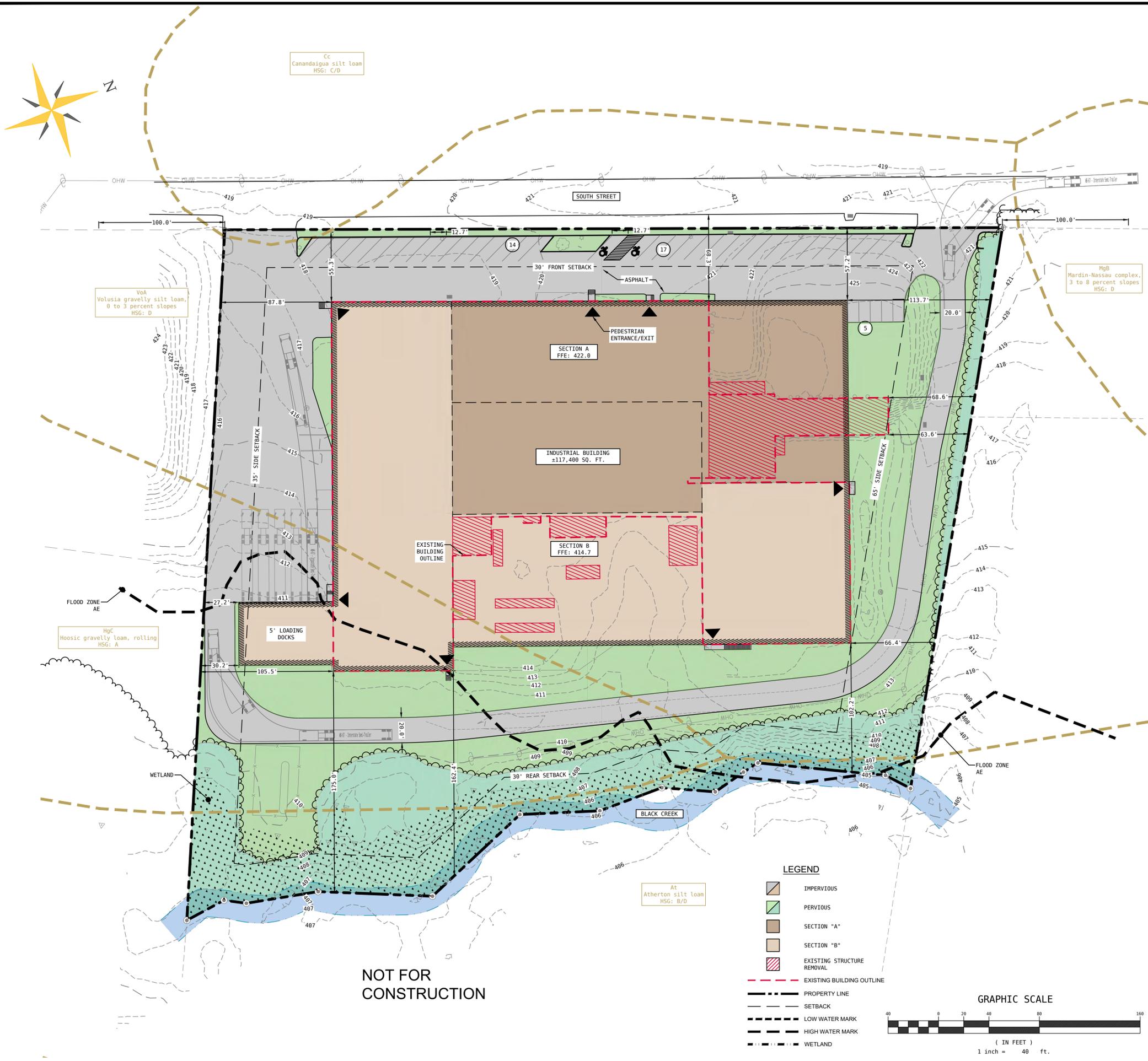
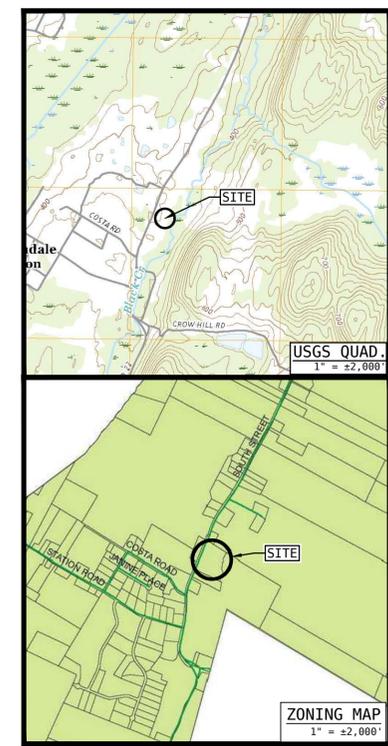
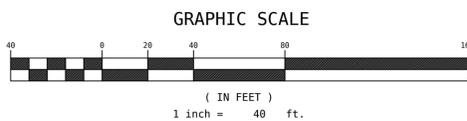
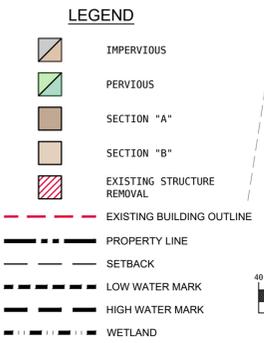


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NOT FOR CONSTRUCTION



SITE STATISTICS
 ADDRESS: 180 SOUTH STREET
 TAX MAP: 87.3-5-14
 AREA: 282,793 SF. (±6,492 AC.)
 ZONE: AGRICULTURAL (A)
 USE: WAREHOUSE

	ZONE A	EXISTING	PROPOSED
MIN. LOT SIZE	87,120 SF.	282,793 SF.	282,793 SF.
MIN. AVG. WIDTH	150 FT. >200 FT.	30.69 FT.	>200 FT.
PRINCIPAL BLDG. COVERAGE	8 %	30.69 %	41.51 %
ACCESSORY BLDG. COVERAGE	N/A %	N/A %	N/A %
MIN. FRONT SETBACK	30 FT.	±55.3 FT.	±55.3 FT.
MIN. REAR SETBACK	30 FT.	±102.2 FT.	±102.2 FT.
MIN. SIDE SETBACK (EACH)	35/65 FT.	±87.8/63.6 FT.	±27.2/66.4 FT.
MIN. SIDE SETBACK (TOTAL)	100 FT.	±151.4 FT.	±93.6 FT.
PRINCIPAL MAX. HEIGHT	<35 FT.	<35 FT.	<35 FT.
ACCESSORY TO PRINCIPAL	N/A FT.	N/A FT.	N/A FT.
ACCESSORY TO FRONT LINE	N/A FT.	N/A FT.	N/A FT.
ACCESSORY TO REAR LINE	N/A FT.	N/A FT.	N/A FT.
ACCESSORY TO SIDE LINE	N/A FT.	N/A FT.	N/A FT.
LOT COVERAGE	10 %	±70.47 %	±66.86 %

- DEFICIENCY'S TO THE MINIMUM REQUIREMENTS.
- EXCEEDS REQUIREMENT LIMIT.

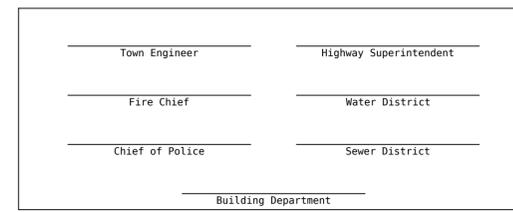
PARKING
 REQUIRED:
 12 STALLS FOR SALE AND SUPPORT (4,000 SQ.FT./1,000 SQ.FT. = 4 X 3 = 12 STALLS)
 57 STALLS FOR WAREHOUSE USE (113,400 SQ.FT./2,000 SQ.FT.=57 STALL)
 69 TOTAL PARKING STALLS REQUIRED
 \$100.29-N.(2) - OFF-STREET PARKING, LOADING AND VEHICULAR ACCESS
 -OFFICE: 3 FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA.
 -WAREHOUSE: 1 FOR EACH 2,000 SQUARE FEET OF GROSS FLOOR AREA PLUS ANY REQUIRED SPACES FOR OFFICES, SALES, OR SIMILAR USE.
 -LOADING: 1 PER 50,000 SQUARE FEET OF GROSS FLOOR AREA.

PROVIDED:
 36 SPACES¹ (INCLUDES ADA PARKING)

1. DEFICIENCY'S TO THE MINIMUM REQUIREMENTS.

	EXISTING	PROPOSED
BUILDINGS:	88,800 SF. (30.69%)	117,400 SF. (41.51%)
PAVEMENTS:	112,497 SF. (39.78%)	71,653 SF. (25.35%)
GREEN SPACE:	83,496 SF. (29.53%)	93,740 SF. (33.14%)
	282,793 SF.	282,793 SF.

- VARIANCE REQUIRED:**
- SIDE YARD SETBACKS DEFICIENCIES PER THE ZONING - ATTACHMENT 2 - DIMENSIONAL TABLE.
 - SIDE YARD TOTAL SETBACKS DEFICIENCIES PER THE ZONING - ATTACHMENT 2 - DIMENSIONAL TABLE.
 - BUILDING COVERAGE EXCEEDS THE 8% LIMIT PER THE ZONING ATTACHMENT 2 - DIMENSIONAL TABLE
 - LOT COVERAGE EXCEEDS THE 10% LIMIT PER THE ZONING - ATTACHMENT 2 - DIMENSIONAL TABLE
 - PARKING REQUIREMENT DEFICIENCIES PER THE TOWNS ZONING \$100.29-N.(2) OFF-STREET PARKING, LOADING AND VEHICULAR ACCESS



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**WAREHOUSE MODIFICATIONS
 INDUSTRIAL RE-DEVELOPMENT**



IT IS A VIOLATION OF NEW YORK STATE REGULATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
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DESIGNED BY: AJV
 DRAWN BY: AJV
 CHECKED BY: BTS
 APPROVED BY: AJV
 SCALE: 1" = 40'
 DATE: 06/18/2021

REV.	DATE	DESCRIPTION	BY
C	07/30/21	CONCEPT	BTS
B	06/28/21	CONCEPT	BTS
A	06/18/21	CONCEPT	AJV

SITE PLAN

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