

LOCATION PLAN
SCALE: 1" = 500'

PLAN REFERENCE NOTE

THIS PLAN IS INTENDED FOR GENERAL REPRESENTATION OF THE EXISTING SITE FEATURES AND SHALL NOT BE CONSTRUED AS A PROPERTY OR FIELD SURVEY. BACKGROUND INFORMATION HAS BEEN DEVELOPED FROM HISTORICAL PROPERTY INFORMATION AND CASUAL FIELD OBSERVATIONS.

ZONING SCHEDULE

ZONED - "MDR" MEDIUM DENSITY RESIDENTIAL DISTRICT			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
MIN. LOT SIZE	40,000 SF	379 AC.	3 AC.
MIN. FRONTAGE	125 FT	1,235 FT±	335 FT±
MAX BLDG. AREA	20%	N/A	3%
MIN. OPEN / GREEN SPACE	30%	N/A	44%
MIN. FRONT YD SETBACK	30 FT	N/A	60 FT±
MIN. SIDE YD SETBACK (ONE/TOTAL)	20 FT / 50 FT	N/A	98 FT± / 248 FT±
MIN. REAR YD. SETBACK	30 FT	N/A	291 FT±
MAX BLDG. HEIGHT	35 FT	N/A	40 FT*

PARCEL OWNER:
CLINTON COUNTY AIRPORT
42 AIRPORT LANE, SUITE 201
PLATTSBURGH, NY 12903

APPLICANT:
TOWN OF PLATTSBURGH
151 BANKER ROAD
PLATTSBURGH, NY 12901

PROJECT PARCEL:
TAX MAP ID 220.-1-3.4-1-1

FLOODPLAIN NOTE:
NO PORTIONS OF THE PROPERTY ARE WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP #36019C0583E, REVISED 12/07/2023

PROPOSED PROJECT:
CONSTRUCTION OF A 4,320 SF± SALT STORAGE SHED WITH GRAVEL DRIVE, PRIVACY FENCING, LANDSCAPE BUFFER, AND ASSOCIATED SITE IMPROVEMENTS.

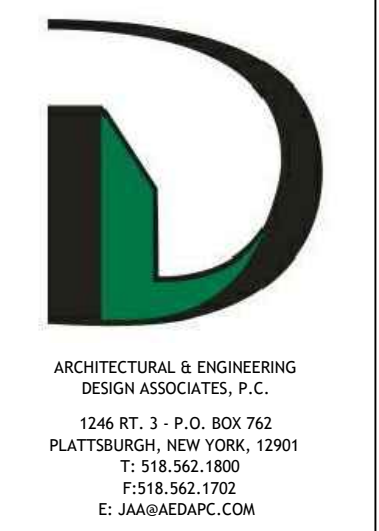
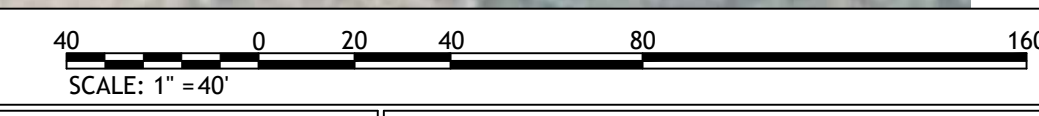
USE BASED SCHEDULE NOTES:
USE BASED PER ZONING ORDINANCE SCHEDULE A: PUBLIC BUILDING/USE, NOT ALLOWED USE IN "MDR" DISTRICT; REQUIRES USE VARIANCE.

PARCEL NOTES:
(A) AREA VARIANCE REQUIRED THROUGH THE TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS FOR 5-FOOT INCREASE TO MAXIMUM ALLOWABLE 35-FOOT BUILDING HEIGHT.

HATCH LEGEND

- NEW PAVEMENT
- NEW CONCRETE WALK/PAD
- NEW BUILDING COVERAGE
- NEW GRAVEL

D1 SITE PLAN
SCALE: 1" = 40'



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TOWN OF PLATTSBURGH
SALT STORAGE SHED
TAX PARCEL: 220.-1-3.1-1-1
FAIR GROUNDS ROAD, TOWN OF PLATTSBURGH, CLINTON COUNTY, NY

SCHEMATIC DESIGN PHASE SERVICES 100%



REVISIONS		
#	BY	DATE

SITE SKETCH PLAN

PROJECT NO. 25022
DATE 12-29-25
DRAWN BY DLL
CHECKED BY JAA

C100