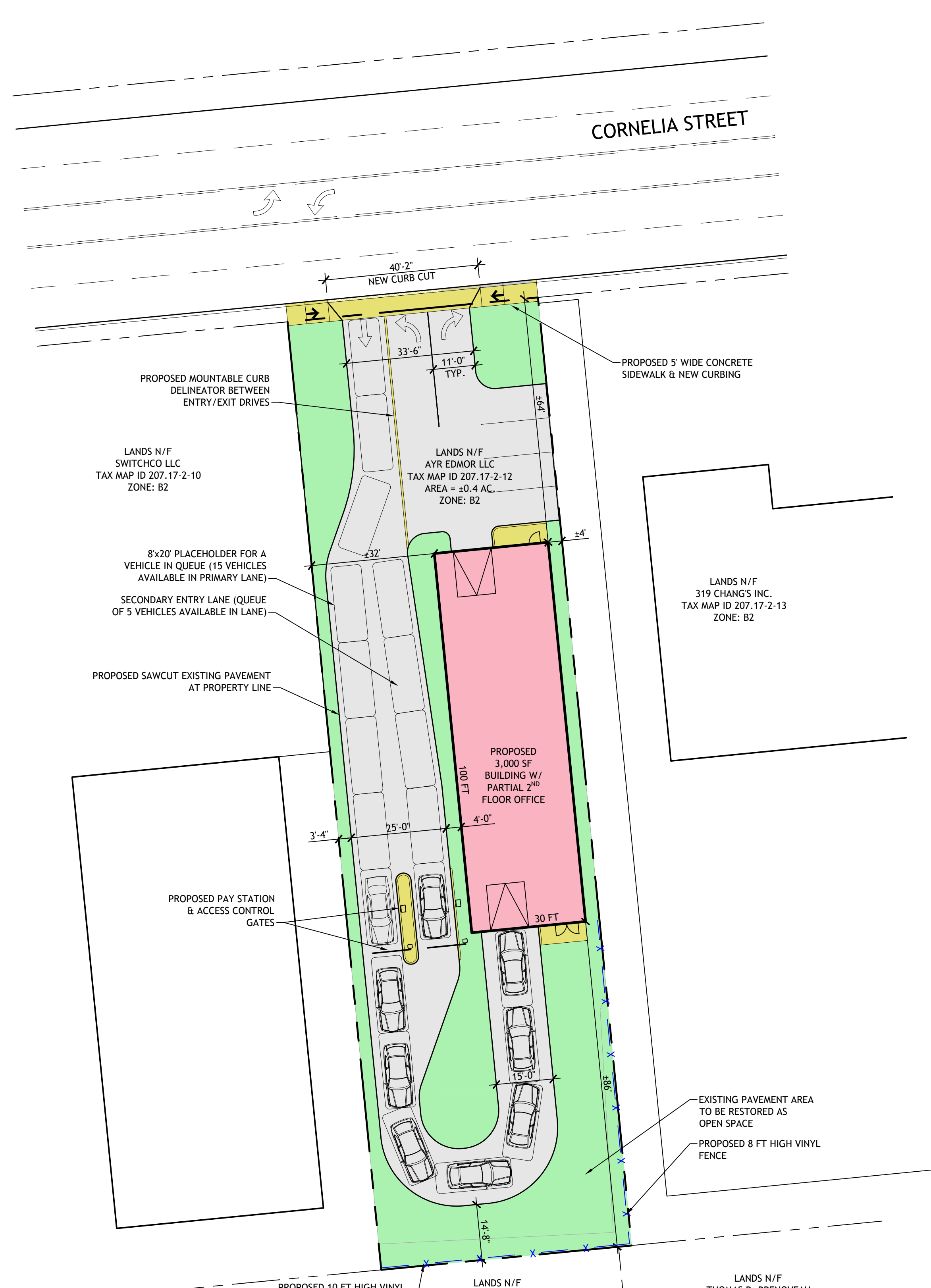
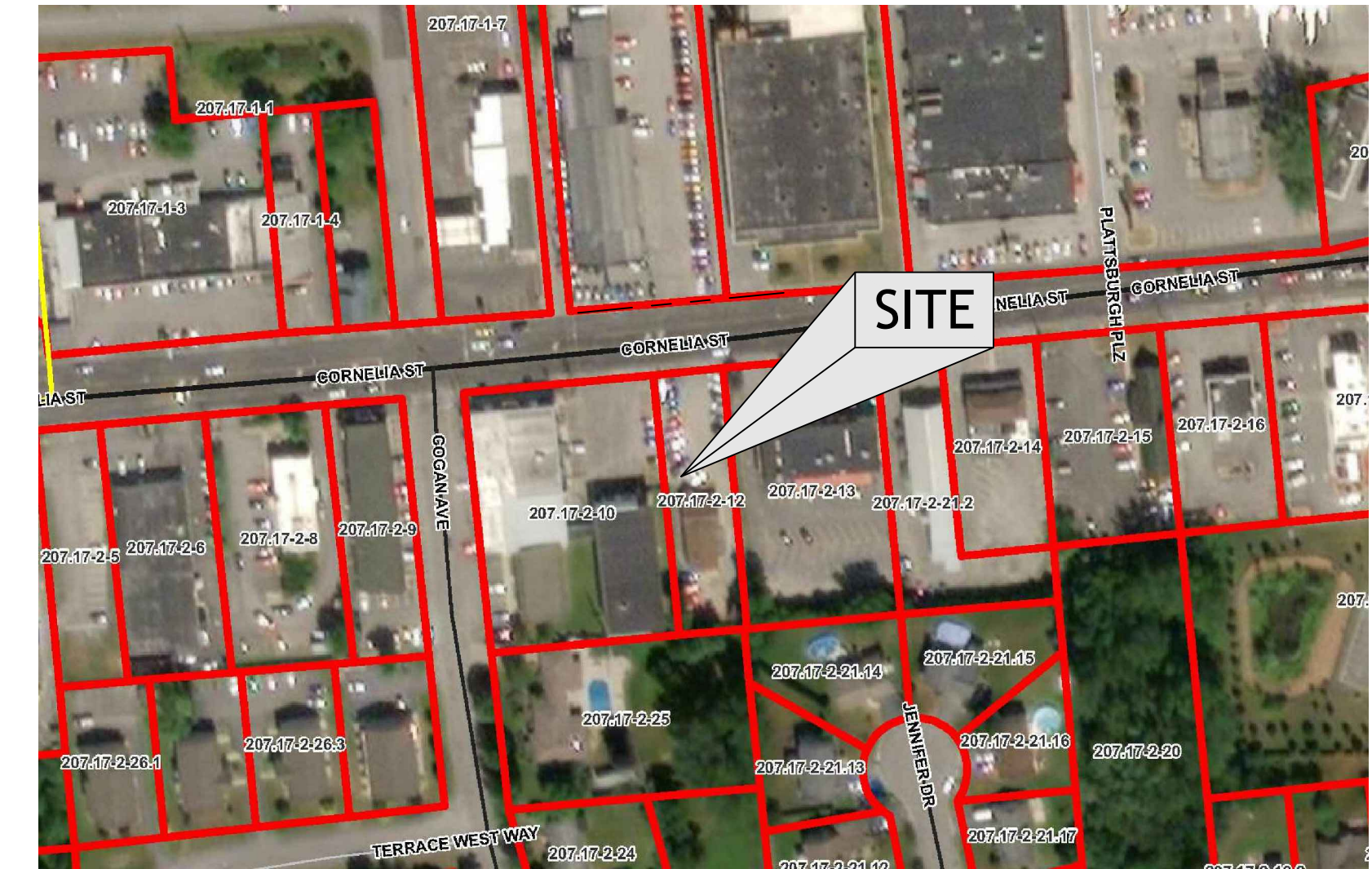
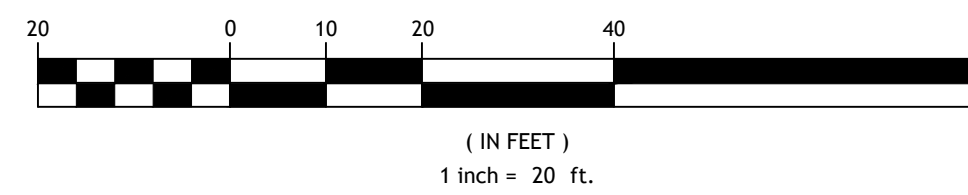


**EXISTING CONDITIONS**  
SCALE: 1" = 20'



**SKETCH SITE PLAN**  
SCALE: 1" = 20'

HATCH LEGEND	
[Grey Hatch]	PROPOSED PAVEMENT
[Yellow Hatch]	PROPOSED CONCRETE WALK/PAD
[Pink Hatch]	PROPOSED BUILDING COVERAGE
[Green Hatch]	PROPOSED OPEN SPACE
[Blue Hatch]	PROPOSED ACCESSORY STRUCTURE
[Brown Hatch]	PROPOSED GRAVEL



**LOCATION PLAN**  
SCALE: 1" = 150'

ZONED - "B-2" HIGHWAY DISTRICT			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
MIN. LOT SIZE	10,000 SF	±16,500 SF	±16,500 SF
MIN. LOT WIDTH	50 FT	±66 SF	±66 SF
MIN. DEPTH	100 FT	±250 SF	±250 SF
MIN. FRONT YD SETBACK	40 FT	N/A	±64 FT
MIN. SIDE YD SETBACK	N/A	N/A	±4 FT
MIN. REAR YD. SETBACK	N/A	N/A	±86 FT
MAX. BLDG. HEIGHT / # STORIES	30 FT OR 2.5 ST	N/A	±30 FT
MAX. BLDG. COVERAGE	50%	0%	±18%
MIN. OPEN SPACE	15%	±3.3%	±34%

- PARCEL NOTES:**
- EXISTING USE: AUTOMOBILE AGENCIES
  - PROPOSED USE: AUTOMOBILE WASH, EQUIVALENT TO AUTOMOBILE SERVICE WHICH IS AN ALLOWED USE REQUIRING SPECIAL PERMIT PER SCHEDULE I
  - (\*) DENOTES PRE-EXISTING, NON-CONFORMING ATTRIBUTES OF THE EXISTING SITE

- PARKING NOTES:**
- PARKING REQUIRED PER ZONING CHAPTER 360-26: TOTAL = 4 SPACES
    - PARKING REQUIREMENT BASED ON UP TO 1,000 SF OFFICE AREA ASSOCIATED WITH THE AUTOMOBILE WASH USE (1 SPACE PER 250 SF FOR ALL OFFICE USES)
  - PARKING PROVIDED: TOTAL = 4 SPACES

- AUTOMOBILE WASHING ESTABLISHMENTS:**  
PER ZONING CHAPTER 360-25
- SUCH ESTABLISHMENTS SHALL NOT BE CLOSER THAN 200 FEET TO AN R DISTRICT - SEE REQUESTED AREA VARIANCE ATTRIBUTES NOTES
  - SUCH ESTABLISHMENTS SHALL BE LOCATED ON A PUBLIC STREET HAVING PAVEMENT WIDTH NOT LESS THAN 36 FEET AND PROVIDE INGRESS AND EGRESS - ACHIEVED
  - IN ADDITION TO MEETING PARKING REQUIREMENTS OF CHAPTER 360-26, PROVIDE AT LEAST 15 OFF-STREET AUTOMOBILE WAITING SPACES - ACHIEVED

**PARCEL OWNER:**  
AYR EDMOR LLC  
35 A SMITHFIELD BLVD STE 200  
PLATTSBURGH, NY 12901

**APPLICANT:**  
PERRY BUCK  
269 MARGARET STREET  
PLATTSBURGH, NY 12901

**PROJECT PARCEL:**  
TAX MAP ID 207.17-2-12

**FLOODPLAIN NOTE:**  
NO PORTIONS OF THE PROPERTY ARE WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP #36019C0605D, EFFECTIVE 9/28/2007

**PROPOSED PROJECT:**  
CONSTRUCTION OF A 3,000 SF± CAR WASH FACILITY WITH ASSOCIATED DRIVE LANES, LANDSCAPING, SITE LIGHTING AND ASSOCIATED SITE IMPROVEMENTS.

- REQUESTED AREA VARIANCE ATTRIBUTES:**  
PER ZONING CHAPTER 360 -
- SCHEDULE II - NO SIDE YARD IS REQUIRED BUT IF ONE IS PROVIDED SHALL BE MINIMUM OF 12 FEET
    - APPROXIMATE 4 FT SIDE YARD IS PROPOSED
  - CHAPTER 360-25.B.(1) - PROJECT USE SHALL NOT BE CLOSER THAN 200 FEET TO AN R DISTRICT
  - PROJECT PARCEL ABUTS THE R1 DISTRICT
  - CHAPTER 360-26.E.(1) - CURB CUTS SHALL BE LIMITED IN WIDTH TO 60% OF TOTAL LOT FRONTAGE & MAXIMUM WIDTH OF SINGLE DRIVE SHALL BE 30 FEET
    - APPROX. LOT WIDTH OF 66 FEET ALLOWS A CURB CUT OF 39.6 FEET WHILE PROPOSED CURB CUT IS 40.2 FEET AND PROPOSED DRIVE WIDTH IS 33.5 FEET

- REQUESTED SPECIAL USE PERMIT:**  
A. SCHEDULE I - AUTOMOBILE SERVICE / AGENCIES IN B-2 DISTRICT
- AUTOMOBILE WASH PROPOSED USE
  - CHAPTER 360.29.G.(4) - FENCE MAY EXCEED 8 FEET
  - PROPOSED 10 FOOT FENCE HEIGHT ALONG REAR PROPERTY LINE



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PROPOSED NUWAY CAR WASH

SCHEMATIC DESIGN PHASE SERVICES 100%



REVISIONS		
#	BY	DATE
1	MSC	06-08-21

**SITE SKETCH PLAN**

PROJECT NO. 21037  
DATE 04-15-21  
DRAWN BY MSC  
CHECKED BY JAA

**C100**