	PLANT LIST			
KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	
AP	Acer Palmatum	Japanese Red Maple	2" Caliper	
MA	Malus 'Adams'	Crabapple	2" Caliper	
TC	Tilia cordata	Littleleaf Linden	2" Caliper	

Project Information

Applicant:	Gillette Skirt Factory Apts. LLC 124 Port Watson St Cortland, NY 13045
Property Owner:	Gillette Skirt Factory Apts. LLC 124 Port Watson St Cortland, NY 13045
Engineer:	C&S Engineers, Inc. 499 Col. Eileen Collins Blvd. Syracuse, NY 13212
Architect:	Hanlon Architects 1300 University Ave. Rochester, NY 14607
Project Address:	32 Miller St Cortland, NY 13045 159 Homer Street * Cortland, NY 13045 161 Homer Street * Cortland, NY 13045
Parcel ID:	Ctla-86.25-02-13.000 Ctla-86.25-02-11.000 * Ctla-86.25-02-10.000 * * Denotes parcels to be combined
Zoning Classification:	GB-2
100 yr Flood Plain:	No (Within 500 year flood zone)
Application Type:	Site Plan Review

Bulk Zoning Table

Zoning Classification: GB-2
Proposed Use: Multifamily/Nonresidential Uses

Item	Required	Proposed	Comply
Lot Area		1.25 acre combined	
Combined Building Area		10,620 sq ft	
Area of Disturbance		39,125 sq ft	Yes
Front Yard Setback (ft)	30	30	Yes
Side Yard Setback (ft)	15	15	Yes
Rear Yard Setback (ft)	20	20	Yes
Maximum Bldg. Height (ft)	45	(Primary Building)	

Item	Proposed Building	Required Parking	Comply
Private Garage:	13 Spaces	0 Spaces	Yes
Existing Building:			
Multi-Family Residential	20 Units	30 Spaces	Yes
Commercial:	1,350 sq ft	3 Spaces	Yes
	Proposed Parking	**Required Parking**	
Total Surface Parking:	39	33	Yes

A1 CONCEPT SITE PLAN
SCALE: 1" = 20'

0 20' 40'

C&S COMPANIES
C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
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PRELIMINARY NOT FOR CONSTRUCTION

CALABRO PROPERTIES

124 PORT WATSON ST.
CORTLAND, NY 13045

LOFTS AT GILLETTE SKIRT FACTORY
32 MILLER STREET
CORTLAND, NY

MARK	DATE	DESCRIPTION
2	7/23/21	SITE LIGHT REVISIONS
1	7/23/21	ADDED PLANTINGS

REVISIONS

PROJECT NO:	X42001002
DATE:	JULY 2021
DRAWN BY:	N. SIMS
DESIGNED BY:	N. SIMS
CHECKED BY:	D.H.WETHEY, P.E.

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW

CIVIL

CONCEPT SITE PLAN

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