

## NOTES

1. THE PARCELS INCLUDED IN THE SITE ARE THE FOLLOWING:  
80-14-2-13  
80-15-1-24  
80-15-1-25  
80-15-1-27  
80-15-1-28  
80-15-1-29  
80-15-1-30  
80-15-1-31  
80-15-1-4.1  
80-15-2-1  
80-15-2-2  
80-15-2-3
2. EXISTING ZONE: BE-BUSINESS EDUCATION DISTRICT.
3. PROPERTY BOUNDARIES, EASEMENTS, AND EXISTING CONDITIONS SHOWN ARE BASED ON A SURVEY MAP ENTITLED "SE CROTONVILLE CAMPUS ALTAIRSPS SURVEY", PREPARED BY MCGRAW ENGINEERING GROUP, LAST REVISED JULY 25TH, 2022.

| EXISTING AND PROPOSED USES |                         |                 |                                             |                                                             |
|----------------------------|-------------------------|-----------------|---------------------------------------------|-------------------------------------------------------------|
| MAP KEY                    | BUILDING NAME           | FLOOR AREA (SF) | EXISTING USE                                | PROPOSED USE(S)<br>(FOR WHICH SITE PLAN APPROVAL IS SOUGHT) |
| (A)                        | THE VILLAGE             | 42,323 ±        | LODGING/60 GUESTROOMS, BUSINESS TRAINING    | HOTEL (60 ROOMS) OPEN TO THE PUBLIC, AND CONFERENCE CENTER  |
| (B)                        | CARRIAGE HOUSE          | 3,626 ±         | FOOD SERVICE, BUSINESS TRAINING             | CONFERENCE CENTER                                           |
| (C)                        | THE BARN                | 3,666 ±         | BUSINESS TRAINING                           | CONFERENCE CENTER                                           |
| (D)                        | THE BRIDGE              | 3,600 ±         | BRIDGE/CIRCULATION                          | BRIDGE/CIRCULATION (SAME)                                   |
| (E)                        | CROTON HALL             | 175,047 ±       | LODGING/188 GUESTROOMS, BUSINESS TRAINING   | HOTEL (18 ROOMS) OPEN TO THE PUBLIC, AND CONFERENCE CENTER  |
| (F)                        | GREENHOUSE              | 3,737 ±         | BUSINESS TRAINING                           | CONFERENCE CENTER (SAME)                                    |
| (G)                        | LEARNING LAB            | 37,110 ±        | BUSINESS TRAINING                           | CONFERENCE CENTER (SAME)                                    |
| (H)                        | CAFÉ 56                 | 3,633 ±         | FOOD SERVICE, BUSINESS TRAINING             | RESTAURANT (OPEN TO THE PUBLIC), CONFERENCE CENTER          |
| (I)                        | LEADERSHIP EXCHANGE     | 39,501 ±        | BUSINESS TRAINING                           | GUARDHOUSE (SAME)                                           |
| (J)                        | GENERAL MANAGER'S HOUSE | 1,792 ±         | DWELLING FOR CARPENTER OR SECURITY, STORAGE | CONFERENCE CENTER                                           |
| (K)                        | GUARD HOUSE             | 600 ±           | GUARDHOUSE                                  | GUARDHOUSE (SAME)                                           |
| (L)                        | MAINTENANCE BUILDING    | 5,184 ±         | SITE MAINTENANCE FACILITY                   | SITE MAINTENANCE FACILITY (SAME)                            |
|                            | TOTAL SF                | 318,819 ±       | 246 GUEST ROOMS                             | POTENTIAL FOR UP TO 300 ROOMS MAXIMUM                       |

| ACCESSORY USES |                                                   |                           |                                                               |                                                                                                                                                                    |
|----------------|---------------------------------------------------|---------------------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | OUTDOOR RECREATION                                |                           | TENNIS COURT,<br>WALKING TRAILS,<br>BASKETBALL,<br>VOLLEYBALL | SAME                                                                                                                                                               |
|                | NEW ACCESSORY USES<br>PROPOSED TO BE<br>PERMITTED |                           |                                                               | EXISTING BALLROOMS,<br>EVENT SPACES,<br>BANQUET HALLS,<br>SPAWELINESS,<br>PERSONAL SERVICES,<br>EV CHARGING (SEE<br>PROPOSED ZONING<br>AMENDMENT FOR FULL<br>LIST) |
|                | HELIPAD                                           | 1                         | HELIPAD                                                       | HELIPAD (SAME)                                                                                                                                                     |
|                | PARKING                                           | 7 SURFACE PARKING<br>LOTS | 217 TOTAL SPACES                                              | 217 SPACES (SAME)                                                                                                                                                  |

| LEGEND |                                 |
|--------|---------------------------------|
|        | PROPERTY LINE                   |
|        | ZONING SETBACK                  |
|        | EXISTING EASEMENT               |
|        | TAX LOT LINE                    |
|        | CONCRETE CURB                   |
|        | WATERBODY                       |
|        | EDGE OF PAVEMENT/EXISTING TRAIL |
|        | EXISTING BUILDINGS              |

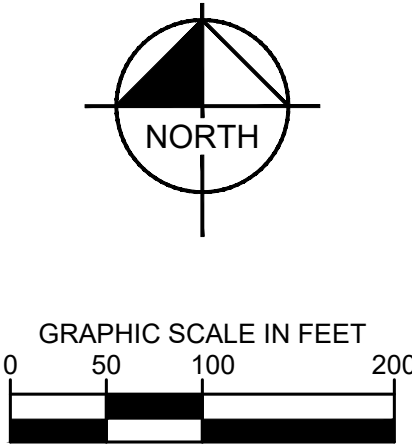
|                                                               | REQUIRED                                          | PROVIDED*                                     |
|---------------------------------------------------------------|---------------------------------------------------|-----------------------------------------------|
| MIN. LOT AREA                                                 | 40 AC                                             | 61.8 AC                                       |
| MIN. LOT WIDTH                                                | 300 FT                                            | +/- 300 FEET/FEET                             |
| MIN. LOT DEPTH                                                | 300 FT                                            | +/- 300 FEET/FEET                             |
| MIN. FRONT YARD SETBACK                                       | 100 FT                                            | 100 FT                                        |
| MIN. SIDE YARD                                                | 100 FT                                            | 100 FT                                        |
| MIN. SIDE YARD FOR LOTS ANY RESIDENCE DISTRICT BOUNDARY       | 150 FT                                            | 150 FT                                        |
| MIN. REAR YARD SETBACK                                        | 100 FT                                            | 150 FT                                        |
| MIN. REAR YARD FOR LOTS ALONG ANY RESIDENCE DISTRICT BOUNDARY | 150 FT                                            | 150 FT                                        |
| MAX. BUILDING HEIGHT                                          | 25 FT**                                           | EXISTING BUILDING HEIGHTS TO REMAIN UNCHANGED |
| MAX. LOT COVERAGE (BUILDINGS)                                 | 25%                                               | <25%                                          |
| MIN. OFF-STREET PARKING/LOADING                               | REQUIREMENTS ARE DETERMINED BY THE PLANNING BOARD | SEE PARKING TABLE.                            |

PROVIDED DATA TO BE VERIFIED.

\*MAX BUILDING HEIGHT MAY BE INCREASED TO 50 FT WHEN A SUBSTANTIAL PORTION OF SUCH ADDITIONAL HEIGHT IS USED TO HOUSE OR ENCLOSE VENTILATORS, WATER TANKS, BULKHEADS, ETC., AT THE ROOF LEVEL, PROVIDED THAT SUCH ROOFS OR ENCLOSURES ARE OF MATERIALS AND DESIGN WHICH ARE IN HARMONY WITH THE MAIN WALLS AND ROOFS OF THE BUILDING OF WHICH THEY ARE A PART, WHICH MATERIALS AND DESIGN SHALL BE SUBJECT TO APPROVAL BY THE PLANNING BOARD.

| PARKING TABLE        |            |
|----------------------|------------|
| LOCATION             | SPACES     |
| MAIN PARKING LOT     | 71         |
| UPPER PARKING LOT    | 62         |
| FWLER AVE LOT        | 12         |
| SECURITY PARKING     | 15         |
| LEARNING LAB PARKING | 35         |
| TENNIS COURT LOT     | 22         |
| <b>TOTAL PARKING</b> | <b>217</b> |

NO PARKING ALTERATIONS ARE PROPOSED.

[illegible]

NOT FOR CONSTRUCTION

**Kimley»Horn**  
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|              |           |
|--------------|-----------|
| KHA PROJECT  | 112991000 |
| DATE         | 6/28/2024 |
| SCALE:       | 1" = 100' |
| DESIGNED BY: | AMA       |
| DRAWN BY:    | AMA       |
| CHECKED BY:  | BVO       |

# PROPOSED SITE PLAN

**CROTONVILLE OWNER LLC**  
1 OLD ALBANY POST ROAD  
OSSINING, NY 10562

SHEET NUMBER  
C-1.0