



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
80-15-1-41
80-19-2-1
80-19-2-2
80-19-2-3
2. EXISTING ZONE: BE-BUSINESS EDUCATION DISTRICT.
3. PROPERTY BOUNDARIES, EASEMENTS, AND EXISTING CONDITIONS ARE BASED ON A SURVEY MAP ENTITLED "GE CROTONVILLE CAMPUS ALTAIRNSPS SURVEY," PREPARED BY MCLAREN ENGINEERING GROUP, LAST REVISED JULY 25TH, 2022.

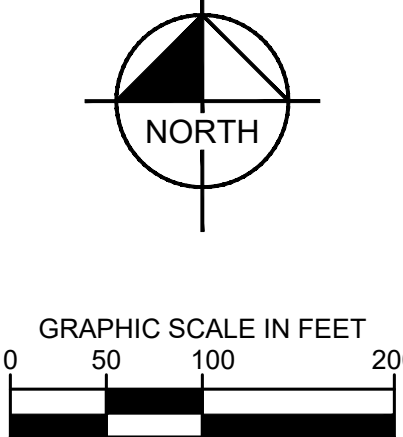
LEGEND	
	PROPERTY LINE
	ZONING SETBACK
	EXISTING EASEMENT
	TAX LOT LINE
	CONCRETE CURB
	WATERBODY
	EDGE OF PAVEMENT/EXISTING TRAIL
	EXISTING BUILDINGS

EXISTING AND PROPOSED USES						
MAP KEY	BUILDING NAME	FLOOR AREA (SF)	EXISTING PRIMARY USE(S)	EXISTING ACCESSORY USE(S) (FOR WHICH SITE PLAN APPROVAL IS SOUGHT)	PROPOSED PRIMARY USE(S) (FOR WHICH SITE PLAN APPROVAL IS SOUGHT)	PROPOSED (NEW) ACCESSORY USE(S) (FOR WHICH SITE PLAN APPROVAL IS SOUGHT)
(A)	THE VILLAGE	42,323 ±	LODGING/60 GUESTROOMS, BUSINESS TRAINING	BALLROOM, EVENT SPACE, BANQUET HALL WITH ASSOCIATED CATERING, EV CHARGING, RECREATION FACILITIES, BAR	HOTEL (60 ROOMS) OPEN TO THE PUBLIC, AND CONFERENCE CENTER, 8 NEW LODGING ROOMS.	
(B)	CARRIAGE HOUSE	3,626 ±	FOOD SERVICE, BUSINESS TRAINING		CONFERENCE CENTER	DEMONSTRATION KITCHEN
(C)	THE BARN	3,066 ±	BUSINESS TRAINING		CONFERENCE CENTER	
(D)	THE BRIDGE	3,600 ±	BRIDGE/CIRCULATION		BRIDGE/CIRCULATION (SAME)	
(E)	CROTON HALL	175,047 ±	LODGING/188 GUESTROOMS, BUSINESS TRAINING	BALLROOM, EVENT SPACE, BANQUET HALL WITH ASSOCIATED CATERING, EV CHARGING, RECREATION FACILITIES, BAR	HOTEL, (188 ROOMS) OPEN TO THE PUBLIC, AND CONFERENCE CENTER, 8 NEW LODGING ROOMS.	
(F)	GREENHOUSE	3,737 ±	BUSINESS TRAINING	EVENT SPACE, BANQUET HALL WITH CATERING	CONFERENCE CENTER (SAME)	SPAWELLNESS AND POOL, PERSONAL SERVICE ESTABLISHMENT
(G)	LEARNING LAB	37,110 ±	BUSINESS TRAINING	BALLROOM, EVENT SPACE, BANQUET HALL WITH ASSOCIATED CATERING, EV CHARGING, RECREATION FACILITIES, BAR	CONFERENCE CENTER (SAME), 36 NEW LODGING ROOMS	
(H)	CAFE 56	3,633 ±	FOOD SERVICE, BUSINESS TRAINING		RESTAURANT (OPEN TO THE PUBLIC), CONFERENCE CENTER	
(I)	LEADERSHIP EXCHANGE	39,501 ±	BUSINESS TRAINING	EVENT SPACE, BANQUET HALL WITH ASSOCIATED CATERING, EV CHARGING (SAME)	CONFERENCE CENTER (SAME)	
(J)	GENERAL MANAGER'S HOUSE	1,792 ±	DWELLING FOR CARETAKER OR SECURITY, STORAGE		CONFERENCE CENTER	ADMINISTRATIVE OFFICES
(K)	GUARD HOUSE	600 ±	GUARDHOUSE		GUARDHOUSE (SAME)	
(L)	MAINTENANCE BUILDING	5,184 ±	SITE MAINTENANCE FACILITY		SITE MAINTENANCE FACILITY (SAME)	
	TOTAL SF	319,819 ±	248 GUEST ROOMS		POTENTIAL FOR UP TO 300 ROOMS MAXIMUM (52 ADDITIONAL ROOMS)	
	ACCESSORY USES					
	OUTDOOR RECREATION	N/A		RECREATION FACILITIES (SAME)		
	HELIPAD ON SITE	N/A		HELIPAD (SAME)		
	PARKING ON SITE	7 SURFACE PARKING LOTS		217 TOTAL PARKING SPACES (SAME), EV CHARGING		

TOWN OF OSSING ZONING TABLE BE-BUSINESS EDUCATION DISTRICT		
	REQUIRED	PROVIDED*
MIN. LOT AREA	48 AC.	61.8 AC.
MIN. LOT WIDTH	300 FT	+/- 300 FT/VARIES
MIN. LOT DEPTH	300 FT	+/- 300 FT/VARIES
MIN. FRONT YARD SETBACK	100 FT	100 FT
MIN. SIDE YARD	100 FT	100 FT
MIN. SIDE YARD FOR LOTS ALONG 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.

PARKING TABLE	
LOCATION	SPACES
MAIN PARKING LOT	71
UPPER PARKING LOT	62
FOWLER AVE LOT	12
SECURITY PARKING	15
LEARNING LAB PARKING	35
TENNIS COURT LOT	22
TOTAL PARKING	217

NO PARKING ALTERATIONS ARE PROPOSED.

[illegible]

NOT FOR CONSTRUCTION

Kimley»Horn
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KHA PROJECT	DATE
112991000	06/28/2024
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

TOWN OF OSSINING
NEW YORK

SHEET NUMBER
C-1.0