

Zoning Analysis

One Family	Required	Lot 1	Lot 2	Lot 3
Lot Area	7500 sf	7600 sf	7600 sf	7600sf
Lot Width	75 ft.	80 ft.	80 ft.	80 ft.
Lot Depth	75 ft.	95 ft.	95 ft.	95 ft.
Front Yard	20 ft.	20+ ft.	20+ ft.	20+ ft.
Side Yard	10 ft.	10+ ft.	10+ft.	10+ ft.
Rear Yard	20 ft.	20+ ft.	20+ ft.	20+ ft.
Coverage	30%	26.6%	26.6%	26.6%

Mixed Use	Required	Provided
Lot Area	120,000 sf	225,434 +- sf
Lot Width	200 ft.	590 +- ft.
Lot Depth	200 ft.	355 +- ft.
Front Yard*	0 ft.	0 ft.
Side Yard	10 ft.	10 ft.2 Sides 25 ft.
Rear Yard	10 ft.	29 ft.
Open Space 15%	47%	
Building Cover 25%	23.4%	

*For frontage on a NYS Highway

NOTES TO BUTTERFIELD CONCEPTUAL SITE PLAN

1. Building No. 1 shall be approximately 15,000 sq. feet with dimensions of approximately 60' x 100'. It shall house one or more of the following uses: municipal, post office, first floor retail store space and/or first floor bank and/or first floor personal service shop not to exceed 6,000 sq. feet, and first or upper floor business and professional offices.
2. Building No. 2 shall be approximately 65' x 110'. It shall house one or more of the following uses: first floor retail store space and/or first floor bank and/or first floor personal service shop not to exceed 7,000 sq. feet, and first or upper floor business and professional offices.
3. Building No. 3 shall be approximately 80' x 160'. It shall be senior citizen housing.
4. Building No. 4-5 shall be approximately 75' x 150'. It shall be senior citizen housing.
5. Building No. 6 shall be approximately 75' x 75'. It shall be senior citizen housing.
6. The existing building designated "Lahey Pavilion" shall continue to house a medical services use.
7. There shall be no more than three single family homes on the property as depicted.
8. The southeast corner of the property designated as "Gateway Park" shall remain a grassed area.
9. The large Copper Beech tree identified near the proposed three single family homes shall be preserved.
10. On site parking and internal circulation is an approximation based on the proposed location of the buildings and is subject to change.

* Retail space may include banks and personal service shops.

Legend

- D Dumpster Location
- L Loading Dock Location

Notes:
 1. All base data by others. No representation or warranty is express or implied as to accuracy of same.
 2. The Concept Site Plan is based on a layout by Ray Curran dated 7-12. Please refer to Engineer and/or Surveyor drawings for all final site plan and site features information.
 3. This drawing is not for construction purposes.

Project Summary

- Building 1. Municipal Office Building.** 6,000 sf footprint, 15,000 sf total (First Floor Retail not to exceed 6,000 sf)
- Building 2. Retail/Office Building.** 7,000 sf footprint, 17,500 sf total (First Floor Retail not to exceed 7,000 sf)
- Buildings 3-6 Senior Condominiums, 55 Units**
- Lots 1, 2, 3. Three (3) Single Family Homes**

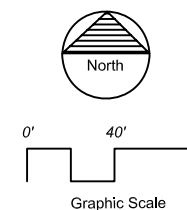


Figure 1-4: Dumpster & Loading Dock Locations
 Butterfield
 Village of Cold Spring, Putnam County, NY
 Source: Stephen Lopez, Landscape Architect, rev. 05-06-13
 Scale: Graphic scale as shown