

# THE GURDJIEFF FOUNDATION

## SITE PLAN & SPECIAL PERMIT APPLICATION

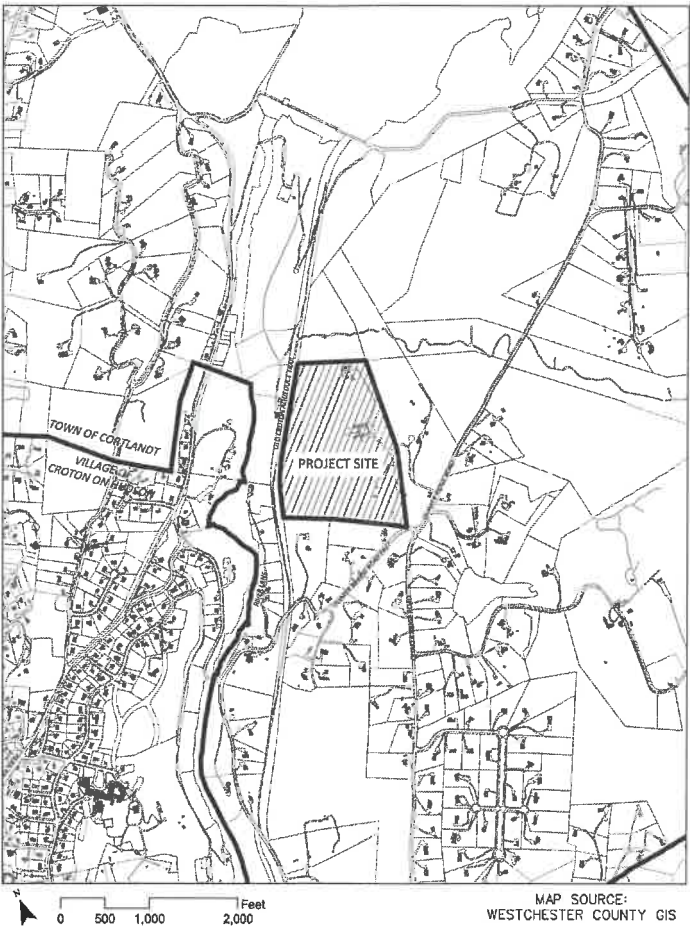
TOWN OF CORTLANDT  
WESTCHESTER COUNTY, NEW YORK  
April 20, 2022

### ZONING COMPLIANCE TABLE

| Zoning Requirement (1)               | Required/Permitted | Proposed              |
|--------------------------------------|--------------------|-----------------------|
| Minimum Lot Area (SF)                | 80,000             | ±2,093,363 (48.1 ac)  |
| Minimum Lot Width (FT)               | 200                | >1000                 |
| Minimum Yard Dimensions (FT)         |                    |                       |
| Front                                | 50                 | >1000                 |
| Side (Width of 70 feet or more)      | 20% to max 30      | >200                  |
| Rear                                 | 30                 | >650                  |
| Maximum Building Height              |                    |                       |
| Stories                              | 2 1/2              | No Change             |
| Feet                                 | 35                 | No Change             |
| Maximum Building Coverage (percent)  | N/A Non-Dwelling   | No Change             |
| Minimum Landscape Coverage (percent) | 60%                | ±95% (2)              |
| Detached Building                    |                    | No Change - Caretaker |
| Front                                | Not Permitted      | House                 |
| Side                                 | 6                  | >200                  |
| Rear                                 | 6                  | >200                  |

Notes:  
(1) Chapter 307 of Town of Cortlandt, Zoning, Table of Dimensional Regulations, Residential Districts  
(2) Approximately 46 acres of the site is lawn, landscape areas and forested

### SITE LOCATION MAP



### LIST OF DRAWINGS

| No.  | Name                            | Scale   | By   | Date    |
|------|---------------------------------|---------|------|---------|
| --   | COVER SHEET                     |         | DTSP | 4/20/22 |
| SP-1 | EXISTING SITE PLAN AND LIGHTING | 1"=80'  | DTSP | 4/20/22 |
| SP-2 | EXISTING SEPTIC SYSTEM          | 1"=80'  | DTSP | 4/20/22 |
| SP-3 | CONCEPTUAL PARKING LAYOUT PLAN  | 1"=40'  | DTSP | 4/20/22 |
|      | SURVEY OF PROPERTY              | 1"=100' | B&W  | 2/11/22 |

- DTSP = DTS PROVIDENT DESIGN ENGINEERING, LLP
- B&W = BADEY & WATSON SURVEYING & ENGINEERING, D.P.C.

#### APPLICANT

The Gurdjieff Foundation, Inc.  
123 East 63rd Street  
New York, NY 10065

#### CIVIL ENGINEER & PLANNER:

**DTS • PROVIDENT**  
Intelligent Land Use

DTS PROVIDENT DESIGN ENGINEERING, LLP  
One North Broadway  
White Plains, NY 10601  
P: 914.428.0010

#### SURVEYOR

Badey & Watson Surveying and  
Engineering, D.P.C.  
3063 Route 9  
Cold Spring, NY 10516

#### ATTORNEY

Stenger, Diamond & Glass  
1136 Route 9  
Wappingers Falls, NY 12590





- NOTES:
- SURVEY BY BADEY & WATSON SURVEYING AND ENGINEERING, D.P.C.
  - TOPOGRAPHY, WESTCHESTER GIS 2004
  - EXISTING LIGHT LOCATION AND TYPE BASED ON SITE INSPECTION BY DTS PROVIDENT AND INFORMATION PROVIDED BY THE DANISH HOME STAFF

THE GURDJIEFF FOUNDATION, INC.

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Town of Cortlandt, New York

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PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

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SURVEYOR

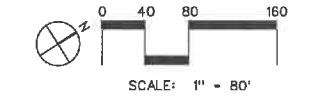
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ATTORNEY

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THE STATE OF NEW YORK requires notification by EXAMINATIONS, ENGINEERS, OR ANY PERSON PREPARING TO OBTAIN THE EMPLOYER'S SURVEILLANCE IN THE STATE, 1.800.963.7961 OR 811



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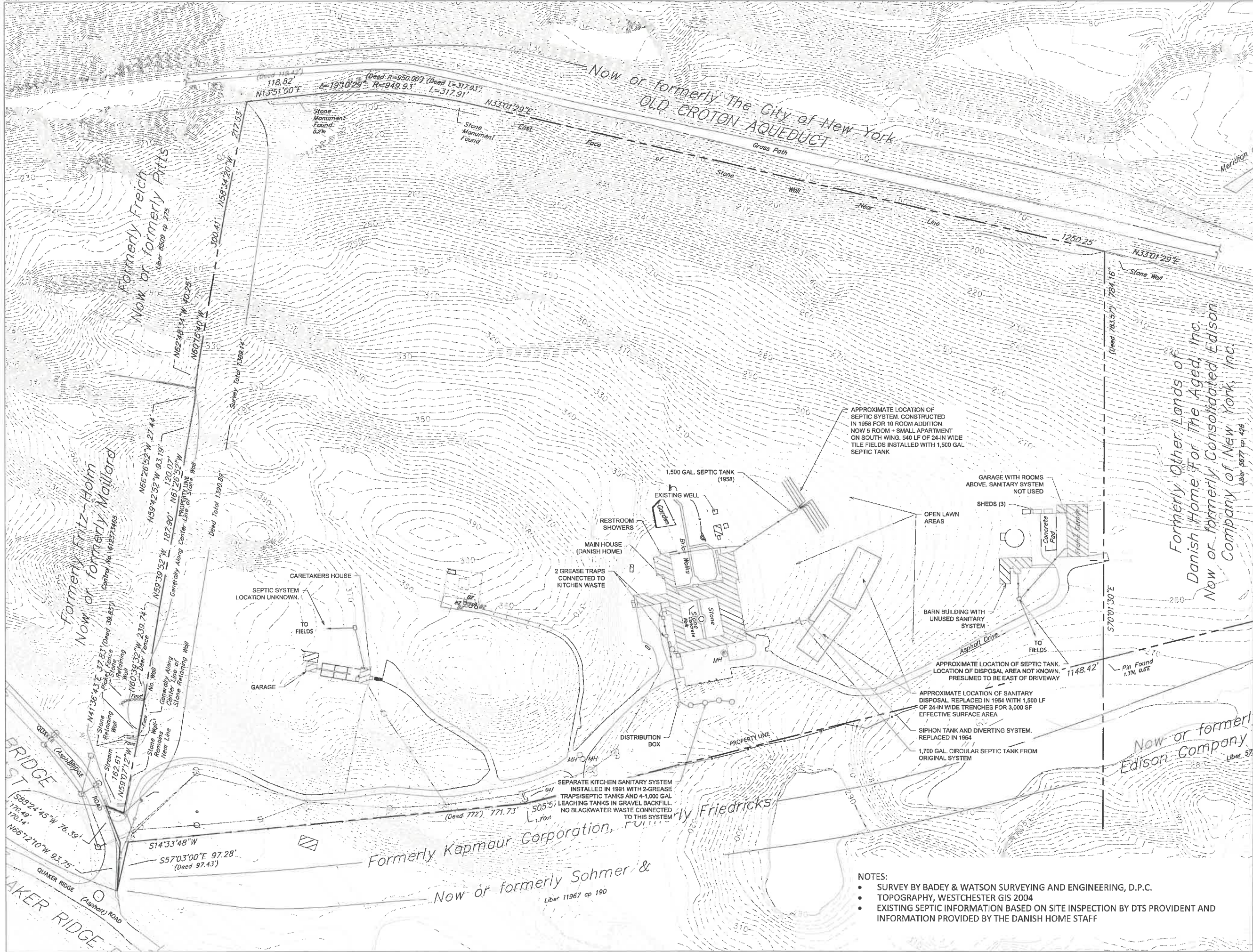
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DRAWING TITLE:

EXISTING SITE PLAN AND LIGHTING

|  |             |     |             |         |
|--|-------------|-----|-------------|---------|
|  | DRAWN BY:   | MNS | CHECKED BY: | GMS     |
|  | PROJECT NO. | 900 | DATE:       | 4/20/22 |
|  | DRAWING NO. |     |             |         |
|  | SP-1        |     |             |         |



# THE GURDJIEFF FOUNDATION, INC.

1065 Quaker Bridge Road East  
Town of Cortlandt, New York

## APPLICANT

The Gurdjieff Foundation, Inc.  
123 East 63rd Street  
New York, NY 10065

## PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

**DTS • PROVIDENT**  
Intelligent Land Use

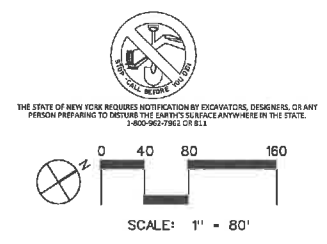
DTS Provident Design Engineering, LLP  
One North Broadway  
White Plains, NY 10601  
P: 914.428.0010  
F: 914.428.0017

## SURVEYOR

Badley & Watson Surveying and Engineering, D.P.C.  
3063 Route 9  
Cold Spring, NY 10516

## ATTORNEY

Stenger, Diamond & Glass  
1136 Route 9  
Wappingers Falls, NY 12590



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NO. DATE ISSUE

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2. 4/20/22

3. 4/20/22

4. 4/20/22

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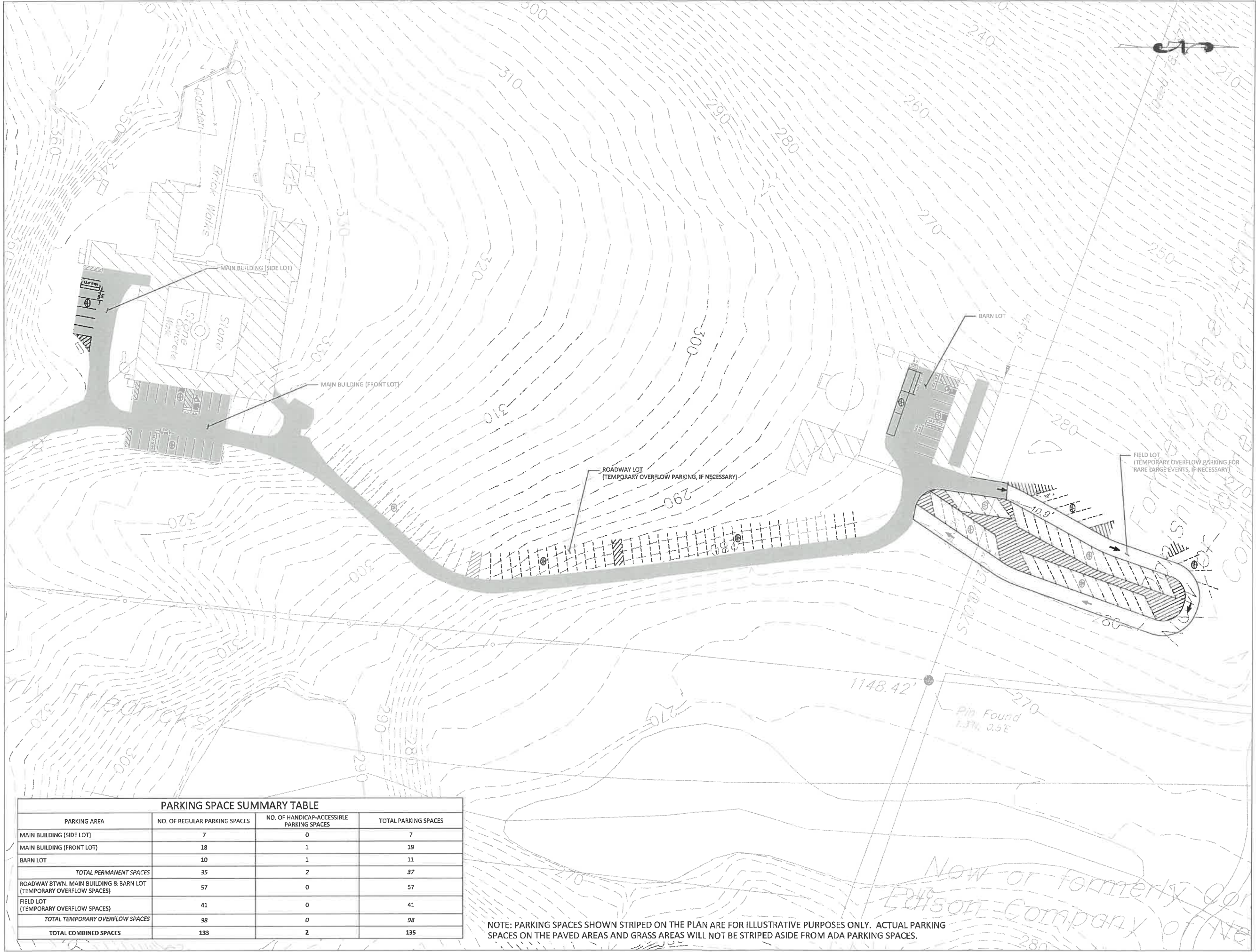
## EXISTING SEPTIC SYSTEM

STATE OF NEW YORK  
MATTHEW N. STENGER  
064469  
PROFESSIONAL ENGINEER

DRAWN BY: HV/MNS  
PROJECT NO: 900  
DATE: 4/20/22  
DRAWING NO:

CHECKED BY: GMS  
DATE: 4/20/22

SP-2



| PARKING SPACE SUMMARY TABLE                                        |                               |                                           |                      |
|--------------------------------------------------------------------|-------------------------------|-------------------------------------------|----------------------|
| PARKING AREA                                                       | NO. OF REGULAR PARKING SPACES | NO. OF HANDICAP-ACCESSIBLE PARKING SPACES | TOTAL PARKING SPACES |
| MAIN BUILDING (SIDE LOT)                                           | 7                             | 0                                         | 7                    |
| MAIN BUILDING (FRONT LOT)                                          | 18                            | 1                                         | 19                   |
| BARN LOT                                                           | 10                            | 1                                         | 11                   |
| <b>TOTAL PERMANENT SPACES</b>                                      | <b>35</b>                     | <b>2</b>                                  | <b>37</b>            |
| ROADWAY BTWN. MAIN BUILDING & BARN LOT (TEMPORARY OVERFLOW SPACES) | 57                            | 0                                         | 57                   |
| FIELD LOT (TEMPORARY OVERFLOW SPACES)                              | 41                            | 0                                         | 41                   |
| <b>TOTAL TEMPORARY OVERFLOW SPACES</b>                             | <b>98</b>                     | <b>0</b>                                  | <b>98</b>            |
| <b>TOTAL COMBINED SPACES</b>                                       | <b>133</b>                    | <b>2</b>                                  | <b>135</b>           |

NOTE: PARKING SPACES SHOWN STRIPED ON THE PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL PARKING SPACES ON THE PAVED AREAS AND GRASS AREAS WILL NOT BE STRIPED ASIDE FROM ADA PARKING SPACES.

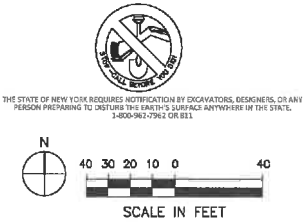
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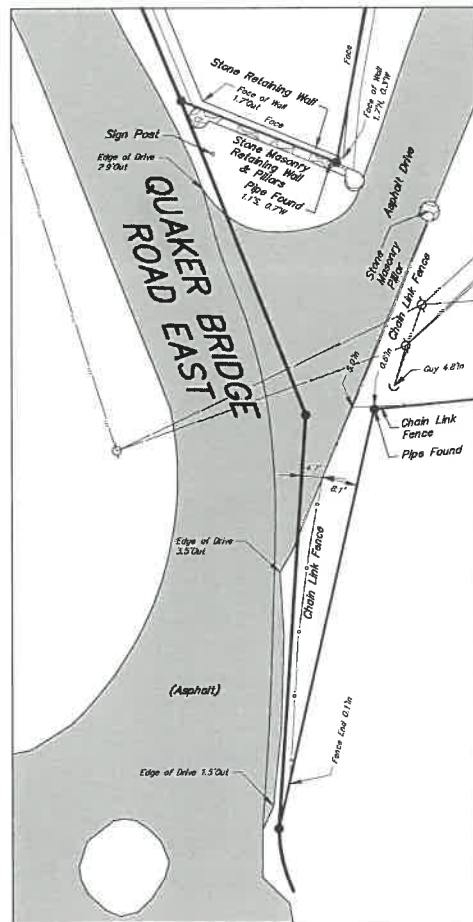
DRAWING TITLE:  
 CONCEPTUAL PARKING  
 LAYOUT PLAN

|             |                 |                |
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|             | DRAWN BY:       | CHECKED BY:    |
|             | ST              | BED            |
|             | PROJECT NO. 900 | DATE: 04/18/22 |
| DRAWING NO. | SP-3            |                |

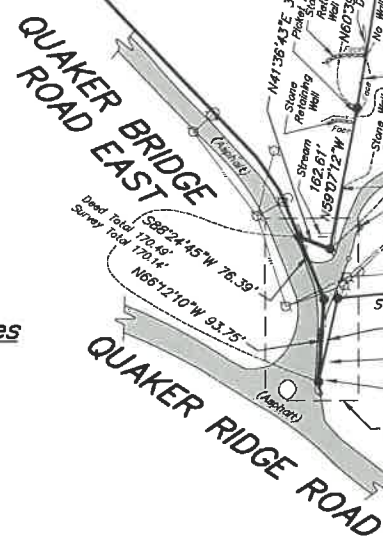
## LEGEND

GUY  
 MANHOLE  
 POLE  
 WATER VALVE

## DETAIL



SCALE 1 in. = 20 ft.



Area = 48.057 Acres

This map was prepared for the exclusive use of and is certified only to:

THE GURDJIEFF FOUNDATION, INC.



3063 Route 9  
Cold Spring, NY 10516  
www.Badey-Watson.com

845.263.9217  
877.3141593 (Toll Free)

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4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
6. This survey is of property described in the Westchester County Clerk's Liber 5294 of deeds at page 434 (Ramble Hill Resort Club Corp. to Danish Home for the Aged, Inc.), less lands described in the Westchester County Clerk's Liber 5677 of deeds at page 428 (Danish Home for the Aged, Inc. to Consolidated Edison Company of New York, Inc.).
7. Show cover of approximately 6" existed on this site on February 11, 2022. Consequently, some features may not be shown hereon.
8. The area, meridian, distances and coordinate values shown hereon refer to the New York Coordinate System, East Zone (NAD 83), expressed in feet. The distances shown on this map are grid distances. They have been scaled by a grid factor (scale factor x sea level factor) of 0.99992680. To obtain ground distances divide the distances on this map by the grid factor. To obtain ground area divide the area on this map by the square of the grid factor.

SURVEY OF PROPERTY  
 PREPARED FOR  
**THE GURDJIEFF FOUNDATION, INC.**

SITUATE IN THE  
**TOWN OF CORTLANDT**  
**WESTCHESTER COUNTY**  
**NEW YORK**

SCALE 1 in. = 100 ft. FEBRUARY 11, 2022

We hereby certify that the survey shown hereon was completed by us on February 11, 2022 that this map was completed on February 14, 2022 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys adopted by The New York State Association of Professional Land Surveyors, Inc.

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February 14, 2022

BADEY & WATSON  
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