CORE RECREATIONAL AREA:

CLUB HOUSE, THE GREAT LAWN, POOL, 2 TENNIS COURTS,
HALF BASKETBALL COURTS, PUTTING GREEN,
SHUFFLE / BOCCE / CROQUET COURTS,
PLAY FIELD FOR SOCCER & TOUCH FOOTBALL,
CHILDREN'S PLAY GROUND
AND
EXTENSIVE WALKING TRAILS

NOTE: THERE ARE A MINIMUM OF
3 ADDITIONAL POCKET PARKS FOR
RESIDENTS WHO ARE FURTHER
FROM THE CORE

CORNWALL COMMONS

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SCALE: 1"=120'

Proposed Planned Adult Community

Actual allowable number of units per zoning = 564 units
Proposed number of units = 490*

Townhouse Dwelling Units: 14
Detached Single Family Dwelling Units: 314
Multi-family Dwelling Units: 162

Community Recreation:
- 10,000- 18,000 Square feet Club Building
- Pedestrian Greenway System and Walking Trails
- Tennis Courts
- Pool
- Chip 'n' Putt
- Bocce Ball / Shuffle Board / Croquet Courts
- Half Basketball Courts
- Play Field
- Tot Lot
- Several Pocket Parks
- Great Lawn

*Of the 490 Units, only 480 will be built due to Central Hudson taking

Retail and Restaurant:
- 45,000 Square Feet Retail
- 5 parking spaces / 1000
- 5 PAD sites

Professional Office:
- 50,000 Square Feet
- 4 parking spaces / 1000

Hotel:
- 3-story Building
- 80-104 Rooms

Congregate Care:
- 3-story Building
- 70 Beds w/ Community Dining

*At the suggestion of the board, best efforts will be used to implement increase commercial uses

CORNWALL COMMONS
PLANNED ADULT COMMUNITY

TABLE OF ZONING REQUIREMENTS

MINIMUM	REQUIRED	PROVIDED
Lot Area (usable)	35 Acres	188 +/- Acres
Setback Requirement	50 Feet (Dictates Perimeter) 100 Feet (ROW)	50 Feet 100 Feet
MAXIMUM	ALLOWED	PROVIDED
Lot Coverage	20%	20%

BUILDABLE AREA DETERMINED PER ZONING
Density Calculation
Total Acres: 197.716 + Acres
Deductions:
RegulatedWetlands (federal wetlands)= 9.530+ Acres
Buildable Acres=188.186+ Acres

Maximum Residential Units Allowed: 490
Detached Singe Family Dwellings (30 to 90% of units): 328 Units
Multiple Dwelling Units (0 to 30% of units): 162 Units

Maximum Non-Residential Development: 12% of Gross Site Area

Maximum Development for Office Uses: 30% of Gross Site Area