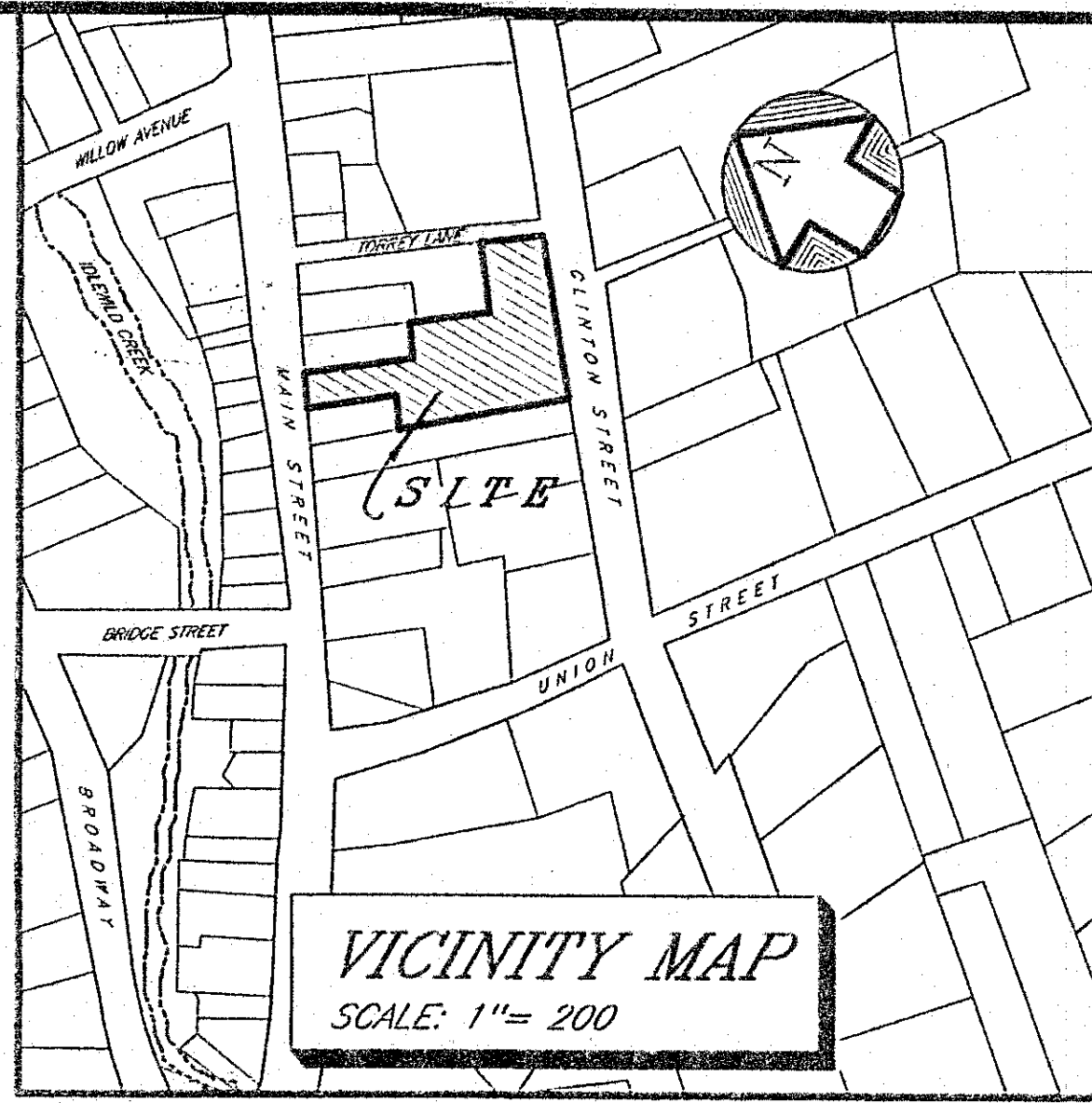
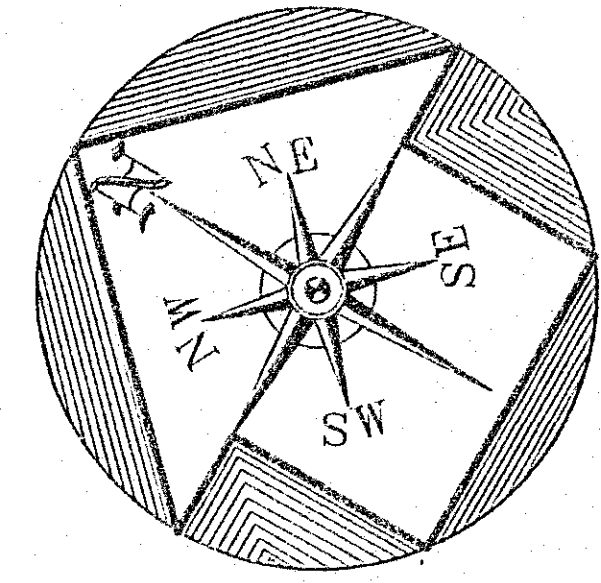


SUBJECT

PORTION OF LANDS OF O'DONNELL  
LEASED BY "BUTTER HILL"  
FOR PLAYGROUND USE BY SCHOOL.  
AREA OF LEASE = 0.1356 AC.  
OR 5,906 SQ. FT.

NOTE:  
PLAYGROUND AREA CONTAINS VARIOUS  
PLAY STRUCTURES (NOT SHOWN),  
ON A SURFACE OF CUSHIONED GROUND COVER.



VICINITY MAP  
SCALE: 1" = 200

- NOTES:
- 1) BEING A SITE PLAN OF SECTION 22, BLOCK 10, LOT 4 AS SHOWN ON THE TOWN OF CORNWALL TAX MAP.
  - 2) OWNER / APPLICANT:  
STEPHEN & CAROL DAVINO / BUTTERHILL DAY SCHOOL  
265 MAIN STREET P.O. BOX 631  
CORNWALL, N.Y. 12518 CORNWALL, N.Y. 12518
  - 3) PROPERTY ZONE: GC (GENERAL COMMERCIAL)
  - 4) PROPERTY AREA: 0.7448 ACRE
  - 5) PROPOSED USE: DAY CARE CENTER
  - 6) WATER SUPPLY: TOWN OF CORNWALL MUNICIPAL
  - 7) SANITARY WASTE DISPOSAL: TOWN OF CORNWALL MUNICIPAL

BULK REQUIREMENTS - GC DISTRICT, USE 31: SPECIAL PERMIT GROUP K  
DAY CARE CENTER USE

|                      | REQUIRED       | EXISTING        |
|----------------------|----------------|-----------------|
| LOT AREA             | 60,000 SQ. FT. | 32,443 SQ. FT.  |
| LOT WIDTH            | 200 FT.        | 195'            |
| FRONT YARD           | 50 FT.         | 0' EXISTING     |
| SIDE YARD            | 50 FT.         | 0' EXISTING     |
| BOTH SIDE YARDS      | 100 FT.        | 0' EXISTING     |
| REAR YARD            | 50 FT.         | 3' EXISTING     |
| ROAD FRONTAGE        | 100 FT.        | 315'            |
| BUILDING HEIGHT      | 40 FT. MAX.    | < 55' EXISTING  |
| DEVELOPMENT COVERAGE | 65 % MAX.      | 81 % EXISTING   |
| BUILDING COVERAGE    | 15 % MAX.      | 24.8 % EXISTING |
| FLOOR AREA RATIO     | 0.30           | 0.24            |

\* NOTE: VARIANCES GRANTED BY THE ZONING BOARD OF APPEALS  
SECTION 158-12, PART TWO, GC DISTRICT COLUMN #3 AND #4.  
SECTION 158-21, W(1) - BUFFER STRIP

AMENDED SITE PLAN  
PREPARED FOR  
BUTTERHILL DAY SCHOOL  
OF PROPOSED  
DAY CARE CENTER  
(USE BY SPECIAL PERMIT)

TOWN OF CORNWALL ORANGE COUNTY, NEW YORK  
SCALE: 1" = 20' DECEMBER 20, 2005

STEVEN P. DRABICK, P.L.S., PC  
PROFESSIONAL LAND SURVEYOR  
PO BOX 539  
CORNWALL, N.Y. 12518  
(845) 534-2208

PARKING SCHEDULE

PREVIOUS USES APPROVED FOR A TOTAL OF 40 PARKING SPACES.  
PROPOSED CHANGE IN SCHEDULE

PARKING REQUIREMENT: FOR 1740 SQUARE FEET OF THE 3,200 SQUARE FOOT BUILDING  
EXISTING RETAIL PARKING REQUIREMENT = 1,740 SQ. FT. / 200 = 8.7 SPACES

PARKING REQUIREMENT FOR DAY CARE: 1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 5 CHILDREN.  
PROPOSED 18 CHILDREN, 4 STAFF PERSONS: 4 + 3.6 = 7.6 SPACES

NET CHANGE IN PARKING: -1.1 SPACES

FOR USE BY PLANNING BOARD  
TOWN OF CORNWALL  
Preliminary & Final Approval

3/19/2008

SHEET 1 OF 1  
JOB NO. 969-05

| DATE    | DESCRIPTION                                                          |
|---------|----------------------------------------------------------------------|
| 1/12/06 | LEASE AREA, PLAYGROUND NOTES, TEMP. PARKING, EXISTING COVERAGE NOTES |
| 4/3/06  | PARKING ADJUSTMENT, ADDITIONAL NOTES                                 |
| 3/19/08 | UPDATED FIELD COVERAGE NOTES, REVISED BULK TABLE                     |

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 12/19/05, AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS PLAT NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

- BUTTERHILL DAY SCHOOL,
- STEPHEN & CAROL DAVINO,
- TOWN OF CORNWALL

STEVEN P. DRABICK, P.L.S., PC  
PROFESSIONAL LAND SURVEYOR  
NO. 49806  
H49806