

**PROPOSED USE:** SELF STORAGE  
S1 MODERATE HAZARD

**ZONING:** C (COMM)

**SETBACKS:** FRONT - 50 FT  
SIDE - 25 FT  
REAR - 25 FT

**LOT SIZE:** 5.405 ACRES (235,441.8 SF)  
**LOT SIZE EXCLUDING HIGHWAY AND CONVEYED TO LIVINGSTON COUNTY:** 4.672 ACRES (203,512.32 SF)

**MAX LOT COVERAGE:** 70%, 3.27 ACRES (142,458.6 SF)

**CURRENT COVERAGE:** 3,993.5 SF (1.96%)  
**(EXISTING CONCRETE FOUNDATION)**  
**EXISTING BLDGS TO REMAIN:** 3,993.5 SF  
**EXISTING BLDGS TO BE REMOVED:** 0 SF  
**PAVEMENT TO REMAIN:** N/A SF  
**PAVEMENT TO BE REMOVED:** N/A SF  
**POST-DEMO LOT COVERAGE:** 3,993.5 SF (1.96%)

**ALLOWABLE ADDITIONAL COVERAGE:** 138,465.1 SF  
**PHASE #1 - BUILDING & DRIVEWAY (EXISTING)**  
**PROPOSED ADDITIONAL COVERAGE:** 25,239.29 SF (.58 ACRES)

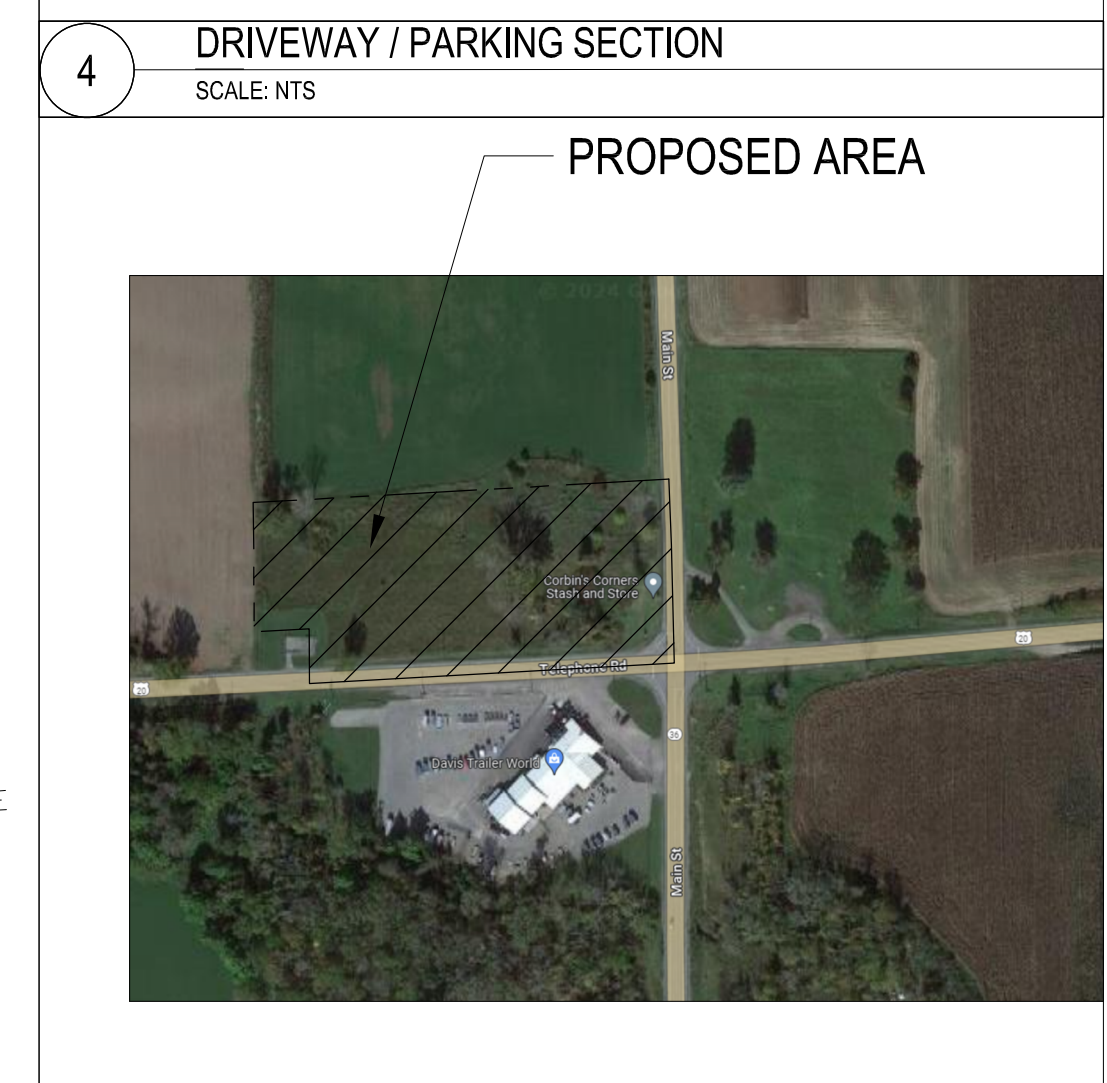
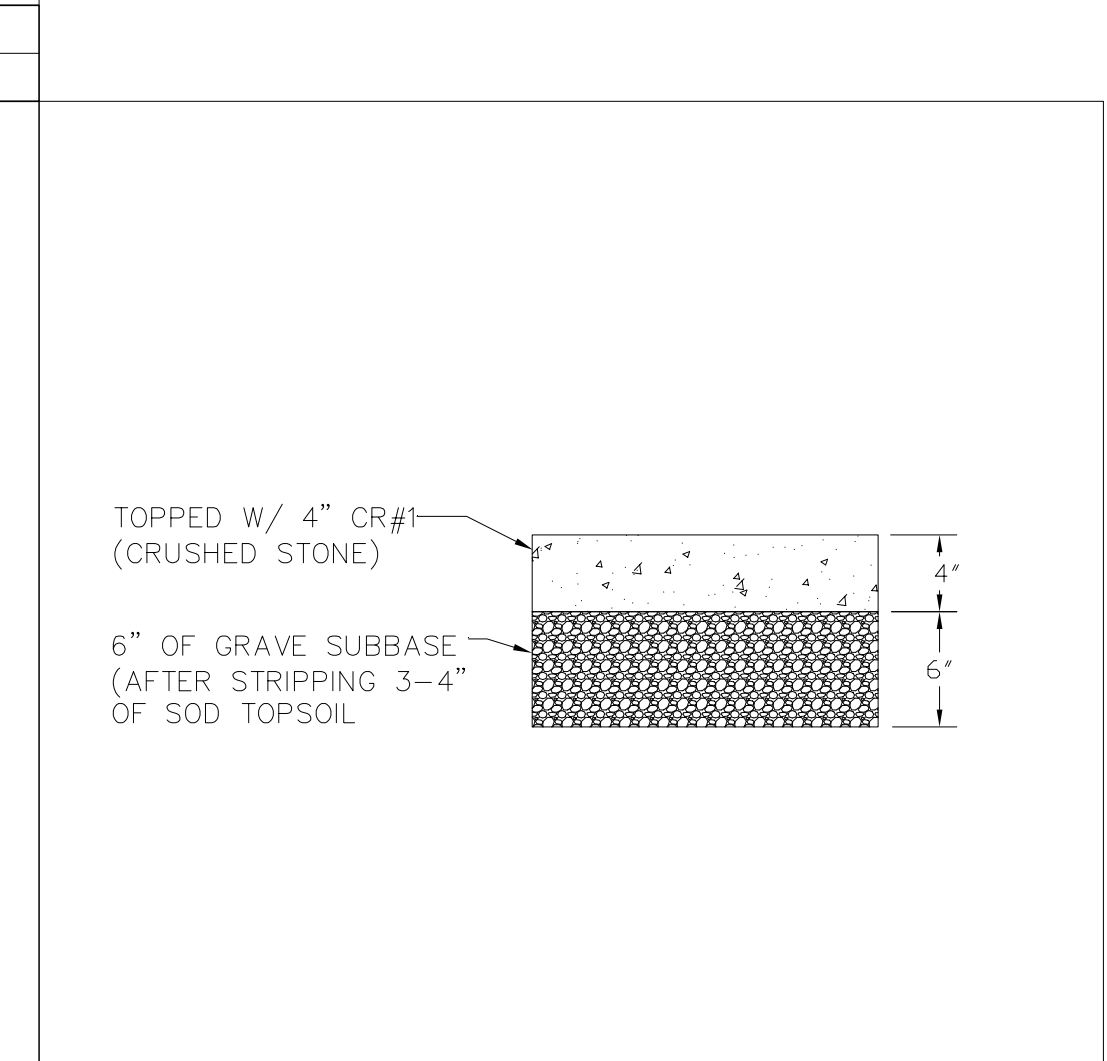
**PROPOSED BLDGS:** 2 @ 3,600 SF = 7,200 SF  
**PROPOSED DRIVEWAY =** 18,039.29 SF

**FINAL BUILD-OUT COVERAGE:** 29,232.79 SF (14.36%)

**ALLOWABLE ADDITIONAL COVERAGE:** 113,225.81 SF  
**PHASE #2 - OUTDOOR STORAGE**  
**PROPOSED ADDITIONAL COVERAGE:** 42,496.26 SF (.98 ACRES)

**PROPOSED OUTDOOR STORAGE =** 42,496.26 SF

**FINAL BUILD-OUT COVERAGE:** 71,729.05 SF (35.24%)



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**> project information**  
owner agency: BEARDSLEY PROPERTY LLC  
2473 TELEPHONE ROAD  
YORK, NY 14592

**SELF-STORAGE DEVELOPMENT**  
2473 TELEPHONE ROAD  
YORK, NY 14592

**REGISTERED ARCHITECT**  
EDWIN E. SMART  
STATE OF NEW YORK  
029717

revision schedule		
no.	description	date
1.	SUBMITTAL	3/13/24

**> drawing information**  
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**SITE PLAN**

**G-0.1**  
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