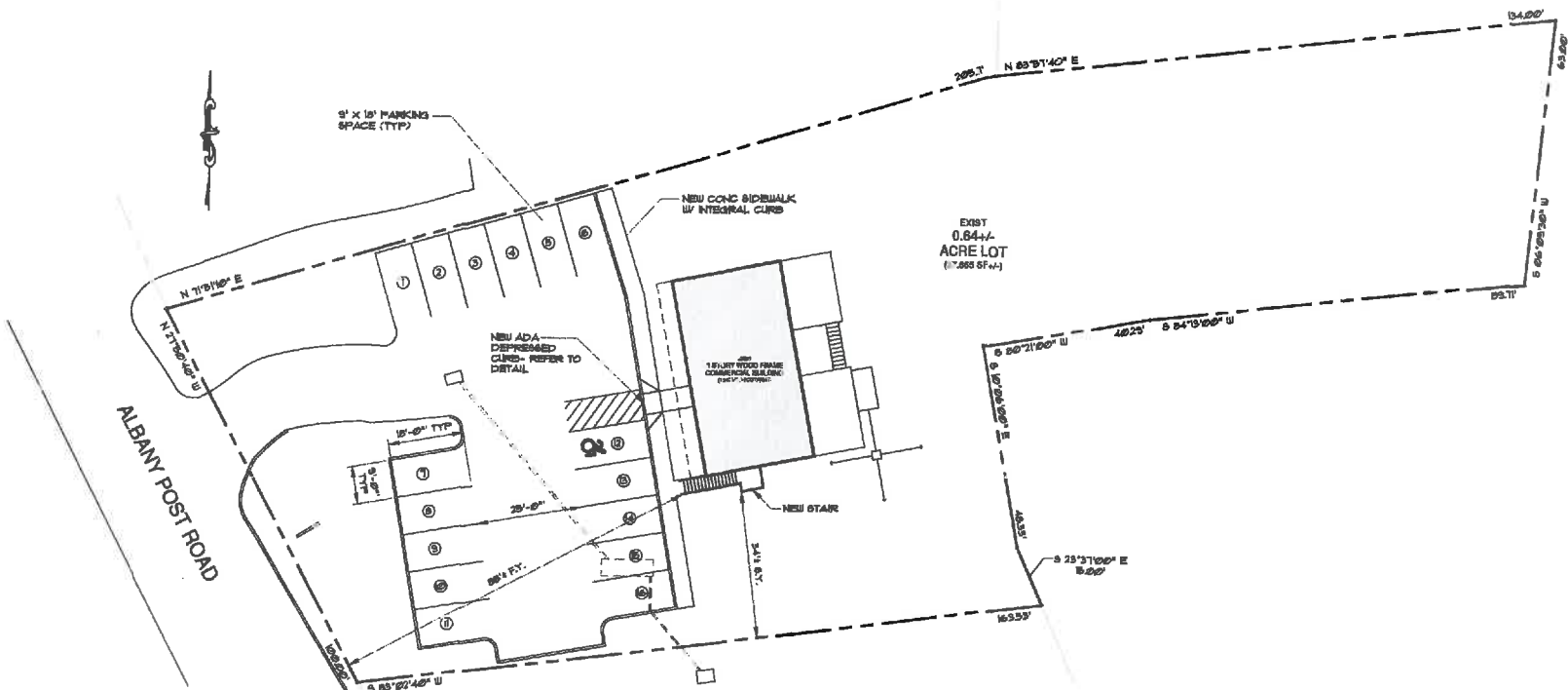


**1 Existing Site Plan**  
 C1.01 Scale: 1" = 20'-0"



**2 New Site Plan**  
 C1.01 Scale: 1" = 20'-0"

NOTE: THIS PLAN HAS BEEN PREPARED REFERRING INFORMATION FROM A SITE PLAN PREPARED BY TROYA CRONIN, PE NY'S LICENSE #012860 REVISION DATED AUGUST 8, 1994 AND APPROVED BY THE TOWN OF CORTLANDT PLANNING BOARD ON OCTOBER 1, 1994.

BULK TABLE REQUIREMENTS			
ZONING INFORMATION	ZONE:	CC (Lot not connected to public sewer)	
	Existing Use:	Professional Office (1st Floor) Professional Office (2nd Floor)	
	Proposed Use:	New Personal Services Facility (1st Floor) (SIC 723- Beauty Shop) (SIC 724- Barber Shop) Exist Prof. Office to remain (2nd Floor)	
	Permitted:	By Right	
MINIMUM REQUIREMENTS			
	Required	Existing	Proposed
Lot Area	5,200 SF	21,865 SF	NO CHANGE
Lot Width	100 FT	99 FT	NO CHANGE
Lot Area per Dwelling Unit	1,800 SF	N/A	N/A
Landscape Coverage	30% (8,340 SF)	10.8% (2,860 SF)	23.2% (6,060 SF)
YARD SETBACKS			
	Required	Existing	Proposed
Front	30 FT	34 FT	30 FT
Rear	10 FT	31 FT	NO CHANGE
Side	10 FT	26 FT	NO CHANGE
MAXIMUM PERMITTED			
	Permitted	Existing	Proposed
Building Coverage	25% (6,250 SF)	4.8% (1,240 SF)	NO CHANGE
Height	25 STORES/ 35 FT	2 STORES/ 22 FT	NO CHANGE
Building Floor Area	2,200 SF	2,300 SF	2,400 SF
* INDICATES PRE-EXISTING NONCONFORMING CONDITION			

PARKING REQUIREMENTS			
MINIMUM REQUIREMENTS			
	Required	Existing	Proposed
Personal Service	1 SPACE/ 200 SF = 4	5	11 = 11 TOTAL
Office	1 SPACE/ 400 SF = 4	4	NO CHANGE
TOTALS	8	9	11 = 11 TOTAL

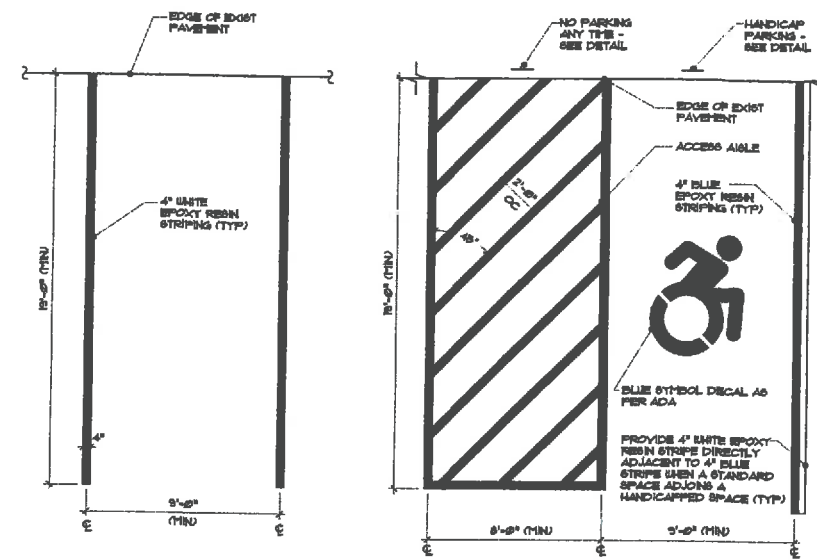


**Joseph G. Thompson, Architect**  
 1008 Brown Street, Suite 212, Peekskill, New York 10586 - P: (845) 938-6166 - E: jgthompsonarchitect@gmail.com

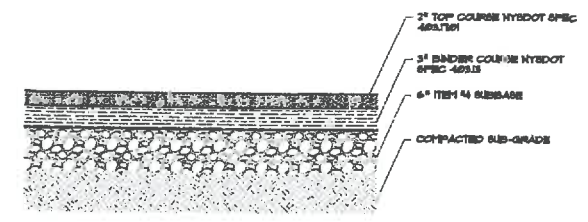
**2131 Albany Post Road Renovations & Alterations**  
 Pigo Properties, Inc. (Owner)  
 2131 Albany Post Road  
 Monticello, New York 10548  
 S-S-L: 5-6-2-42  
 Town of Cortlandt - Westchester County  
**FOR PLANNING BOARD REVIEW & APPROVAL**

Date: 11.19.2018  
 Rev:

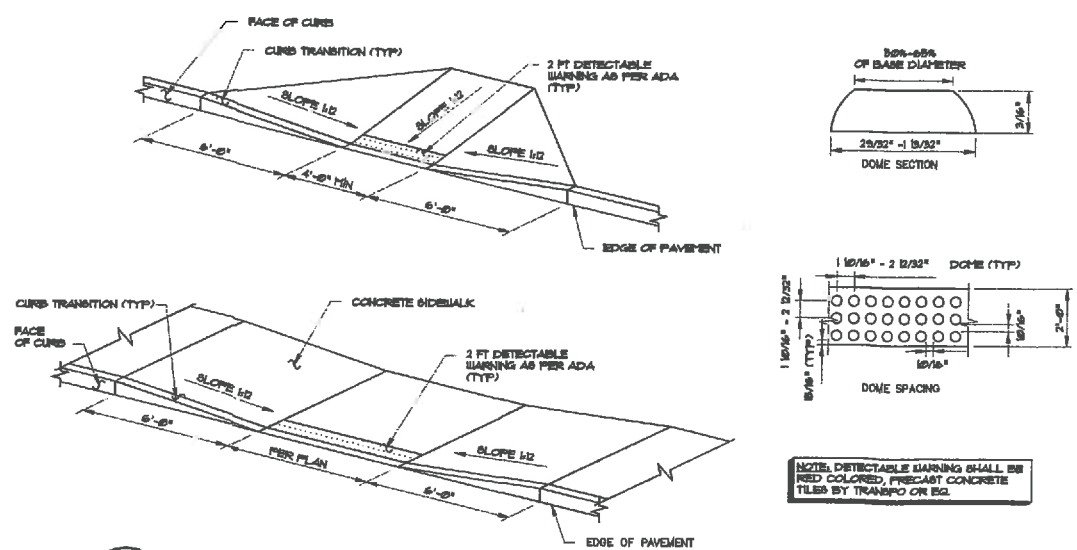
C1.01



**1 Typical Parking Space Details**  
 Scale: 1/4" = 1'-0"

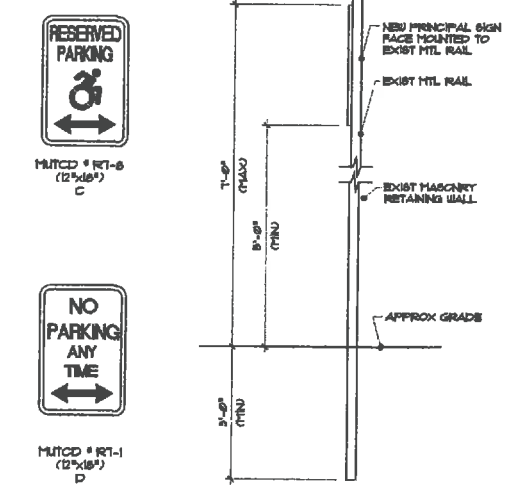


**2 Typical Pavement Detail**  
 Scale: 1" = 1'-0"

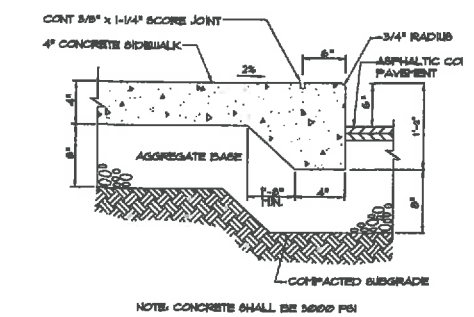


**3 ADA Depressed Curb Detail**  
 Scale: N.T.S.

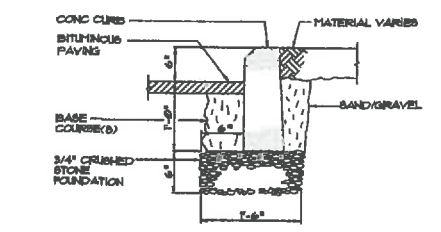
**4 Accessible Parking Space Signage**  
 Scale: 1" = 1'-0"



**5 Typical Concrete Sidewalk Detail**  
 Scale: 1" = 1'-0"



**6 Typical Concrete Curb Detail**  
 Scale: 1" = 1'-0"



**Joseph G. Thompson, Architect**  
 1008 Brown Street, Suite 212, Peekskill, New York 10963 - PH: (845) 858-9168 - FAX: jgthompsonarchitect@gmail.com



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL APPEAR HEREIN THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

**2131 Albany Post Road Renovations & Alterations**  
 Page Properties, Inc. (Owner)  
 2131 Albany Post Road  
 SEAFORD, DE 19782  
 Town of Courland - Westchester County

**FOR PLANNING BOARD REVIEW & APPROVAL**

Date: 11.19.2018  
 Rev:

**C1.02**