

| TOWN OF LIBERTY ZONING ORDINANCE REVIEW<br>ZONED: INDUSTRIAL COMMERCIAL, IC |   |
|---|---|
| Required  | Provided  |
| 1. Lot Size: 1 Acre   | 1. Lot Size: 968,593 Sq. Ft. (22.24 Acres)  |
| 2. Principal Building Setbacks:   | 2. Principal Building Setbacks:   |
| A. Front Yard: 50'  | A. Front Yard: 388'   |
| B. Rear Yard: 50'   | B. Rear Yard: 507'  |
| C. Side Yard: 30'   | C. Side Yard: 90' N; 266' S   |
| D. Max. Height of Building: 44'   | D. Height of Principal Building: 24'  |
| 3. Min. Lot Width: 150'   | 3. Lot Width: 777.05' @ Harris Rd. centerline   |
| 4. Min. Lot Depth: 150'   | 4. Lot Depth: 1,018.6'  |
| 5. Building Coverage: 75%   | 5. Lot Coverage:<br>Building: 22,655 Sq. Ft. = 2.3%<br>Gravel & Concrete: 70,140 Sq. Ft. = 7.2%<br>Green Space: 875,798 Sq. Ft. = 90.5% |

Notes:

- Base Map Reference:  
\*Survey Map of Lands to be Conveyed to: Bonnis Companies, LLC\* Town of Liberty, Sullivan County, New York;  
Prepared by: Robert T. Lounsbury Professional Land Surveyor, Dated: July 5, 1989;  
Topographic data provided by Robert T. Lounsbury, Dated: June 11, 2020.
- According to the New York State DEC Environmental Resource Mapper, there are no DEC wetlands on or within 100' of the site.
- According to the US Fish and Wildlife Service National Wetlands Inventory, there are no federal wetlands on the site.
- According to The National Flood Insurance Program (Panel No. 36105C0313F, Dated: February 18, 2011) the site is not located in the 100 year flood plain.

**Parking Summary**

|                      | Required | Provided |
|----------------------|----------|----------|
| Automobile Parking:  | 113      | 29       |
| Handicapped Parking: | 2        | 2        |
| Loading Zones:       | 1        | 5        |

Notes:

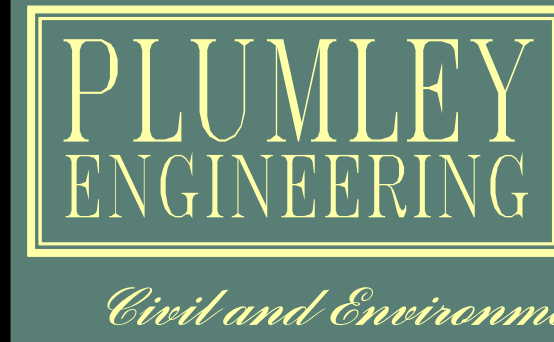
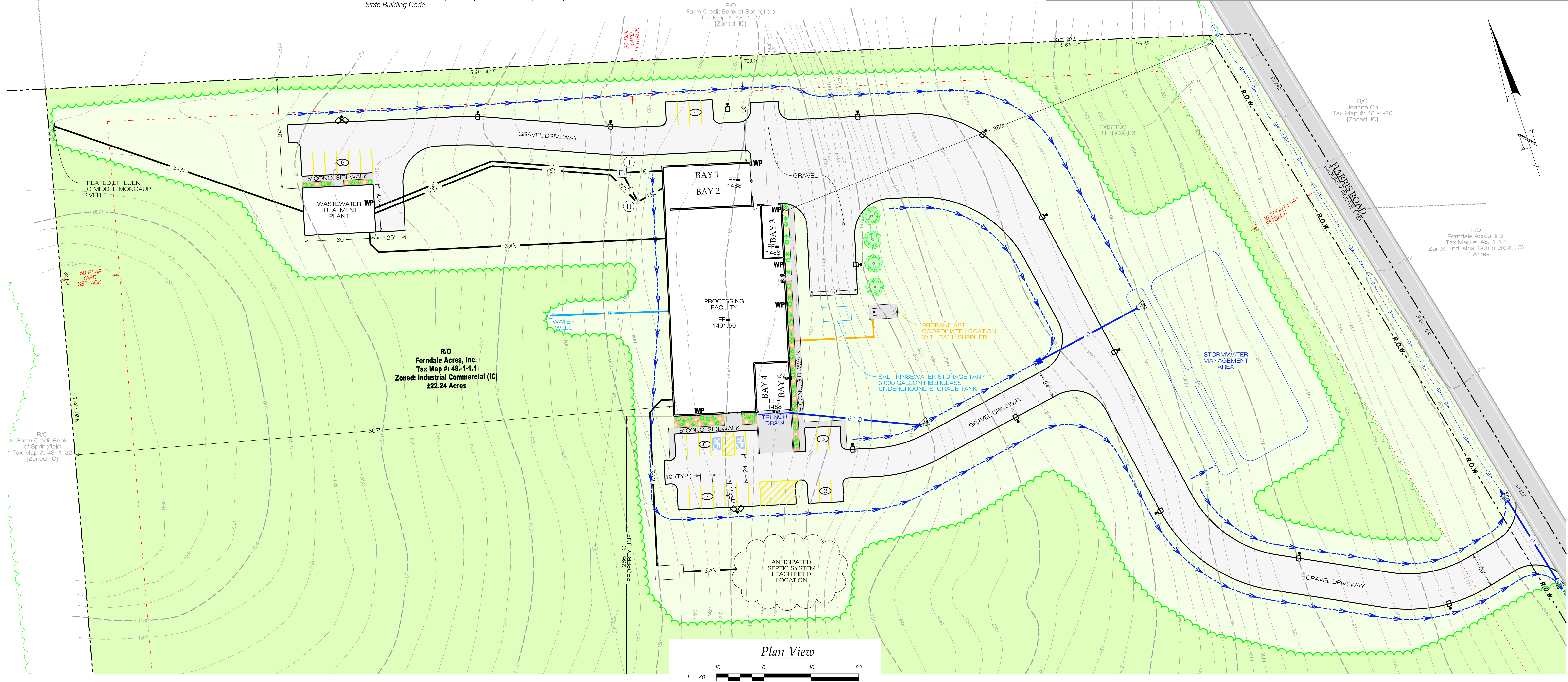
- Number of automobile parking spaces required based on Town Code: one (1) space per employee + one (1) space for each 200 sq. ft. of gross floor area.  
35 Employees; 20 @ Max. Shift = 20 Spaces  
18,500 Sq. Ft. / 200 = 92.5
- Number of Handicapped spaces required equals two (2), based upon New York State Building Code.

**Key**

|   |                               |
|---|-------------------------------|
| <b>Existing</b>                           | <b>Proposed</b>               |
| --- Property Line                         | Ⓟ Number of Parking Spaces    |
| --- R.O.W. --- Right of Way (Approximate) | — E — Underground Electric    |
| R/O Reputed Owner                         | — TEL — Underground Telephone |
| ~ Tree Line                               | — SAN — Sanitary Sewer        |
| --- 1480 --- Topographic Contour          | — G — Gas Service             |
| ⊙ Utility Pole                            | — W — Water Service           |
| — OH — Overhead Utility                   | ~ Limits of Clearing          |
| — Drainage Swale                          | — WP — Light Pole/ Wall Pack  |
|   | — Drainage Swale              |
|   | ♿ Accessible Parking          |
|   | 🌳 Tree/Shrub                  |

**PROPERTY MAP**  
Scale: 1" = 400'

**LOCATION MAP**  
Ref: U.S.G.S., Liberty West, Liberty East, White Lake & Monticello Quads., 2019, 7.5 Min.; Scale: 1" = 2000' +/-



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| REVISIONS: | DATE: | BY: |
|------------|-------|-----|
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|            |       |     |
|            |       |     |
|            |       |     |

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PROJECT: **LIBERTY POULTRY FACILITY**  
CLIENT: **LIBERTY POULTRY**  
LOCATION: **TOWN OF LIBERTY, SULLIVAN COUNTY, NEW YORK**

DWG. TITLE: **SITE PLAN**

Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.: 2020034  
FILE NAME: C201  
SCALE: As Noted  
DATE: JULY 2020  
ENGD BY: GAH  
DRAWN BY: GAH  
CHECKED BY: JFC

SHEET No.: **C201**  
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