

# Site Location



US Route 9

Metro-North Railroad

Craft Lane

Site

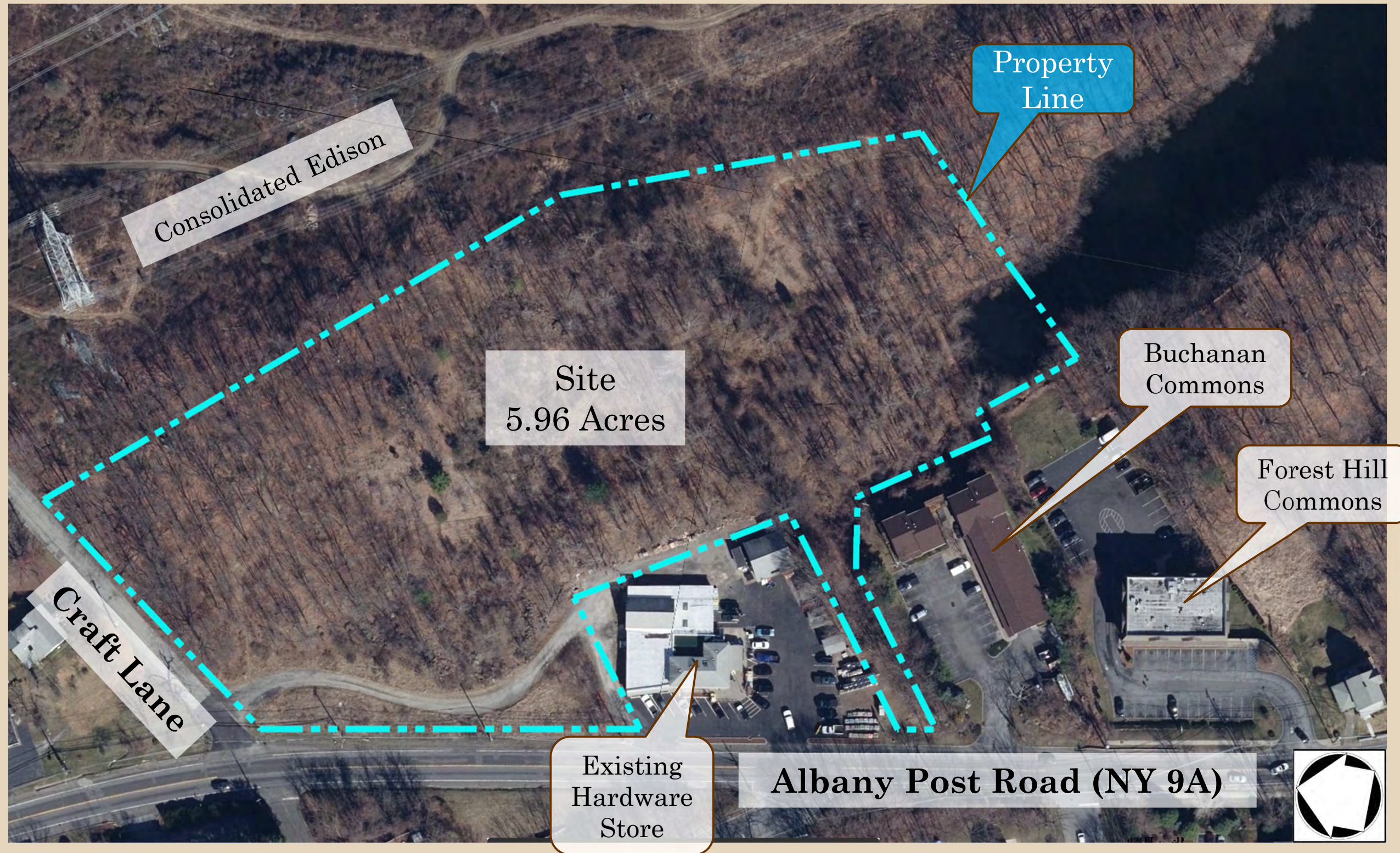
Albany Post Road (NY 9A)

Lindsey Ave

Village Hall



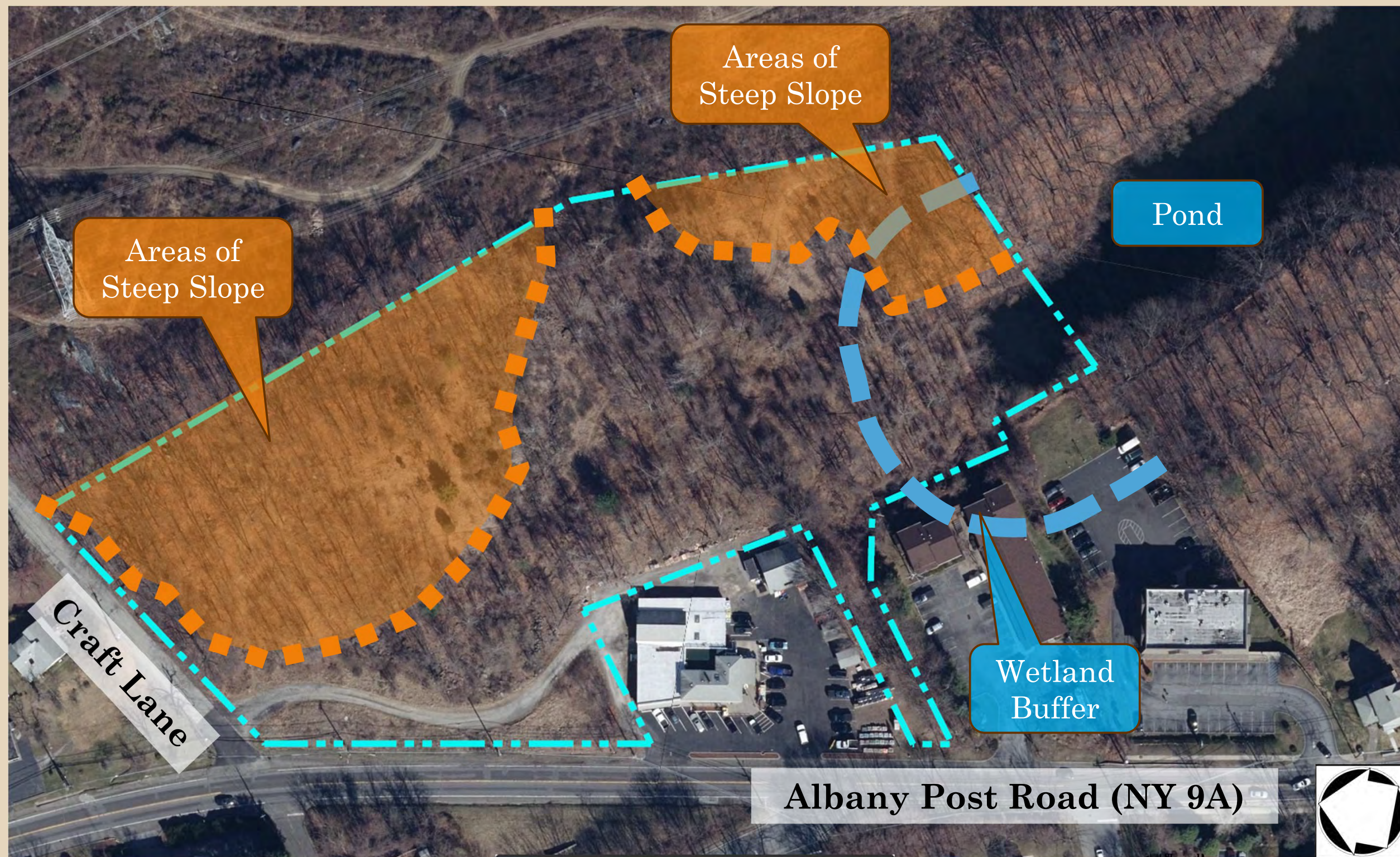
# Existing Conditions



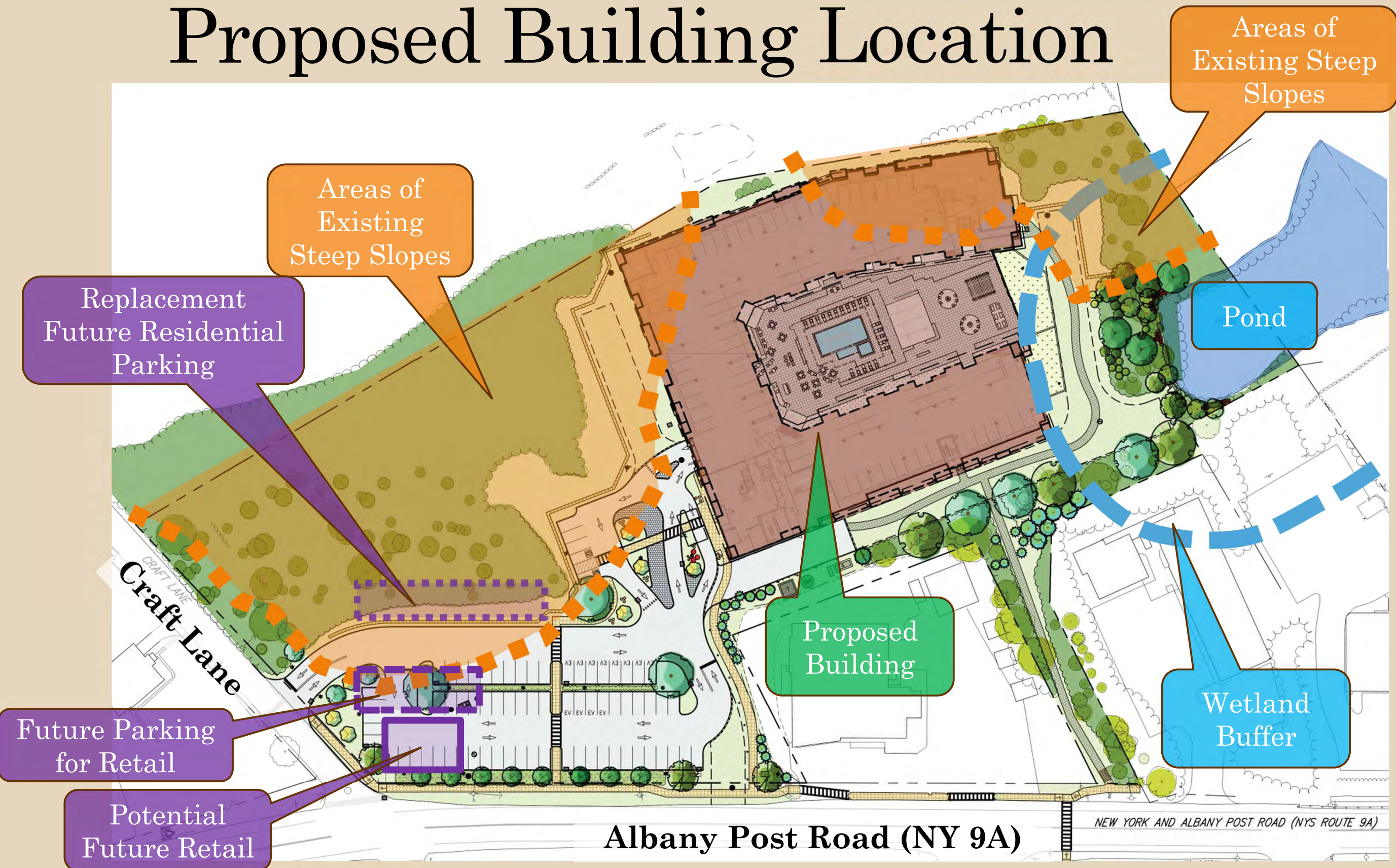
# Existing Site Constraints



# Existing Site Constraints

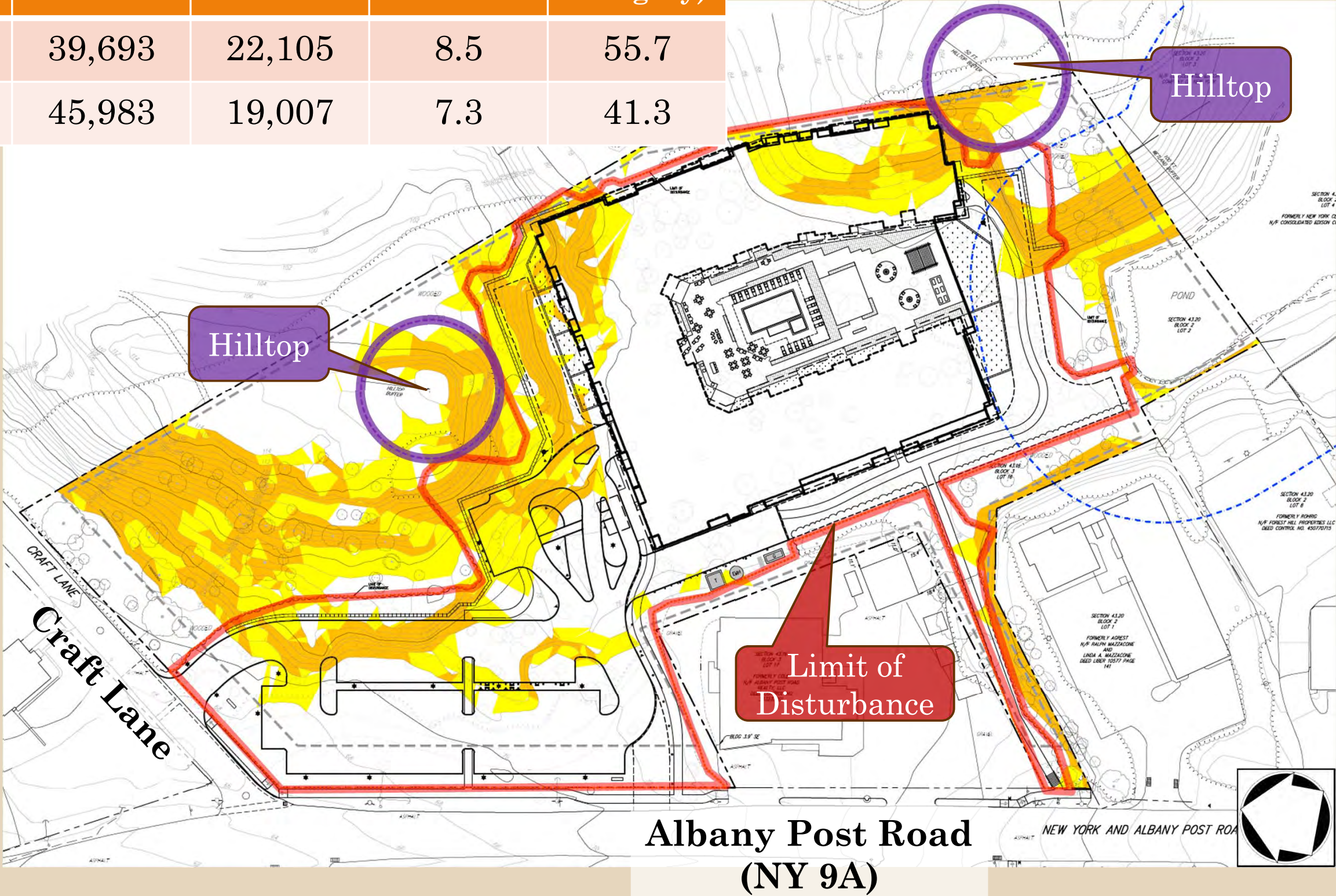


# Proposed Building Location



# Steep Slopes

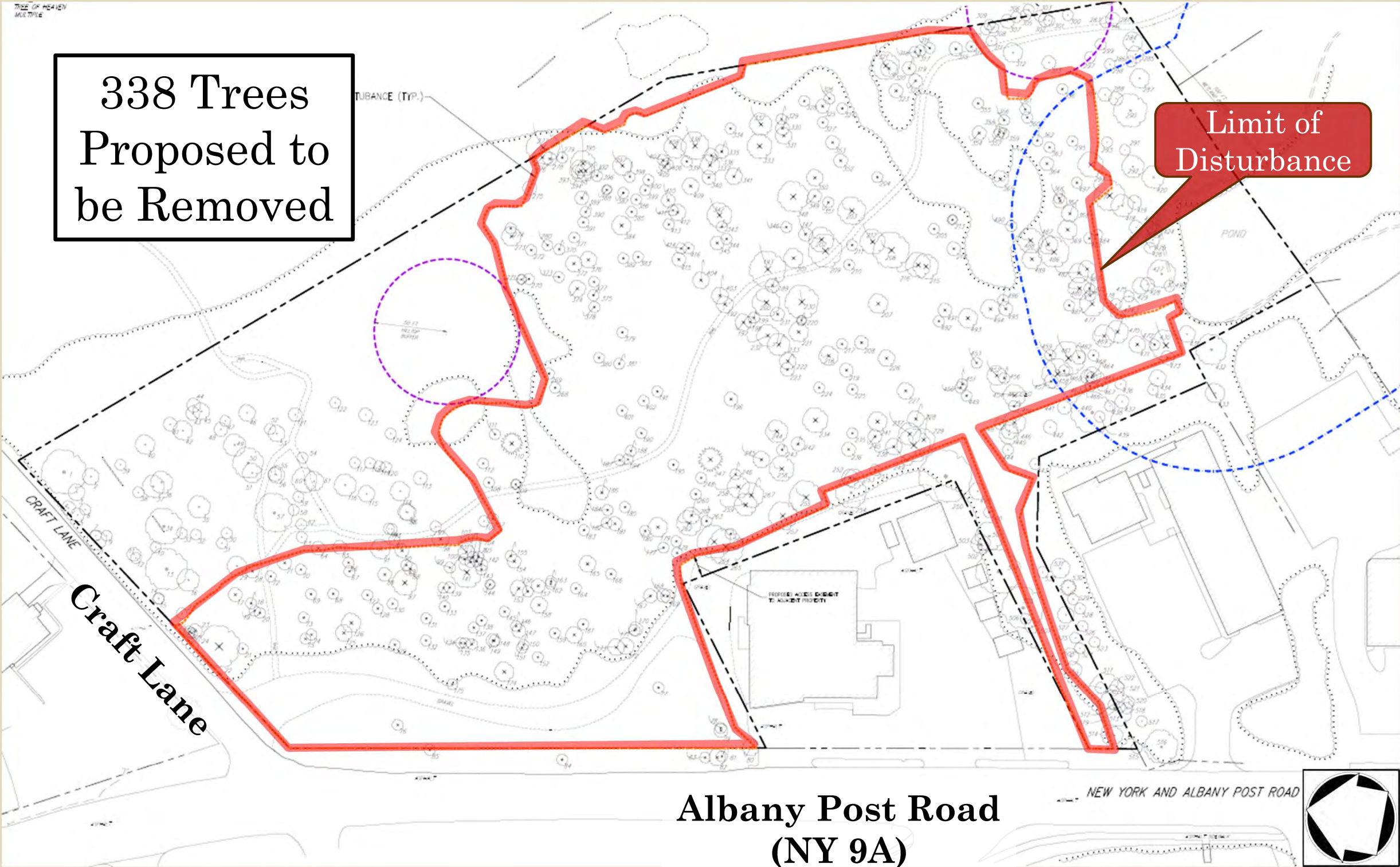
Desc.	Existing (sf)	Disturb. (sf)	Disturb. (% of Site)	Disturb. (% of Ex. Slope Category)
15-30%	39,693	22,105	8.5	55.7
30%+	45,983	19,007	7.3	41.3



# Tree Removal

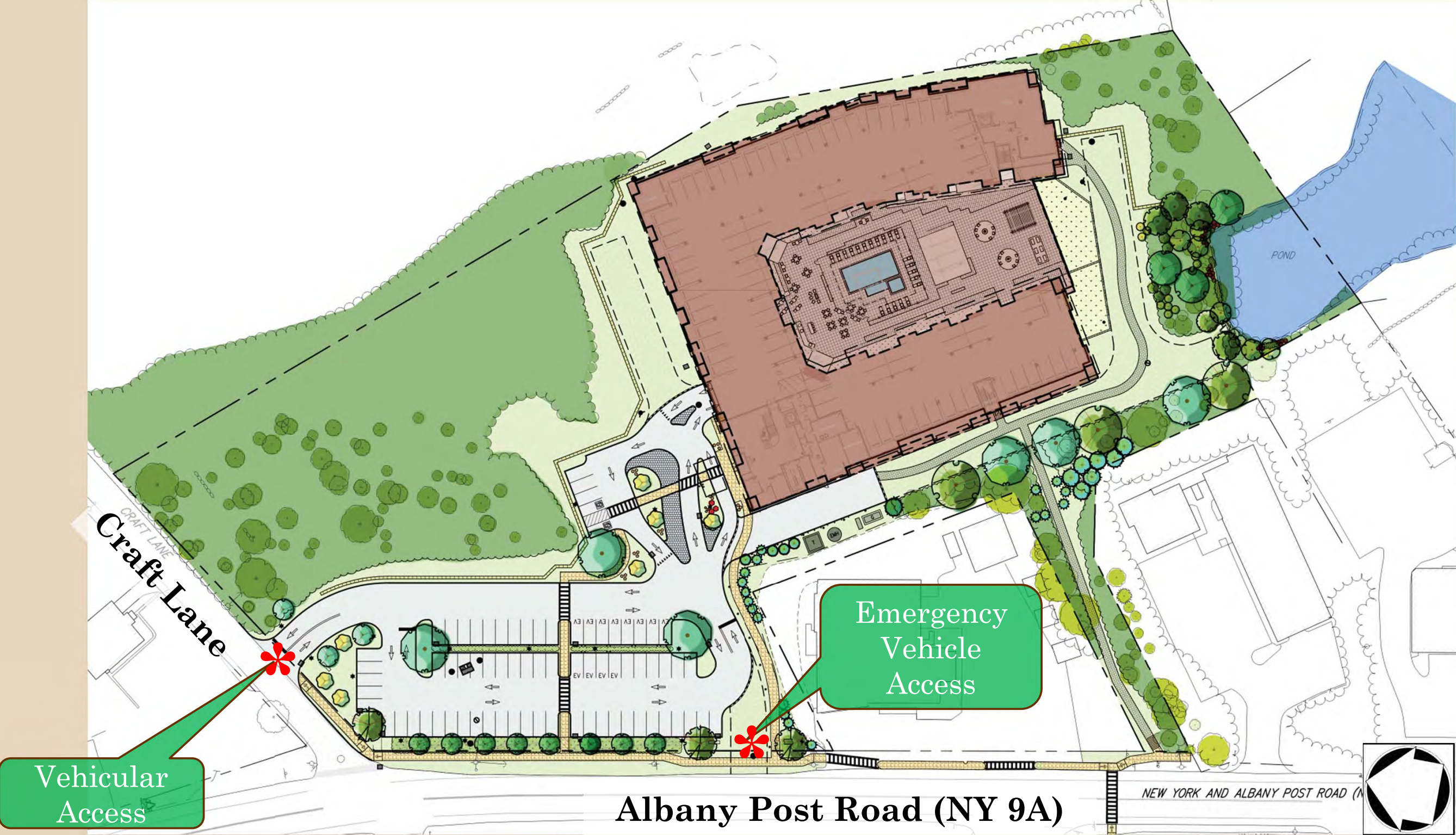
338 Trees  
Proposed to  
be Removed

Limit of  
Disturbance



Albany Post Road  
(NY 9A)

# Vehicular Site Access



Vehicular Access

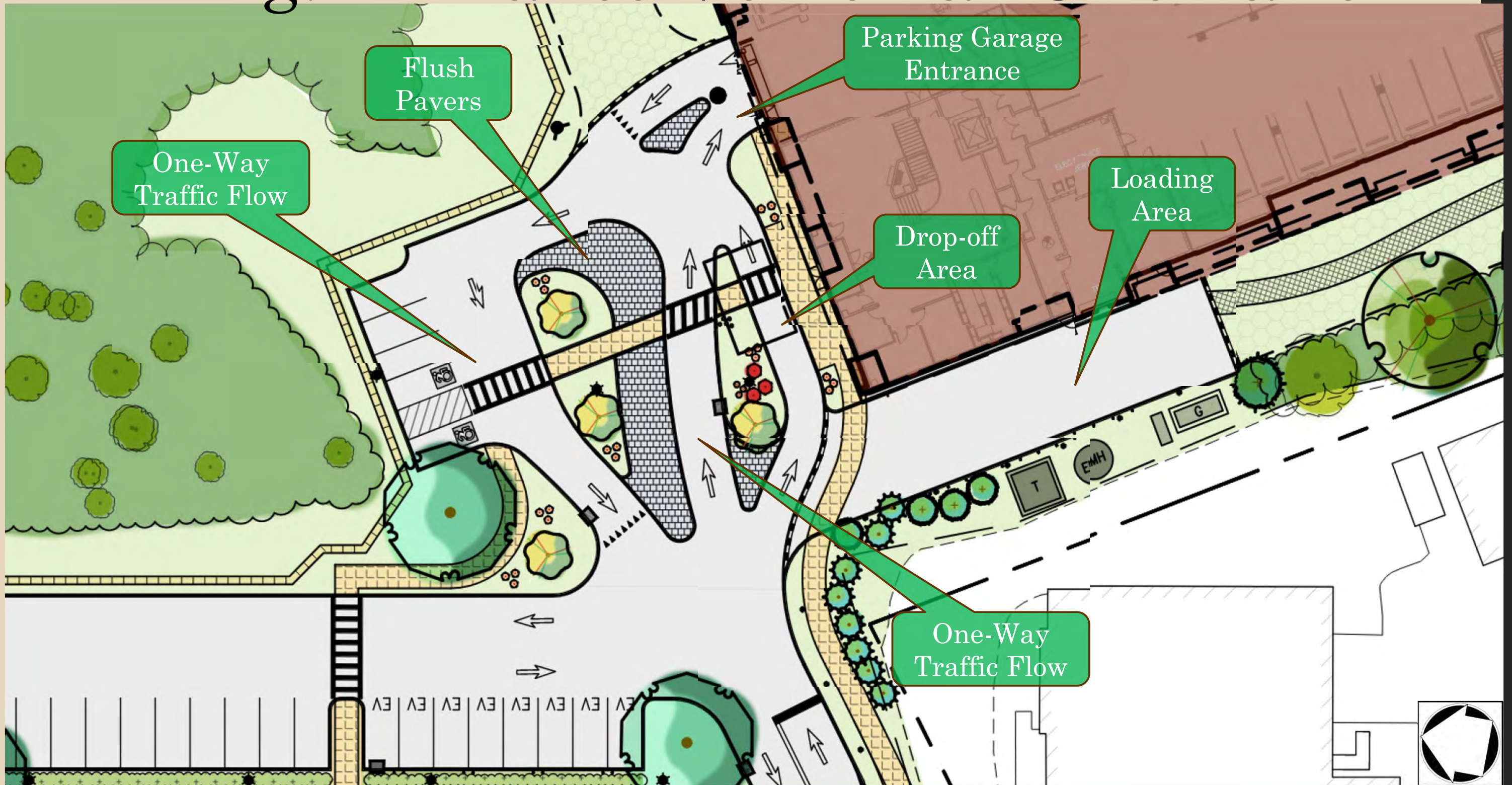
Emergency Vehicle Access

Albany Post Road (NY 9A)

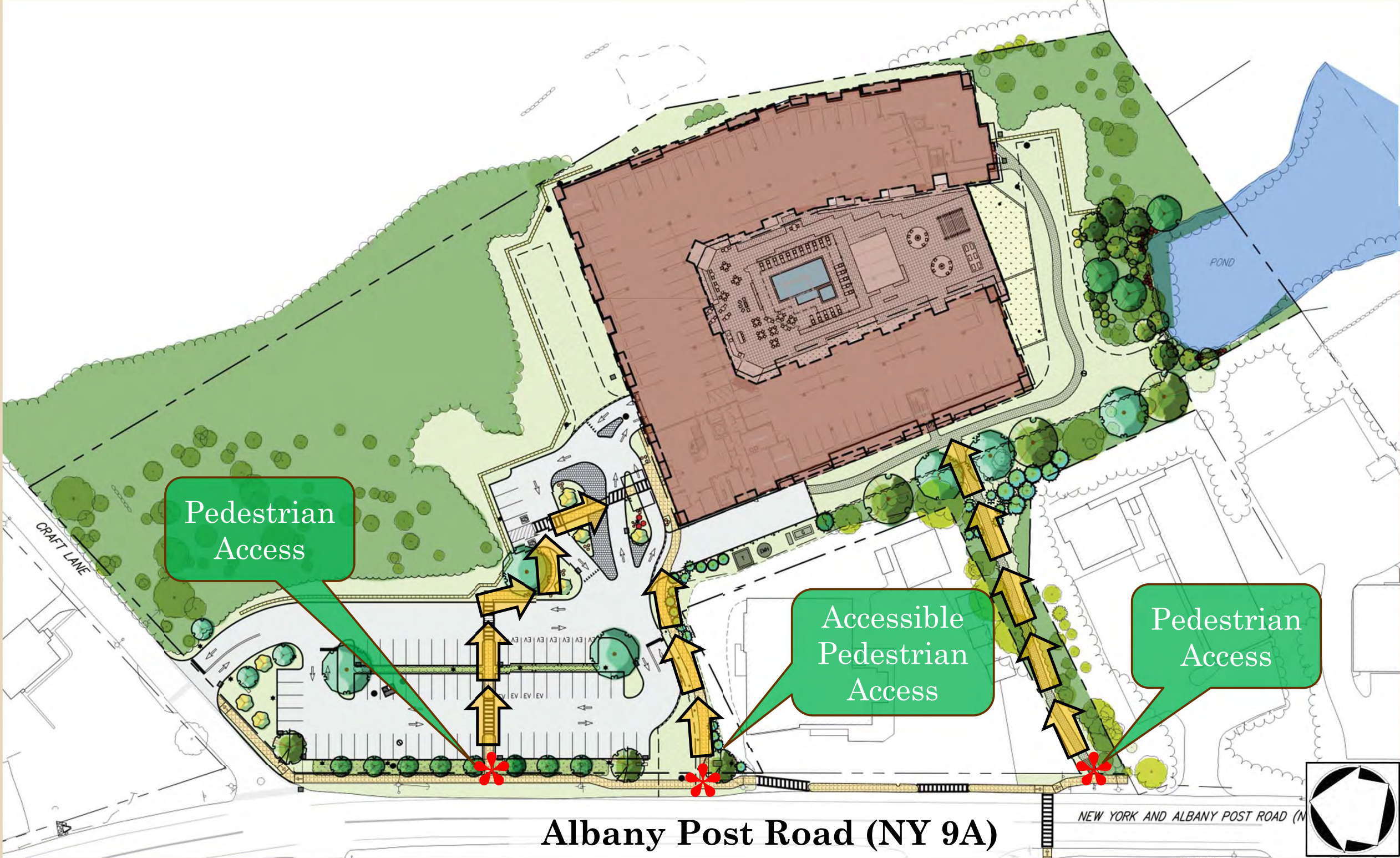
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# Bldg. Entrance Vehicular Circulation



# Pedestrian Site Access

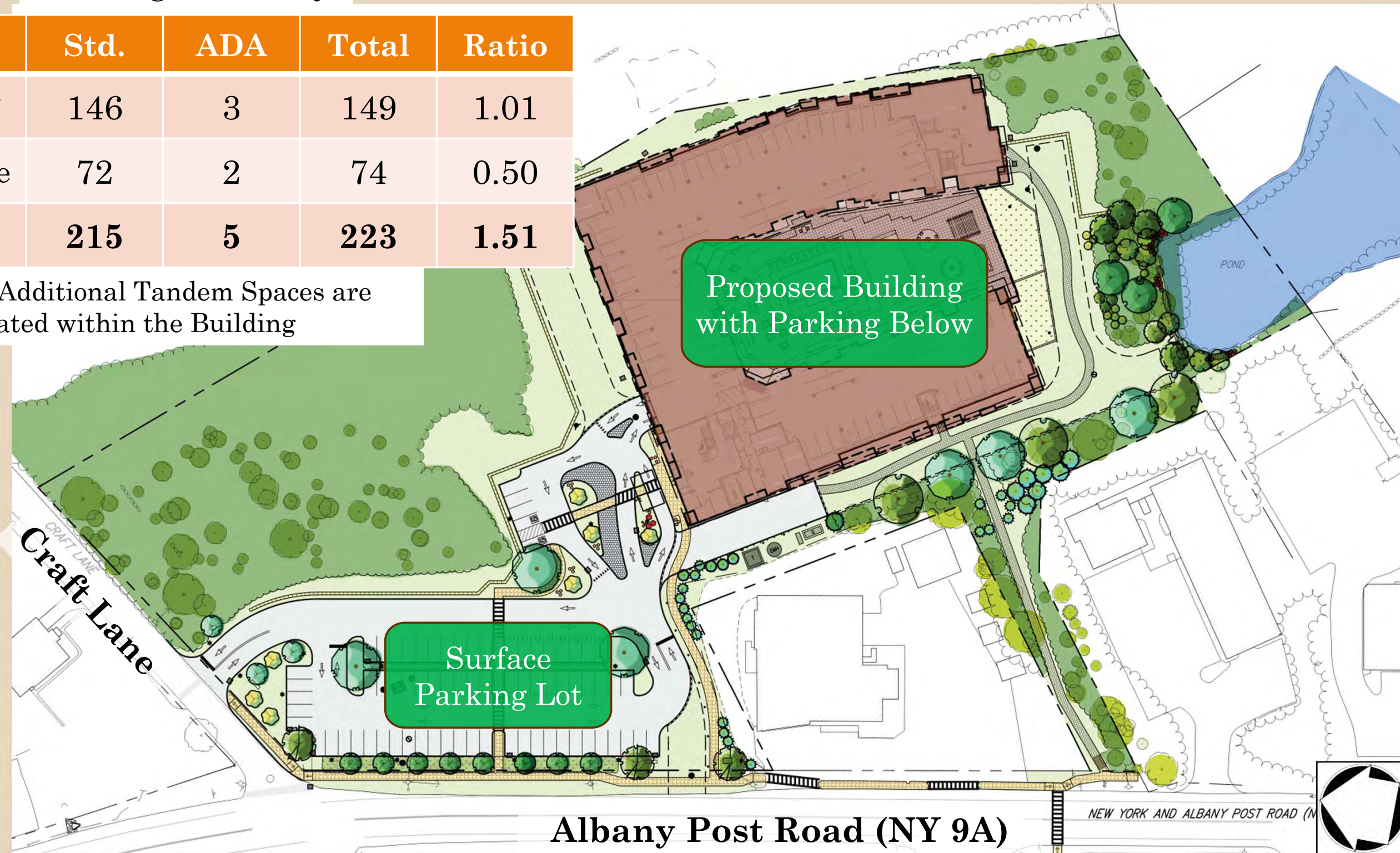


# Site Plan

## Parking Summary

Desc.	Std.	ADA	Total	Ratio
Bldg.*	146	3	149	1.01
Surface	72	2	74	0.50
<b>Total</b>	<b>215</b>	<b>5</b>	<b>223</b>	<b>1.51</b>

\*9 Additional Tandem Spaces are located within the Building



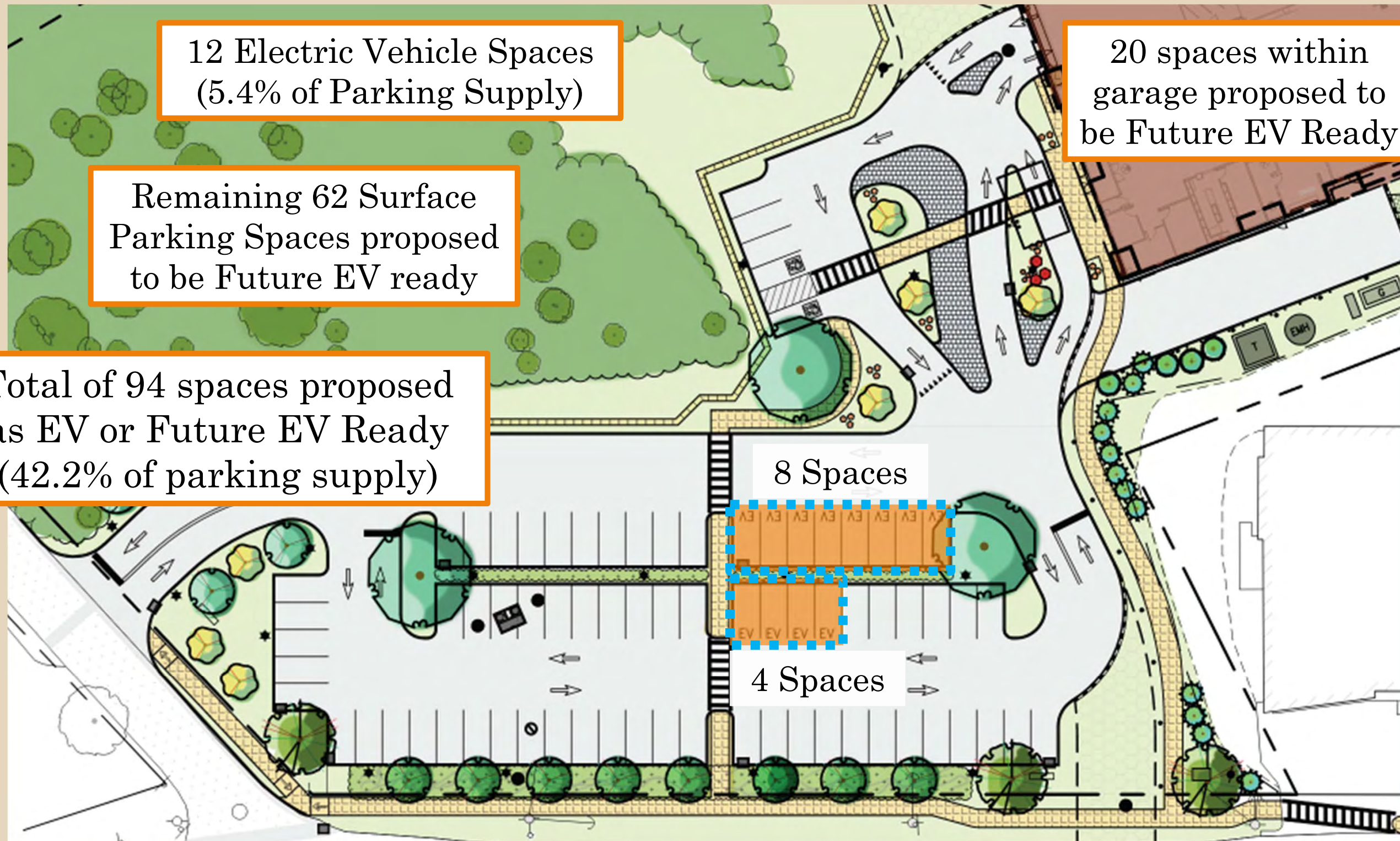
# Electric Vehicle Spaces

12 Electric Vehicle Spaces  
(5.4% of Parking Supply)

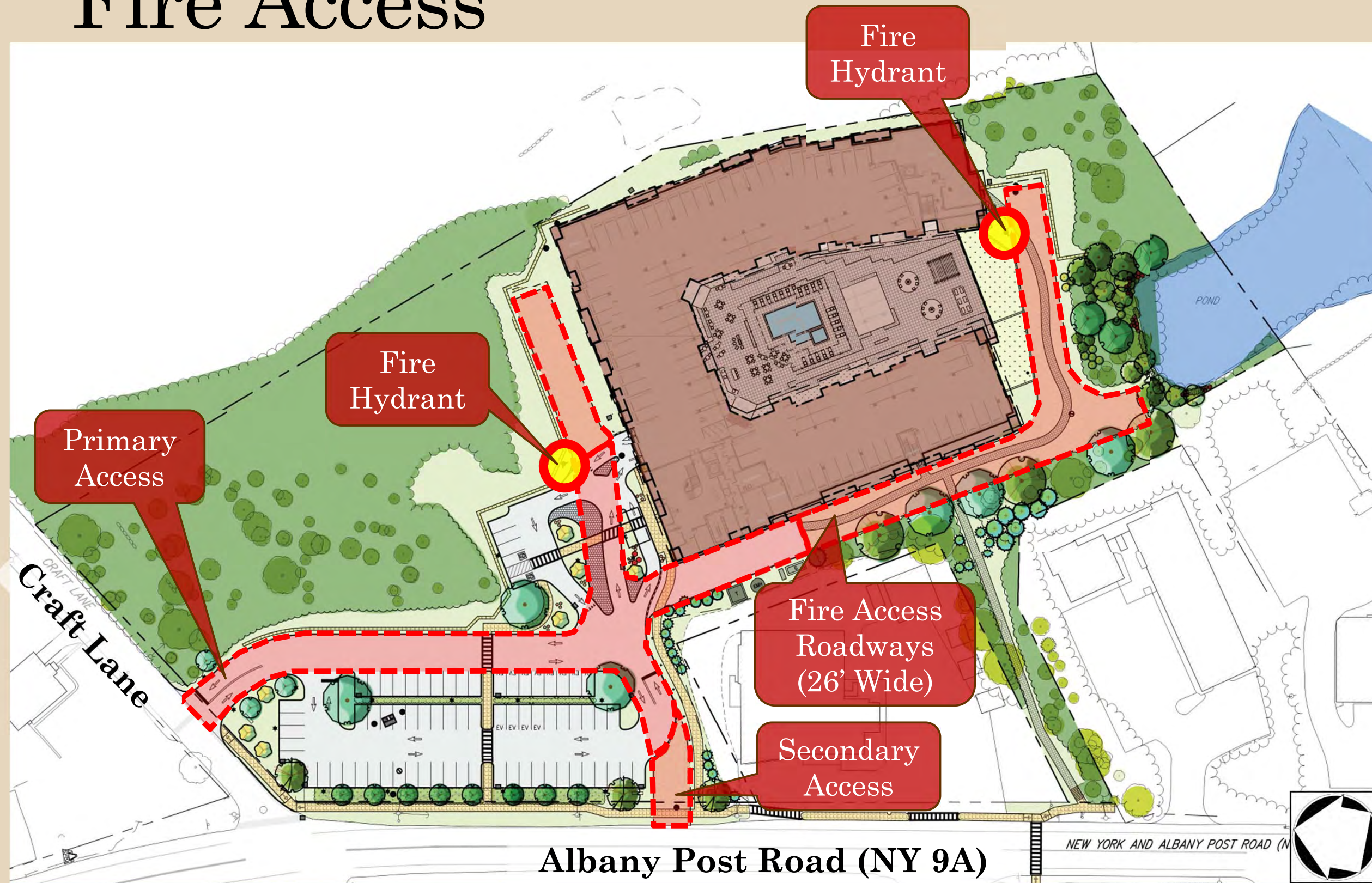
20 spaces within  
garage proposed to  
be Future EV Ready

Remaining 62 Surface  
Parking Spaces proposed  
to be Future EV ready

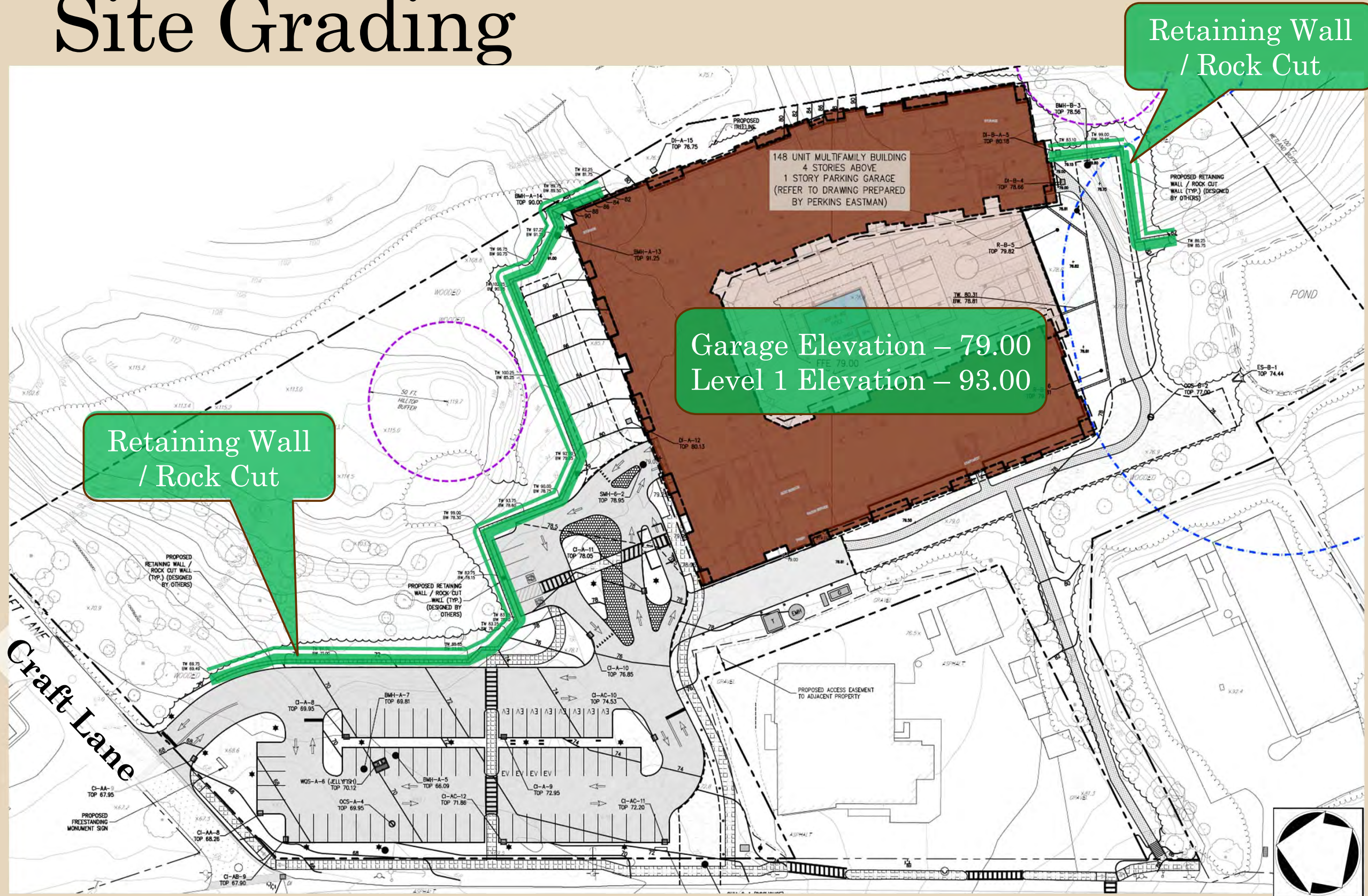
Total of 94 spaces proposed  
as EV or Future EV Ready  
(42.2% of parking supply)



# Fire Access



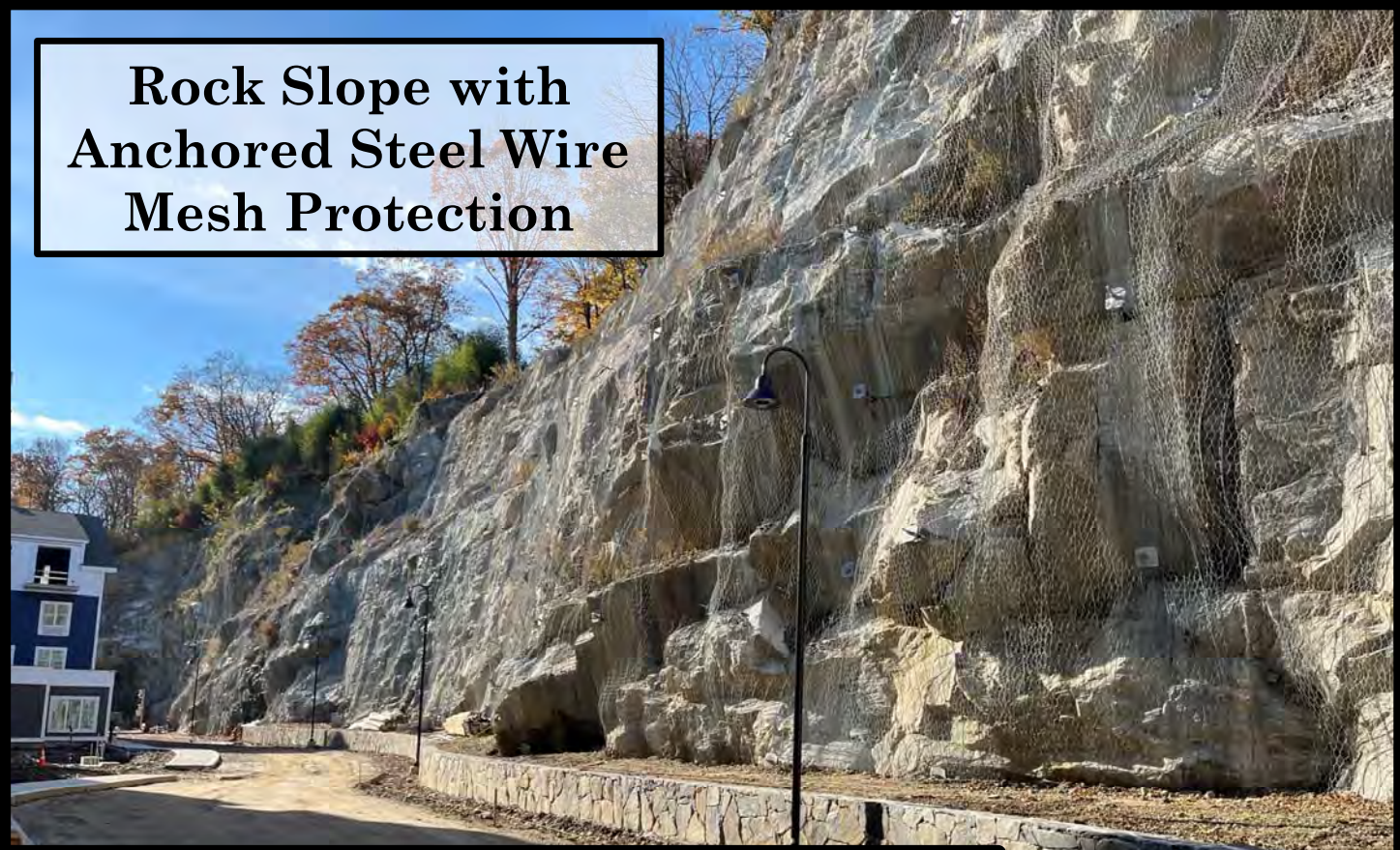
# Site Grading



# Rock Cut Treatment



**Exposed  
Rock Slope**

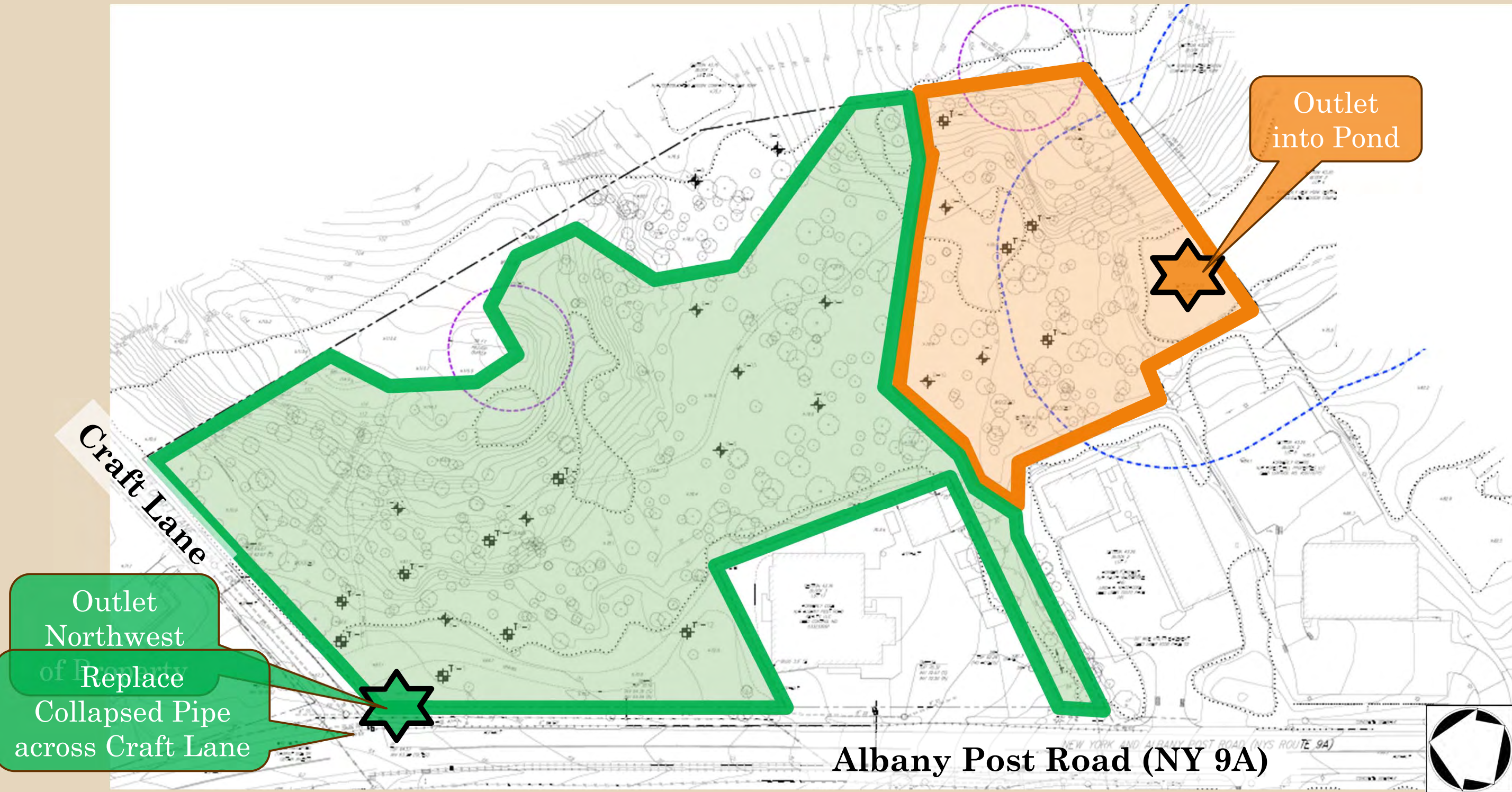


**Rock Slope with  
Anchored Steel Wire  
Mesh Protection**



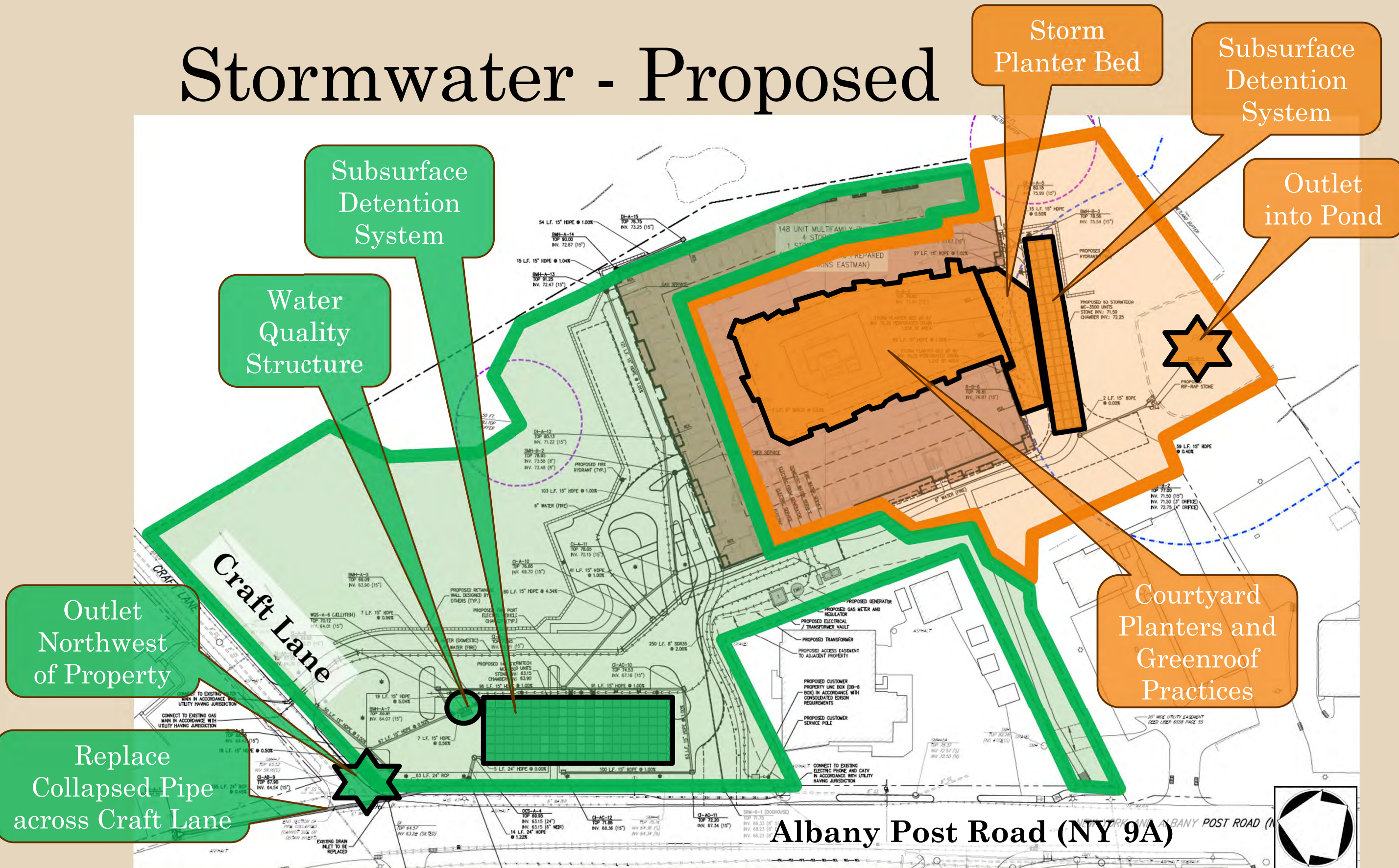
**Retaining Wall  
Treatment**

# Stormwater - Existing





# Stormwater - Proposed

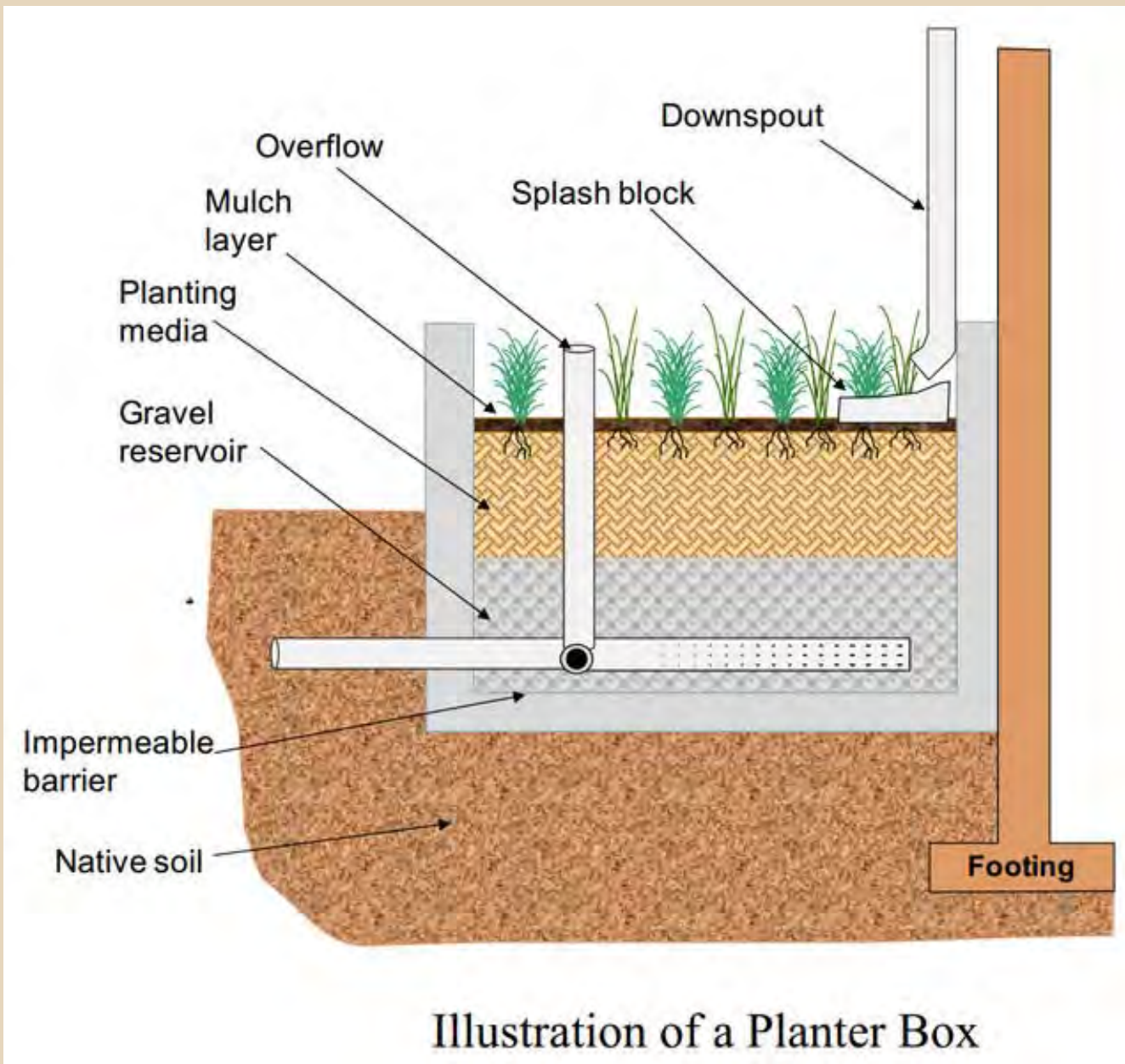


Albany Post Road (NY 9A)

# Stormwater Planter Areas

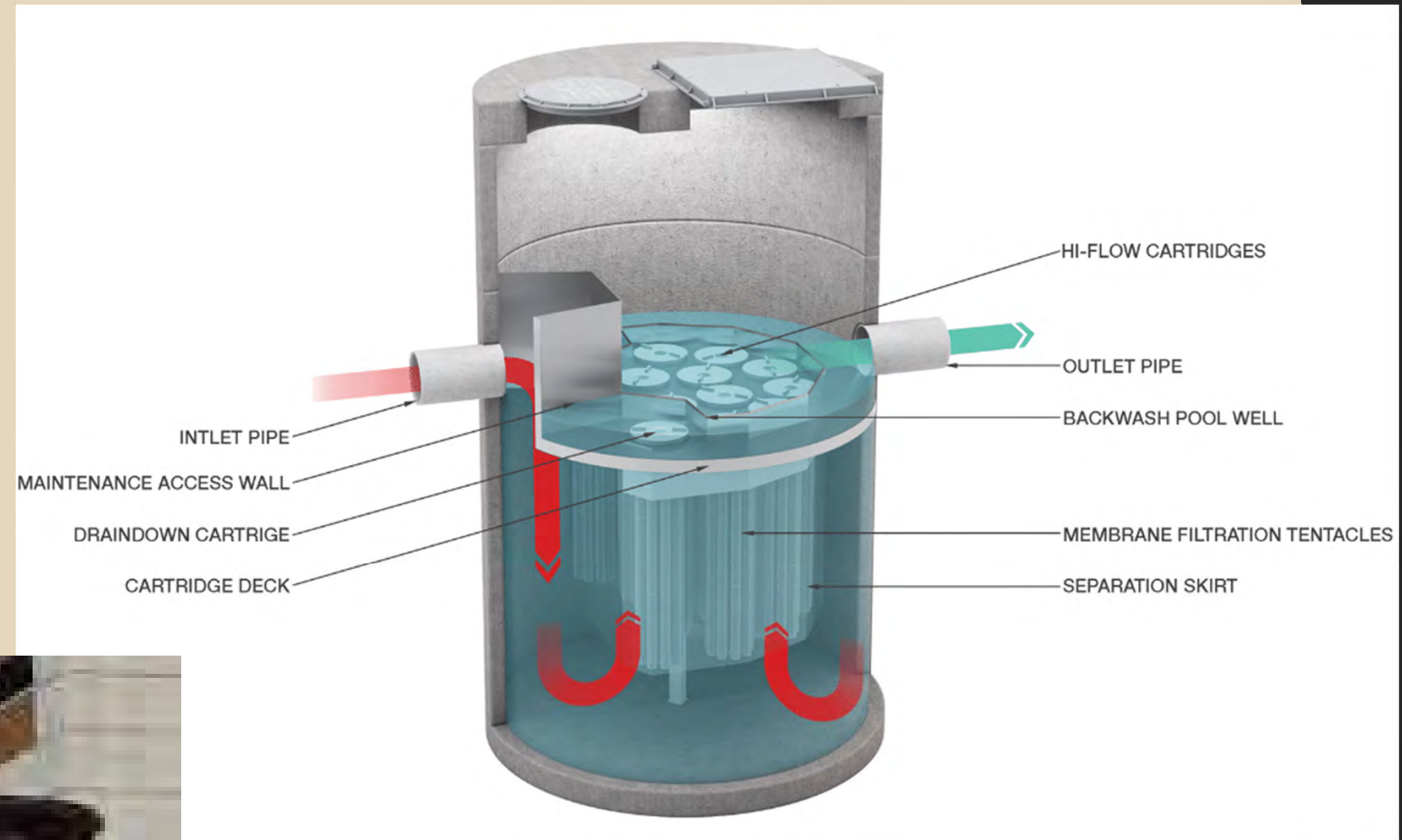
Stormwater Planter  
At Grade

Intensive Green Roof  
(within planter areas)



# Jellyfish Filter

Water Quality Structure



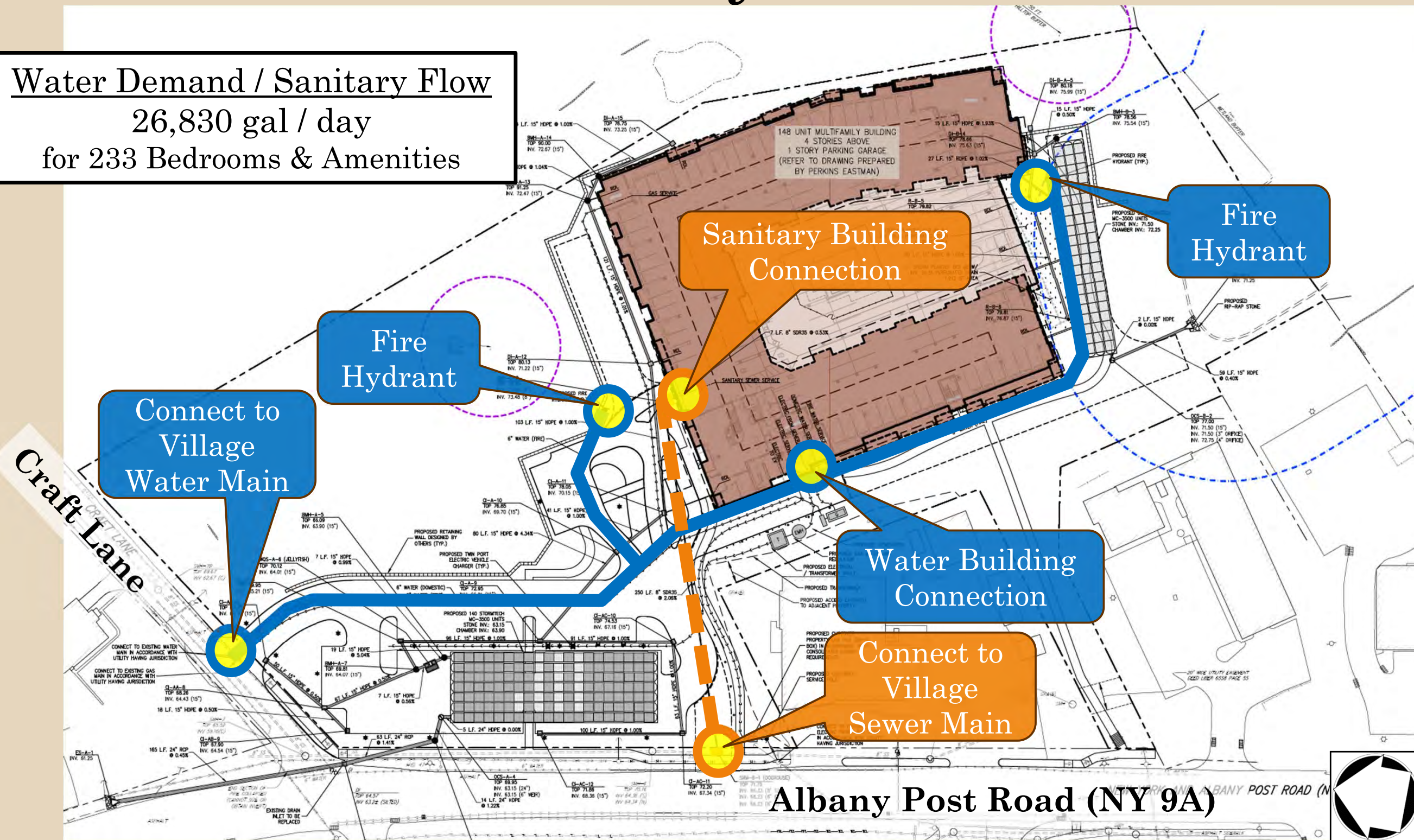
# Subsurface Chambers

Stormwater Detention

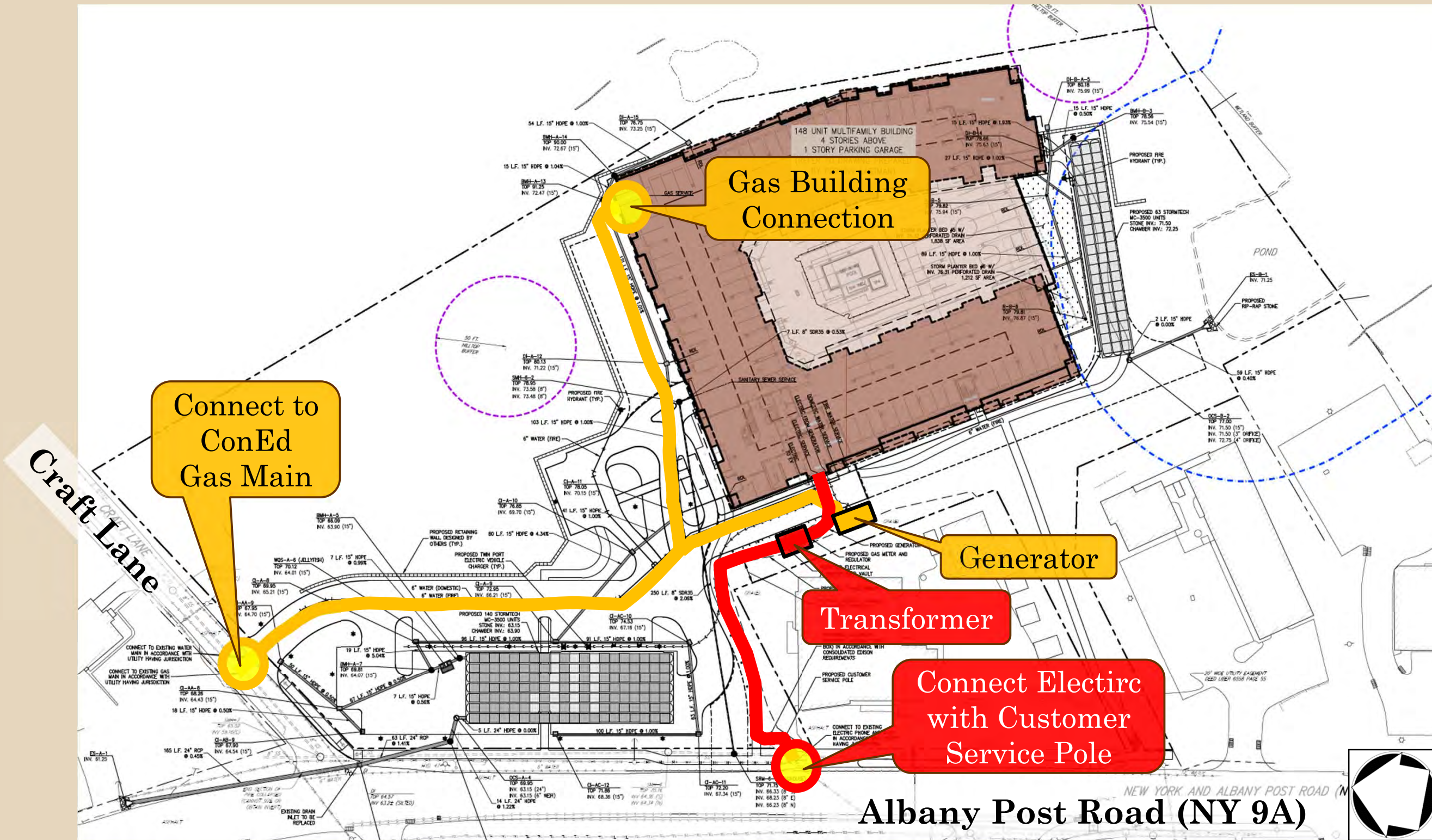


# Water & Sanitary

**Water Demand / Sanitary Flow**  
26,830 gal / day  
for 233 Bedrooms & Amenities



# Gas and Electric



# Lighting



Bollard Light  
(3'-6" Tall)



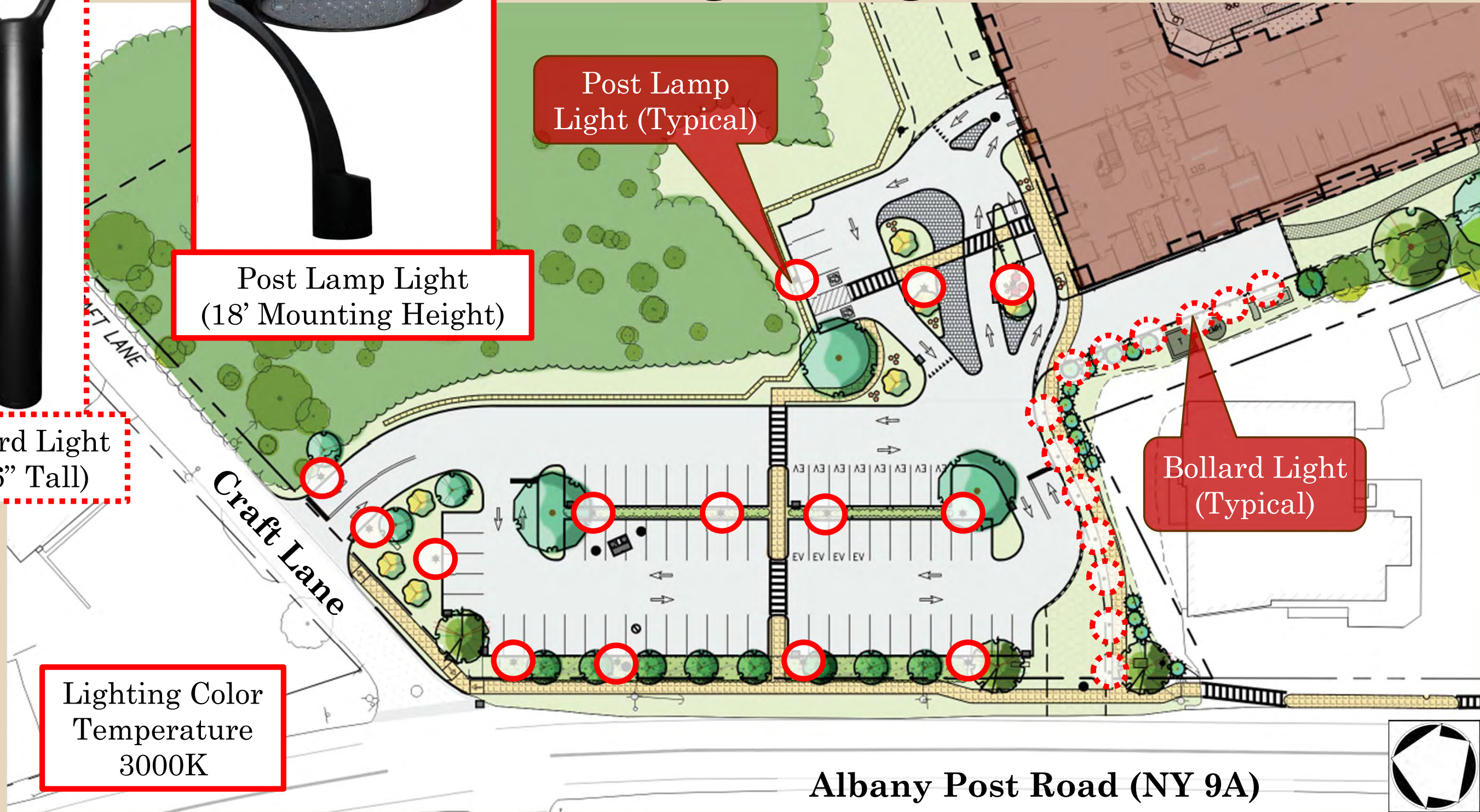
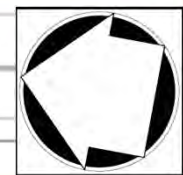
Post Lamp Light  
(18' Mounting Height)

Post Lamp  
Light (Typical)

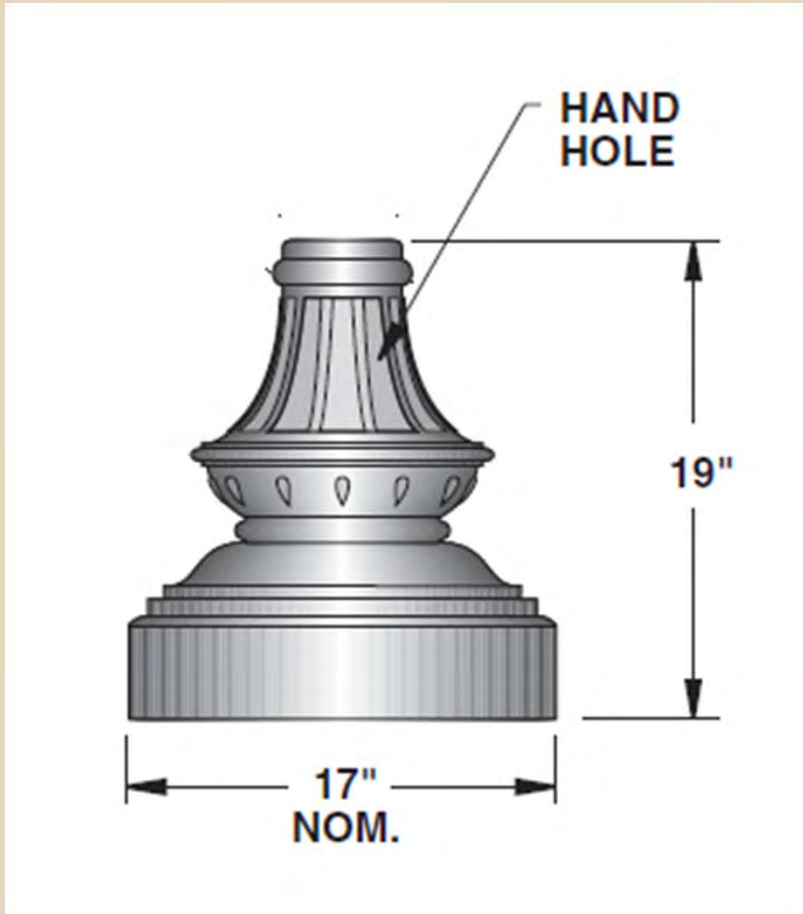
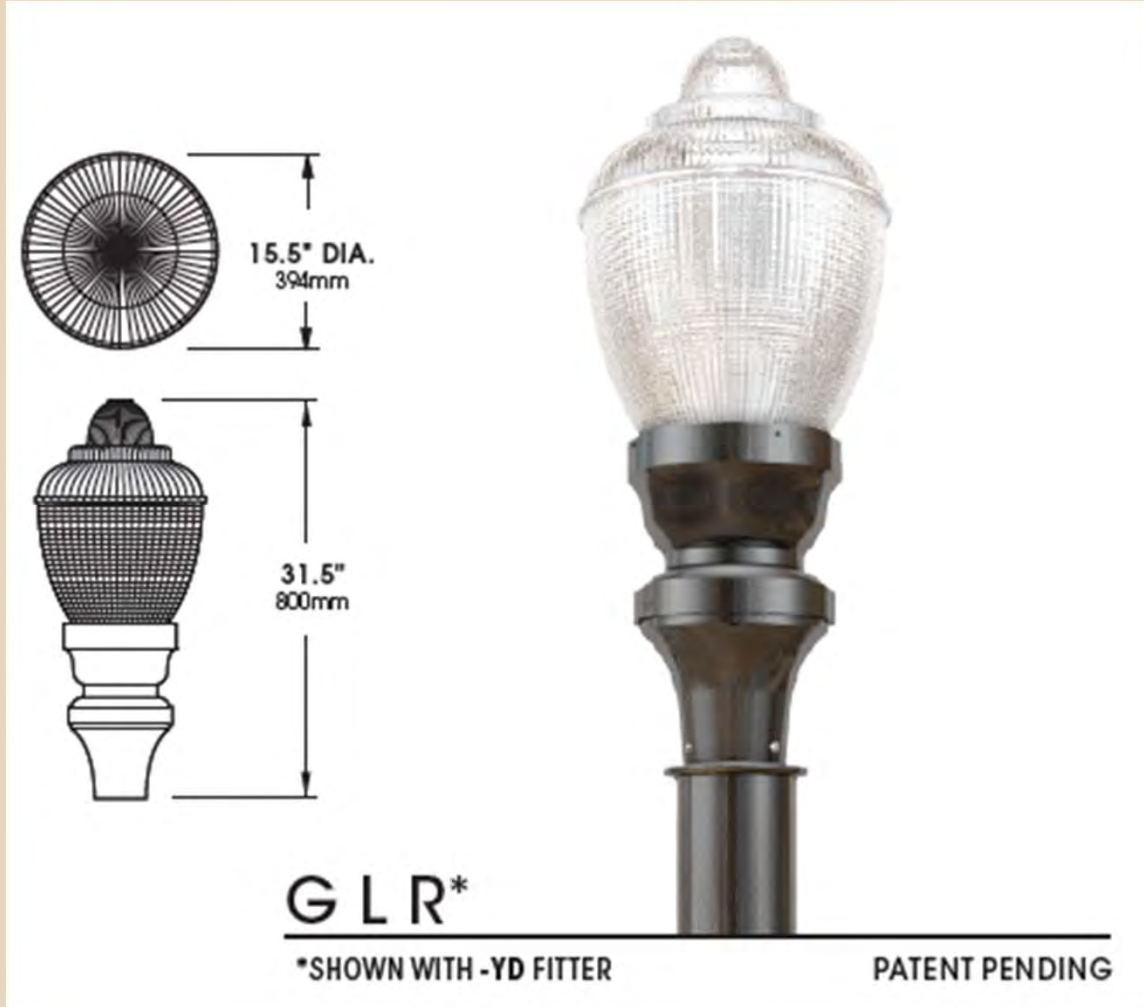
Bollard Light  
(Typical)

Lighting Color  
Temperature  
3000K

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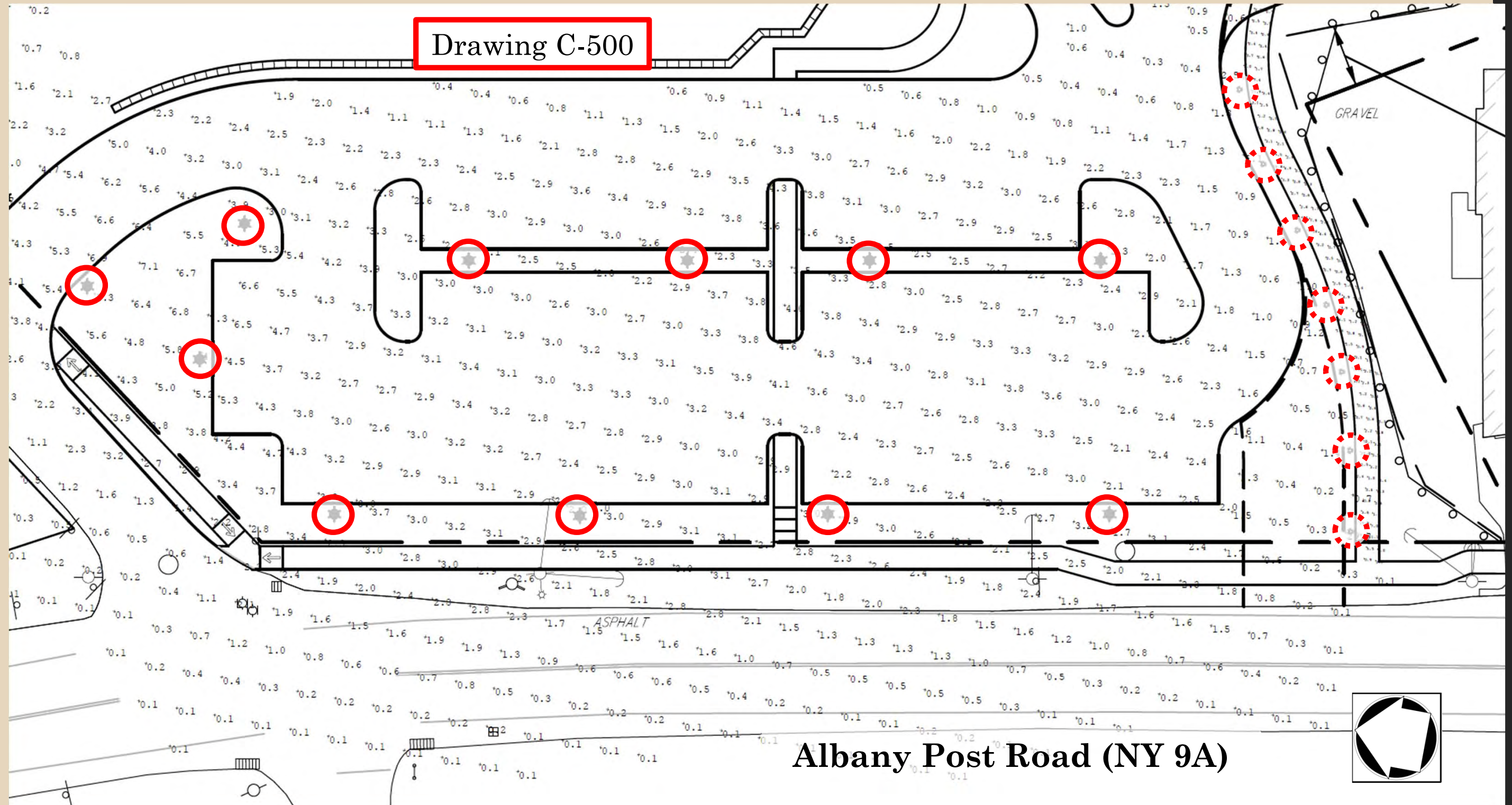


# Lighting Fixture Updates





# Lighting Levels



# Courtyard Lighting



Pathway  
Bollard Light  
(3'-6" Tall)

# Courtyard Lighting



Strip lighting on toe kicks of planters



Wall sconce lights mounted to planters



Pole mounted lights in grill areas and high traffic areas



12 foot mounting height

# Courtyard Lighting

**BASE "B"**  
 material techno polymer  
 colour matt grey



**STICKS "A"**  
 material PVC  
 colour matt white



**ELECTRICAL CABLE "C"**  
 colour black



**ACCESSORY RING "O"**  
 material silicone

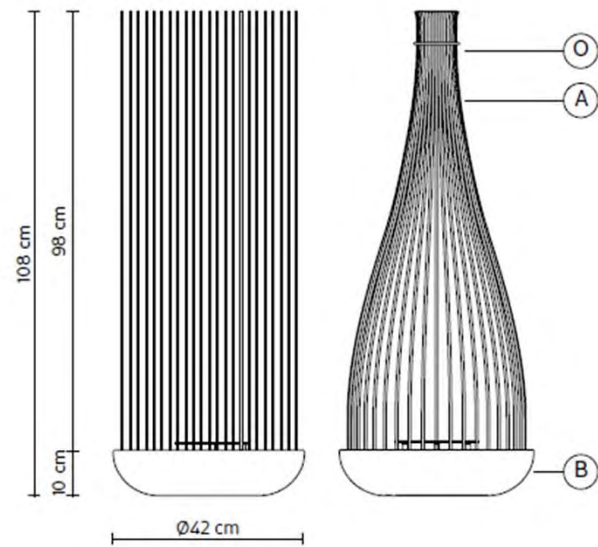
**ELECTRICAL SYSTEM**  
 source LED  
 1 x 29W, 2600 lumen  
 3000K CRI ≥ 80  
 class A+

**PACKAGING**  
 n° cartons 2  
 net weight/kg 13 (A+B)  
 gross weight/kg 16 (A+B)  
 packaging/cm 10x10x140 (A) - 5x5x32 (B)

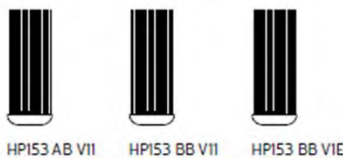
**LIGHT EMISSION**  
 unidirectional



LED equipped



**COLLECTION**



twicebright

STL SERIES - Festoon/String Lighting

STL Series - Commercial Grade String Lights

Date:  Job:  Type:   
 Notes:



The STL Series commercial grade string lighting is great addition to any outdoor or indoor space. LED bulbs offer energy savings over traditional incandescent ones, while still maintaining the same visual aesthetic. Durable and weatherproof, the STL Series will create a warm, inviting environment in any hospitality venue..



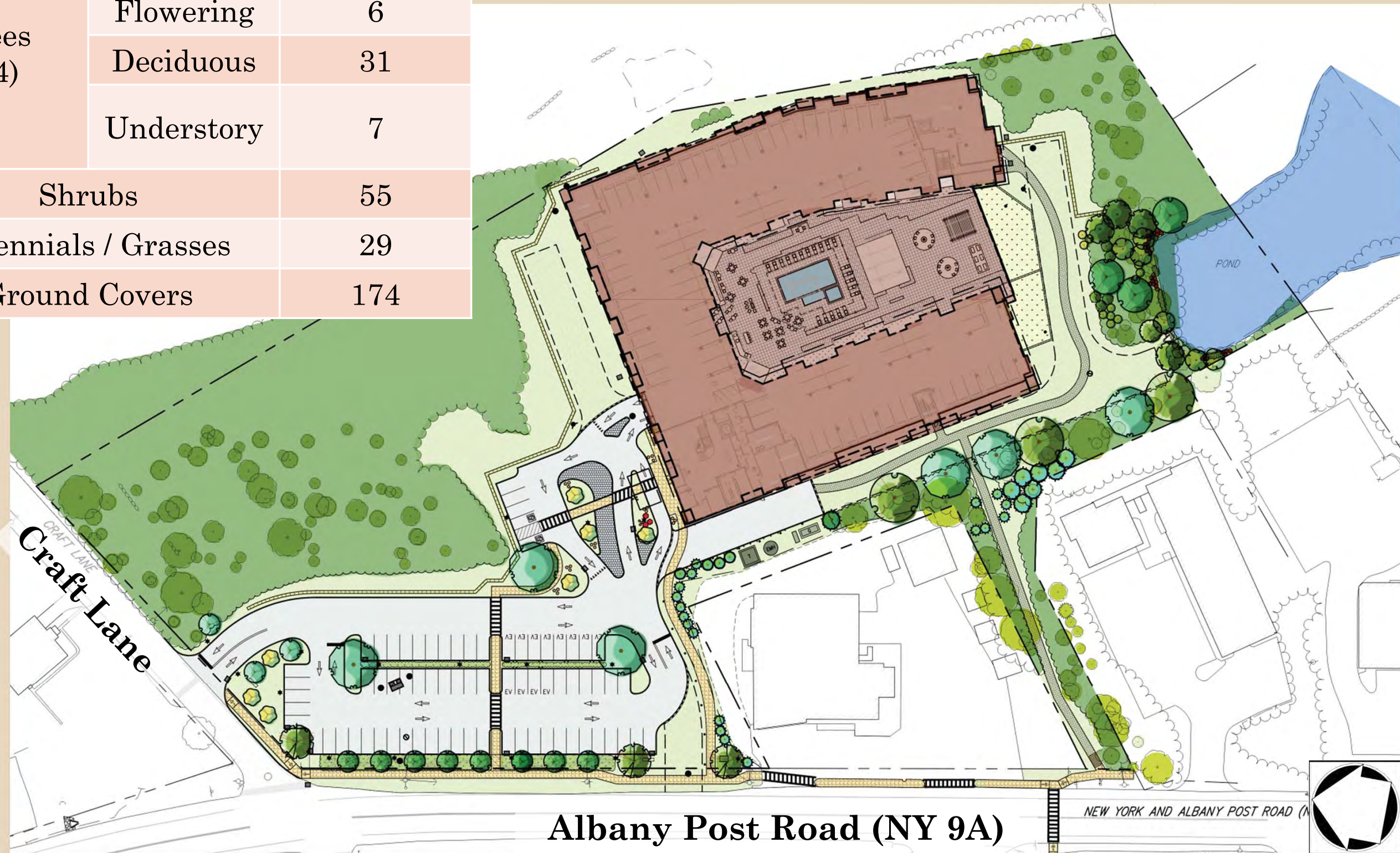
Decorative floor lamps by pool

Bistro Lights in various seating areas

## Plant Schedule Summary

Trees (74)	Evergreen	30
	Flowering	6
	Deciduous	31
	Understory	7
Shrubs		55
Perennials / Grasses		29
Ground Covers		174

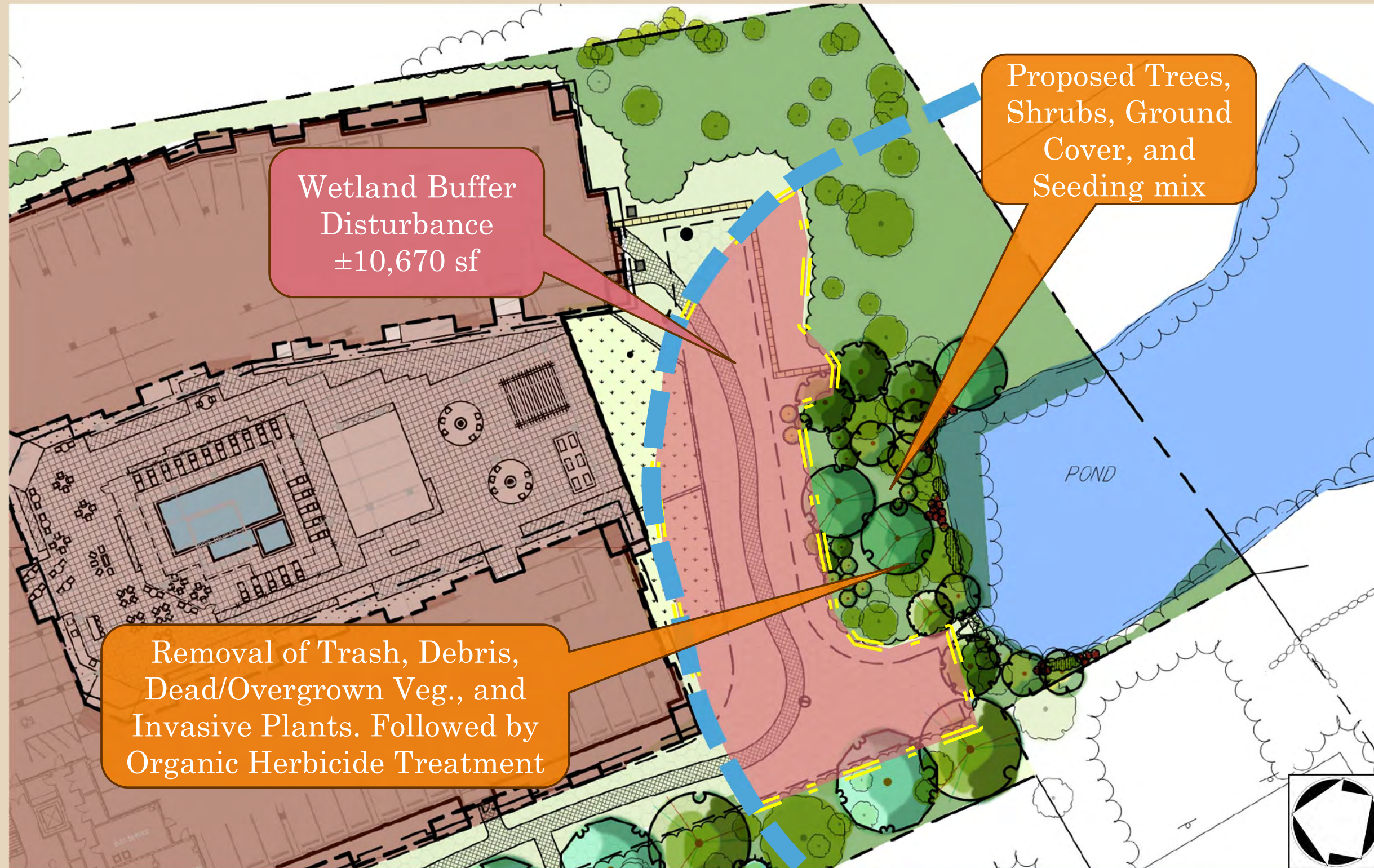
# Landscaping



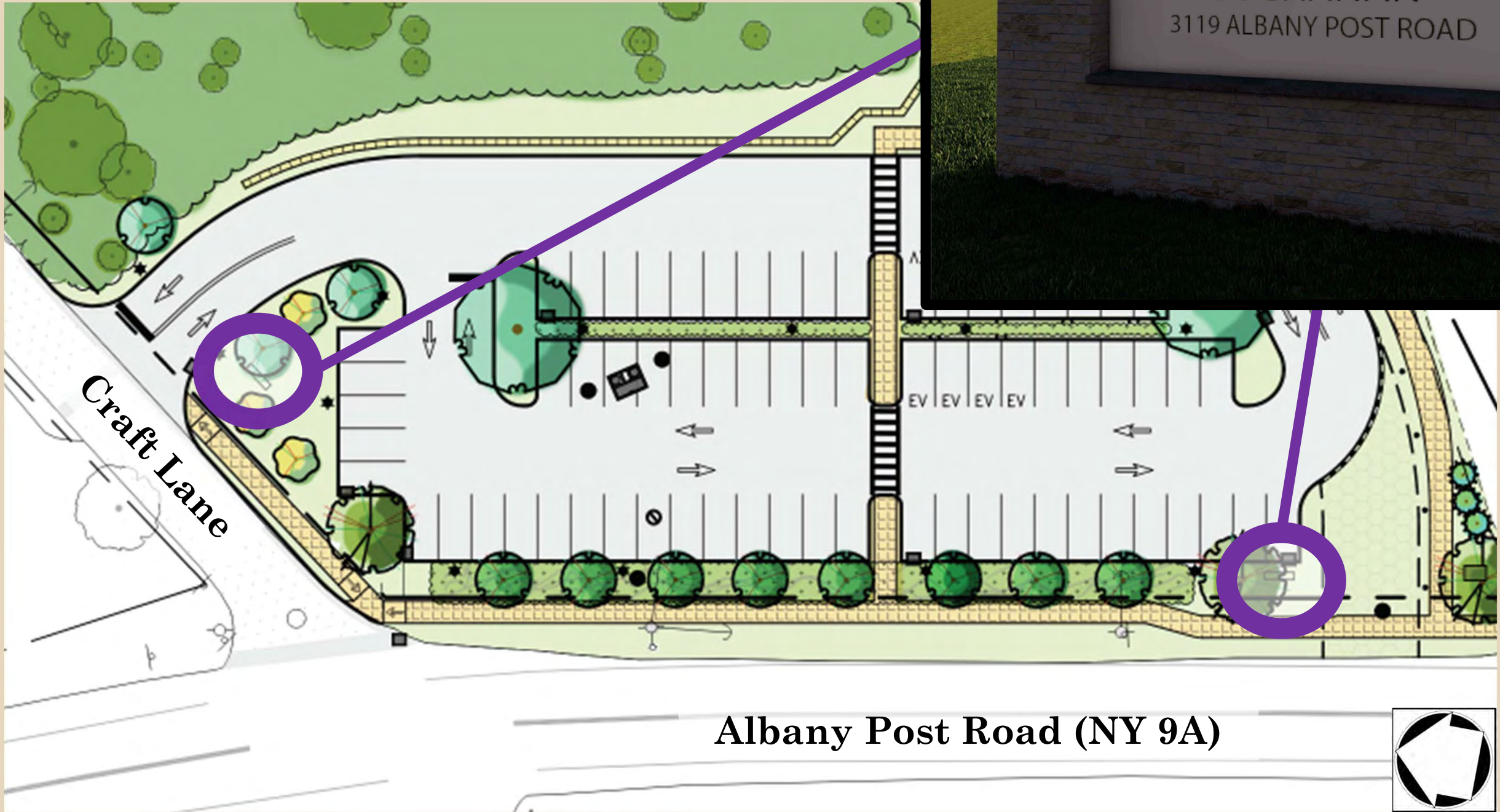
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# Wetland Mitigation



# Monument Signs

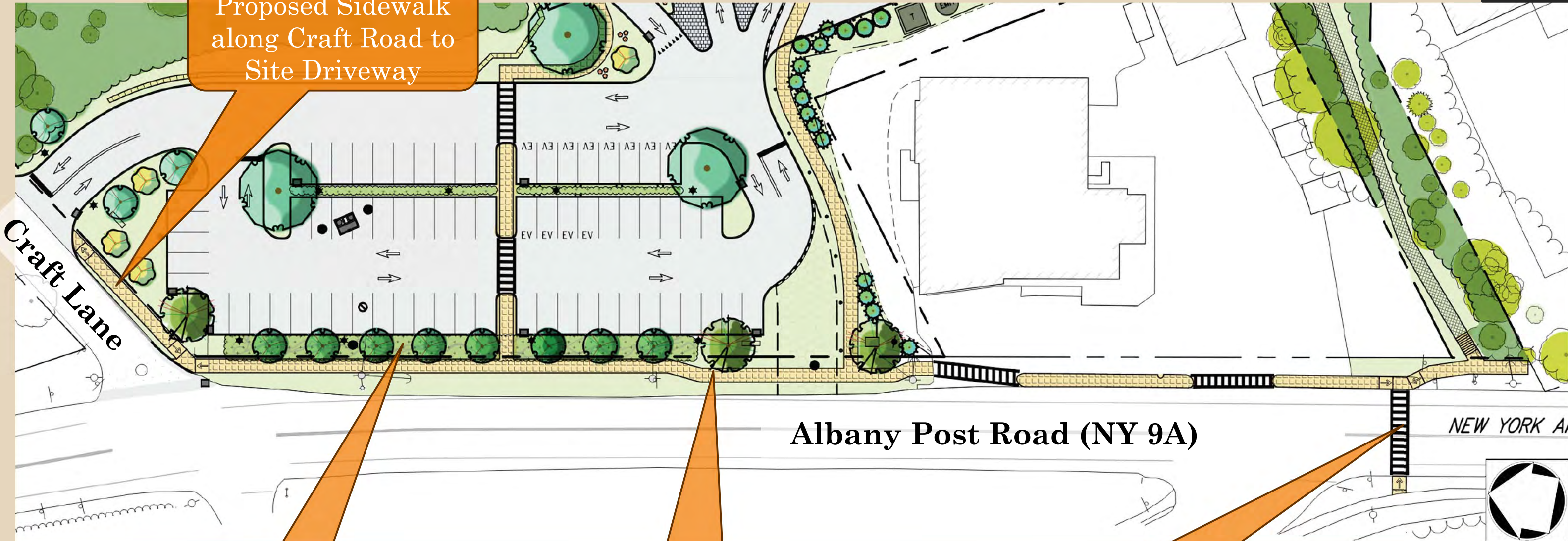


Albany Post Road (NY 9A)



# Off-Site Improvements

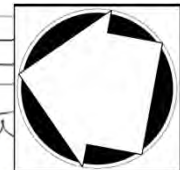
Proposed Sidewalk along Craft Road to Site Driveway



Craft Lane

Albany Post Road (NY 9A)

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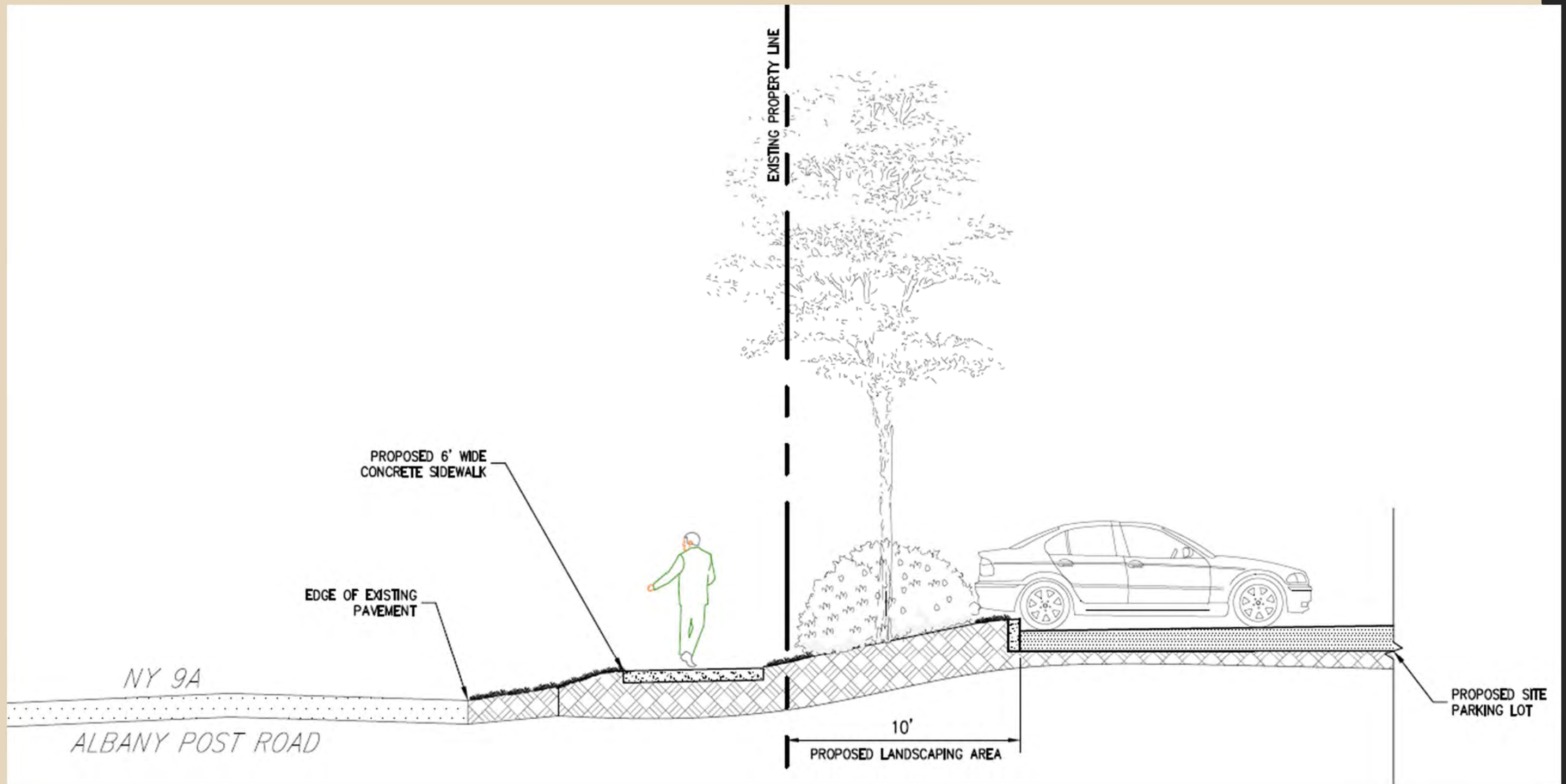
Proposed Trees, Shrubs, and Perennials

Proposed Sidewalk along Albany Post Road Frontage

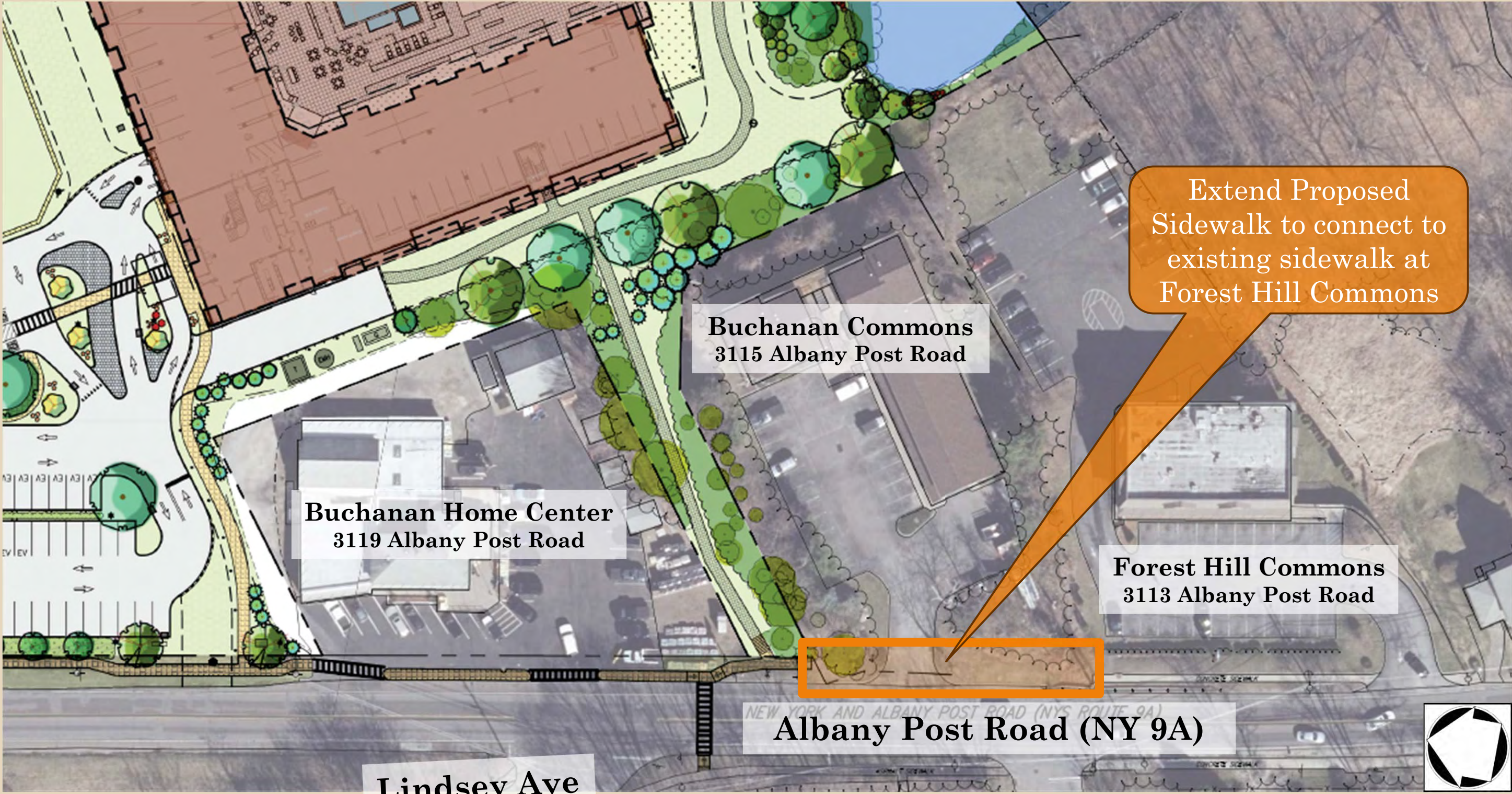
Proposed Pedestrian Crossing of Albany Post Road with appropriate signing and striping



# Frontage Landscaping Section



# Additional Sidewalk Extension



Extend Proposed Sidewalk to connect to existing sidewalk at Forest Hill Commons

**Buchanan Commons**  
3115 Albany Post Road

**Buchanan Home Center**  
3119 Albany Post Road

**Forest Hill Commons**  
3113 Albany Post Road

**Albany Post Road (NY 9A)**

**Lindsey Ave**



# Courtyard



# Courtyard



# Questions ...

