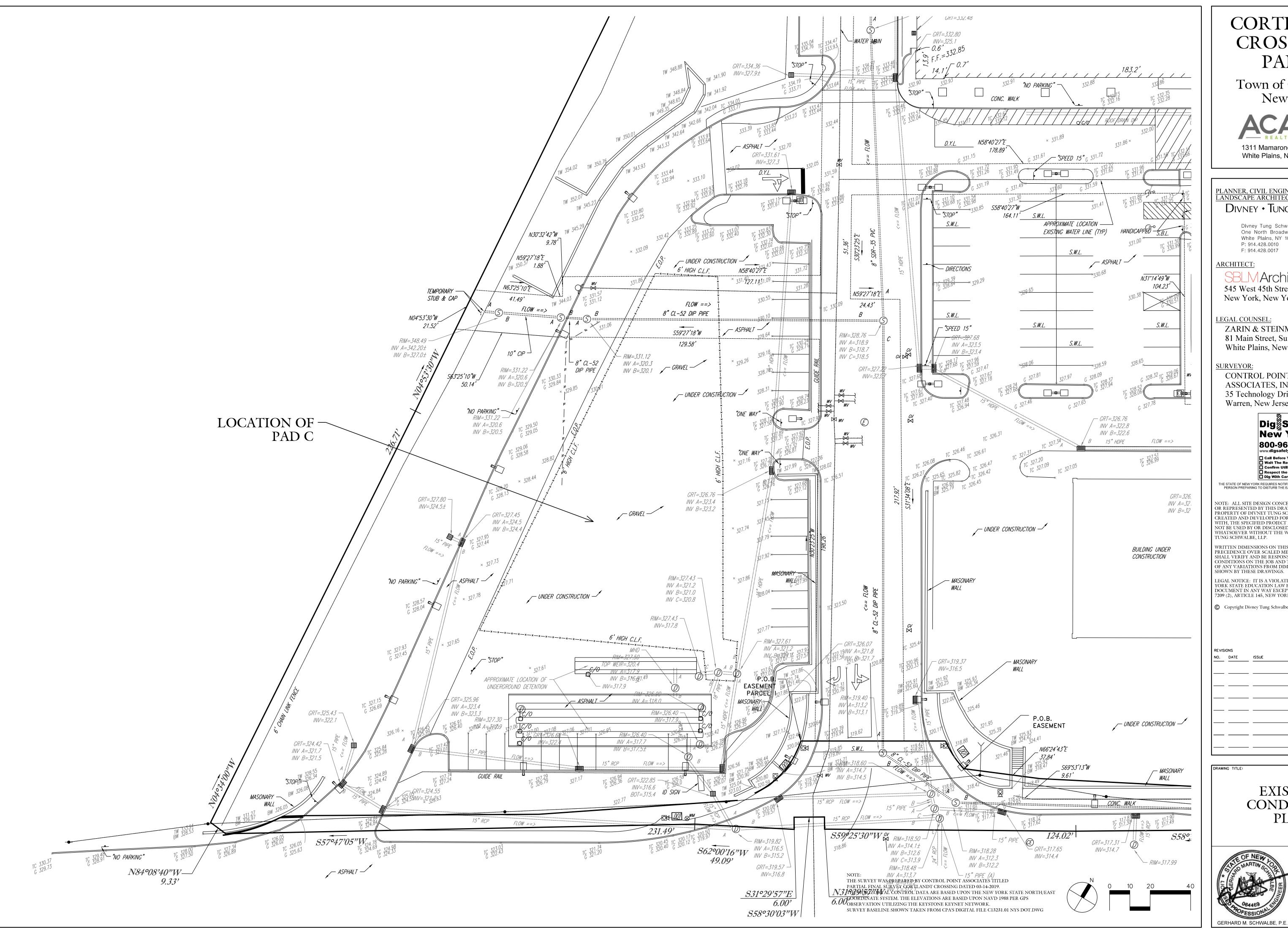
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Intelligent Land Use

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