Saved Tuesday, September 3, 2024 8:50:41 AM ABRIL, ARRAYA Plotted Tuesday, September 3, 2024 8:52:02 AM Arraya, Abril
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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
80.19-2-1
80.19-2-2
80.19-2-3

2. EXISTING ZONE: BE-BUSINESS EDUCATION DISTRICT.

3. PROPERTY BOUNDARIES, EASEMENTS, AND EXISTING CONDITIONS SHOWN ARE BASED ON SURVEY MAPS ENTITLED "GE CROTONVILLE CAMPUS ALTA/NSPS SURVEY" PREPARED BY McLAREN ENGINEERING GROUP, LAST REVISED JULY 25TH, 2022 AND "GE CROTONVILLE TOPOGRAPHIC SURVEY", PREPARED BY McLAREN ENGINEERING GROUP, LAST REVISED AUGUST 19TH, 2024.

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	3,666 ±	BUSINESS TRAINING		CONFERENCE CENTER	
D	THE BRIDGE	3,600 ±	BRIDGE/CIRCULATION		BRIDGE/CIRCULATION (SAME)	
E	CROTON HALL	175,047 ±	LODGING/188 GUESTROOMS, BUSINESS TRAINING	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)	SPA/WELLNESS 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	CAFÉ 56	3,633 ±	FOOD SERVICE, BUSINESS TRAINING		RESTAURANT (OPEN TO THE PUBLIC), CONFERENCE CENTER	
I	LEADERSHHIP 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		

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.

TOWN OF OSSINING
ZONING TABLE BE-BUSINESS EDUCATION DISTRICT

	REQUIRED	PROVIDED*
MIN. LOT AREA	40 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 ANY RESIDENCE DISTICT 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.

*THE PROPOSED APPLICATION DOES NOT INCREASE THE DEGREE OF ANY EXISTING NON-CONFORMITY TO THE ZONING REGULATIONS.

**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.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

NO.	ISSUANCE	DATE	BY
3	REVISIONS PER UPDATED SURVEY	08/26/2024	AMA
2	REVISIONS PER COMMENTS	08/01/2024	AMA
1	ISSUED FOR PLANNING BOARD REVIEW	06/28/2024	AMA

NOT FOR CONSTRUCTION

Kimley»Horn
New York
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STATE OF NEW YORK
DANIEL LO FRISCO
No. 090061
LICENSED PROFESSIONAL ENGINEER

KHA PROJECT	112991000
DATE	06/28/2024
SCALE:	1" = 100'
DESIGNED BY:	AMA
DRAWN BY:	AMA
CHECKED BY:	BVO

OVERALL SITE PLAN

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

TOWN OF OSSINING NEW YORK

SHEET NUMBER
C-1.0

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