BULK REQUIREMENTS

VILLAGE OF MONTGOMERY - ZONING DISTRICT I-

MINIMUM BUILDING REQUIREMENTS	REQUIRED
LOT AREA	40,000 SF
LOT WIDTH	150 FEET
FRONT YARD	50 FEET
REAR YARD	50 FEET
SIDE YARD (ONE/BOTH)	30/60 FEET

MAXIMUM ALLOWABLE	
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE	30%

VILLAGE OF MONTGOMERY - AFFORDABLE SENIOR

MINIMUM BUILDING REQUIREMENTS	REQUIRED	
LOT AREA	3 ACRES	
LOT WIDTH	150 FEET	
FRONT YARD	50 FEET	
REAR YARD	50 FEET	
SIDE YARD (ONE/BOTH)	30/60 FEET	
DENSITY	24 UNITS/ACRE	80 U

MAXIMUM ALLOWABLE	
MAXIMUM BUILDING HEIGHT	40 FT
MAXIMUM LOT COVERAGE	35%

PARKING REQUIREMENTS

WAREHOUSE   235 EMPLOYEES @ 2 SPACES PER 3 EMPLOYEES

PRO

SENIOR HOUSING   80 UNITS @ 0.5 SPACES PER UNIT

PRO

N/F
HOEFFNER
L. 4619 P. 1
2B - 1 - 64

N/F
YGARTUA

N/F
BYRNES
5531   139
211 - 1 - 9

W. WAUGHT
HOLDING CORP.
L. 5095 P. 301
211 - 1 - 25

N/F
REALE
L. 4808 P. 63
211 - 1 - 26

N/F
MALLEY
L. 5763 P. 229
211 - 1 - 27

N/F
EMBRO
5135   P. 1
211 - 1 - 2B

90,000 SF
WAREHOUSE

200,000 SF
WAREHOUSE

SWM

CHANDLER LANE

APPROXIMATE LIMIT
OF WETLANDS

N/F
HOEFFNER
L. 4861 P. 324
211 - 1 - 29.21

No.	DATE	DESCRIPTION

DRAWING STATUS	ISSUE DATE: 07/13/18		
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NUMBER		
☑ CONCEPT APPROVAL	N/A	of	N/A
☐ PLANNING BOARD APPROVAL	N/A	of	N/A
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	of	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	of	N/A
☐ NYSDEC APPROVAL	N/A	of	N/A
☐ NYSDOT APPROVAL	N/A	of	N/A
☐ OTHER	N/A	of	N/A
☐ FOR BID	N/A	of	N/A
☐ FOR CONSTRUCTION	N/A	of	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

100   0   50   100

1 inch = 100 ft.