

PARKING CALCULATIONS:

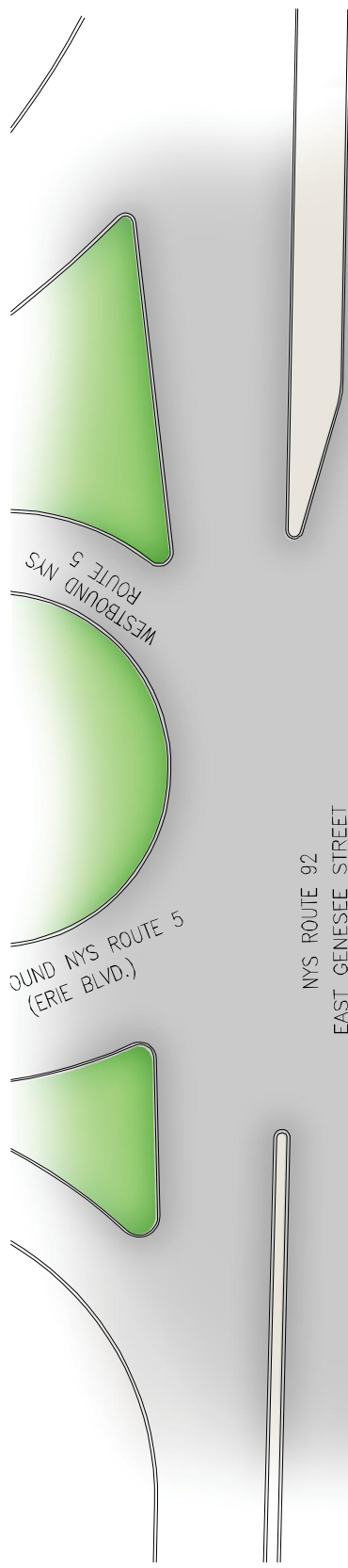
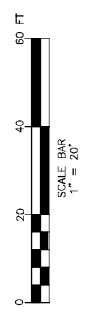
NOTE: THERE ARE NO FIRE STATION PARKING REQUIREMENTS LISTED IN THE ZONING ORDINANCE. PARKING REQUIREMENTS WERE IDENTIFIED AND BROKEN DOWN INTO THE FOLLOWING PER THE REQUEST OF THE PLANNING BOARD:

LIMIT THE STATION	PUBLIC ASSEMBLY	OFFICE	WAREHOUSING	OTHER COMMERCIAL USES (RESTAURANTS)	TOTAL FLOOR AREA
BASEMENT	0	0	4684	0	4,684
FIRST FLOOR	878	5616	10984	399	17,777
SECOND FLOOR	2155	0	1915	7373	11,443
TOTAL AREA BY USE	3033	5616	17983	7772	33,804
OCCUPANTS	202	0	5	0	0
PARKING PER PLANNING BOARD REQUEST	51 SPACES	37 SPACES	10 SPACES	28 SPACES	123 SPACES
ON-SITE PROVIDED PARKING	0 SPACES	7 SPACES	5 SPACES	15 SPACES	27 SPACES
TOTAL PARKING PROVIDED:					62 SPACES

ZONING REQUIREMENTS	REQUIRED	PROPOSED
MAX. BLDG. HEIGHT	55'	36'
FRONT BLDG. SETBACK	35' OR THE AVERAGE SETBACK OF THE BLDGS. ON EITHER SIDE, NOT TO BE LESS THAN 20'	22.13'
SIDE BLDG. SETBACK	25' TOTAL; NOT LESS THAN 9'	SIDE 2: 73.71'
REAR BLDG. SETBACK	40'	10.18'
MAX. LOT COVERAGE (BLDG.)	75%	31.41%
BUILDING AREA	N/A	17,681 SF
LAWN AREA	N/A	18,255 SF
PARKING	N/A**	62 SPACES

* SEE CHART TO THE RIGHT

- PROJECT DATA:**
- APPLICANT:**
- DEWITT FIRE DISTRICT
4900 EAST KENESSE STREET
DEWITT, NY
 - TAX ACCOUNT NOS: 60.2-06-01& 60.2-06-09
 - LOT AREA: 58,434 S.F. (1.34AC)
 - EXISTING ZONING: BUSINESS TRANSITIONAL
 - EXISTING USE: FIRE STATION & RETAIL BUILDING
 - PROPOSED USE: FIRESTATION
 - THIS PROJECT REQUIRES A RE-SUBDIVISION OF THE TWO EXISTING PARCELS INTO ONE.
 - SPECIAL PERMIT REQUIRED FOR THIS USE IN THIS DISTRICT
 - AREA VARIANCES REQUIRED FOR REAR YARD (10.18' vs. 40')



SITE PLAN

