

**ZONING CRITERIA FOR H-R**

MINIMUM LOT SIZE = 1 ACRES  
 MINIMUM ROAD FRONTAGE = 75'  
 FRONT YARD SETBACK FROM CENTER OF ROAD = 60'  
 MINIMUM SIDE YARD SETBACK (BOTH SIDE) = 20'  
 REAR YARD SETBACK = 30'  
 BUILDING HEIGHT = 35'  
 HEIRLOOM BARN PARKING REQUIREMENTS = 1 SPACE PER 60 SQFT = 26 FOR EXISTING MILL AND PROPOSED CRAFT BREWERY)  
 EXISTING PARKING = 200 (114 REQUIRED FOR

**GENERAL NOTES**

- ALL LIGHTING SHALL BE LOW LEVEL CUT OFF LIGHTING ON THE WALKING PATH, PEDESTRIAN BRIDGE AND BUILDING ENTRANCE.
- PERMITS REQUIRED: TOWN OF OTSEGO PLANNING BOARD, OTSEGO COUNTY CODES OFFICE BUILDING PERMIT, NYSDOH OR AGRICULTURAL AND MARKETS SEPTIC AND WATER SUPPLY PERMIT
- CONSTRUCTION SEQUENCE: BUILDING RENOVATION - WALKING PATH - PEDESTRIAN BRIDGE - SEPTIC AND WATER SUPPLY - FINAL SITE RESTORATION

**NOTE:**

SURVEY BY KAATSKILL MOUNTAIN SURVEYORS DATED 1/16/18

**McMANUS ENGINEERING GROUP, LLC**

189 CEMETERY RD, FLY CREEK, NY 13337  
 PH: (607) 547-6085

**MICHAELS**

276 GOOSE STREET  
 OTSEGO, NY  
 TAX MAP ID# 98.00-1-29.00

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

1/22/18 - REV 4A

JOB # 2018.008

SHEET 1 OF 1

