

REVISIONS		
#	BY	DATE

SITE OVERVIEW PLAN

PROJECT NO. 19085
DATE 02-03-20
DRAWN BY JBF
CHECKED BY MSC

C101



LOCATION PLAN
SCALE: 1" = 250'



PROPOSED DEFICIENCIES SUBJECT TO CLASS B AREA VARIANCE:
DENOTED IN SCHEDULE OF AREA & BULK CONTROLS BY (A)

- MAXIMUM BUILDING HEIGHT OF 44 FT
- MAXIMUM NUMBER OF BUILDING STORIES OF 3
- MINIMUM OF 174 REQUIRED PARKING SPACES IS DEFICIENT BY 88 SPACES AS A TOTAL OF 86 SPACES ARE PROPOSED
- EXPANSION OF PARKING WITHIN THE FRONT YARD IN THE R1 ZONE (SEE SCHEDULE OF AREA AND BULK CONTROLS FOR ADDITIONAL INFORMATION)

ZONED - "R1" LOW DENSITY RESIDENTIAL 1			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
MIN. LOT SIZE	15,000 SF	148,104 SF	148,104 SF
MIN. FRONTAGE / LOT WIDTH	50 FT	385 FT	385 FT
MIN. DEPTH	100 FT	385 FT	385 FT
MIN. FRONT YD SETBACK	25 FT	89 FT MIN.	36 FT MIN.
MIN. SIDE YD SETBACK (ONE/TOTAL)	10 FT / 25 FT	N/A	N/A
MIN. REAR YD. SETBACK	25 FT	105 FT	27 FT
MAX. BLDG. HEIGHT / # STORIES	35 FT OR 2.5 ST	45 FT (M) / 3 ST (M)	45 FT (M) / 3 ST (M)
MAX. BLDG. COVERAGE	30%	7%	23%
MIN. OPEN SPACE	50%	78%	52%

USE BASED SCHEDULE NOTES:
USE BASED PER ZONING ORDINANCE SCHEDULE I: NURSING & REST HOMES, REQUIRES SPECIAL PERMIT

PARCEL NOTES:
1. PROPOSED USE: LICENSED NURSING HOME & GROUP RESIDENCE
2. (*) DENOTES PRE-EXISTING, NON-CONFORMING ATTRIBUTES OF THE EXISTING BUILDING & AND SITE ATTRIBUTES.

BUILDING NOTES:
1. THE EXISTING ASSISTED LIVING FACILITY HAS A GROSS FLOOR AREA OF 21,396 SF AND A UNIT COUNT OF 42.
2. THE PROPOSED ASSISTED LIVING RESIDENCE ADDITION WILL HAVE A GROSS FLOOR AREA OF 62,140 SF PLUS AN ADDITIONAL 10,000 SF OF BASEMENT. A TOTAL OF 94 NEW UNITS WILL BE PROVIDED IN THE ADDITION.
3. A PROPOSED ENTRANCE ADDITION WILL HAVE A GROSS FLOOR AREA OF 1,428 SF.
4. THE RESULTING TOTAL ANTICIPATED GROSS FLOOR AREA OF THE EXPANDED FACILITY WILL BE 86,964 SF AND UNIT COUNT WILL BE 136 IN TOTAL.

PARKING NOTES:
1. PARKING PROVIDED: TOTAL = 86 SPACES (M)
• APPLICANT DETERMINED PRACTICAL PARKING DEMAND CALCULATED AT 0.63 PARKING SPACES PER ASSISTED LIVING UNITS (ACCOUNTS FOR TENANTS, STAFF AND VISITORS) RESULTING IN DEMAND OF 0.63 x 136 UNITS = 86 SPACES
• RESULTING EQUIVALENT PARKING PROVIDED BY GROSS FLOOR AREA BASIS IS ONE SPACE PER 1,011 SF BUILDING AREA
2. PARKING REQUIRED PER ZONING CHAPTER 270-25: TOTAL = 174 SPACES
• PARKING REQUIREMENT BASED ON 86,964 SF GROSS BUILDING AREA x 1 SPACE PER 500 SF FOR LICENSED NURSING HOMES
3. ACCESSIBLE PARKING SPACES ARE REQUIRED AT A RATE OF 1 ACCESSIBLE SPACE PER EVERY 25 TOTAL PARKING SPACES IN ACCORDANCE WITH TABLE 208.2 OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN

PARCEL OWNER:
SAMUEL F VILAS HOME
61 BEEKMAN STREET
PLATTSBURGH, NY 12901

FLOODPLAIN NOTE:
NO PORTIONS OF THE PROPERTY ARE WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP #36019C0604D, EFFECTIVE 9/28/2007

APPLICANT:
ELI SCHWARTZBERG
VILAS HOME, LLC,
10 GILLILAND LANE,
WILLSBORO, NY 12996

PROPOSED PROJECT:
CONSTRUCTION OF A 20,600 SF+ ADDITION TO THE EXISTING 9,263 SF+ NURSING HOME FACILITY WITH PARKING LOT, LANDSCAPING, SITE LIGHTING AND ASSOCIATED SITE IMPROVEMENTS.

PROJECT PARCEL:
TAX MAP ID 207.18-6-38

CITY OF PLATTSBURGH PLANNING BOARD
FINAL SITE PLAN

THE PROJECT SHALL PROVIDE FOR PERPETUAL MAINTENANCE OF THE SITE PER THE FINAL SITE PLAN DRAWINGS

OWNER _____ DATE _____
AS PER PLANNING BOARD APPROVAL DATED _____
THESE FINAL SITE PLANS HAVE BEEN REVIEWED AND ARE CERTIFIED TO BE IN COMPLIANCE WITH PLANNING BOARD CONDITIONS.

CITY PLANNER _____ DATE _____
THESE SITE PLAN DRAWINGS AND DETAILS FOR THE VILAS HOME EXPANSION PROJECT ARE APPROVED, ACCEPTED FINAL SITE PLANS IN ACCORDANCE WITH THE CITY OF PLATTSBURGH ZONING CODE REGULATIONS.

PLANNING BOARD CHAIR _____ DATE _____
DOES NOT RELIEVE THE PROJECT APPLICANT/SPONSOR OF ANY RESPONSIBILITY FOR OBTAINING ANY OTHER APPROVALS/PERMIT FROM ANY OTHER FEDERAL, STATE, OR LOCAL AGENCY INCLUDING THE US ARMY CORPS OF ENGINEERS (USACE) WHICH MAY BE REQUIRED".