

# CLAY MARKETPLACE PLANNED DEVELOPMENT DISTRICT

NYS ROUTE 31 & HENRY CLAY BLVD  
TOWN OF CLAY  
ONONDAGA COUNTY, NEW YORK

## PDD PROJECT NARRATIVE

DECEMBER 3, 2021  
REVISED: JANUARY 19, 2022  
REVISED: FEBRUARY 2, 2022  
REVISED: NOVEMBER 21, 2022  
**REVISED: OCTOBER 17, 2023**

APPLICANT:

LAN-DEV ASSOCIATES, LLC  
106 N. MAIN STREET  
NORTH SYRACUSE, NY 13212

PREPARED BY:

LJR ENGINEERING, P.C.  
8394 ELTA DRIVE  
CICERO, NY 13039

Job No. 882.005

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- TOWN ZONING CODE EXCERPTS
- MARKET STUDY
- TRAFFIC IMPACT STUDY AND DOT CORRESPONDENCE
- FIRE DEPARTMENT LETTER
- GEOTECHNICAL REPORT

## **1. Project Location**

The subject site is located in the north-central portion of the Town of Clay at the northeast corner of the intersection of NYS Route 31 and Henry Clay Boulevard (Tax map # 045.-01-02.1). Located on the main east-west corridor through the Town, the site is favorably situated and easily accessible.

The site abuts the Pine Plains Cemetery to the north (zoned RA-100) and undeveloped lands to the east (zoned RA-100). A commercial property abuts the site to the southwest (zoned RC-1). A convenience store with gasoline service is located on the opposite side of Route 31 (zoned RC-1) along with residential properties on Sherwood Circle (zoned R-10) and Route 31 (zoned RA-100). Commercial properties are located west of the site across Henry Clay Boulevard (zoned RC-1).

Please refer to Aerial Location Plan included in Appendix A.

## **2. Existing Conditions**

The existing site is 14.9-acres in size and features more than 1,000 feet of frontage along NYS Route 31 and another 300+ feet of frontage along Henry Clay Boulevard. The site is undeveloped, generally non-wooded, and open.

## **3. Existing Zoning and Allowed Uses**

The site is presently zoned as Regional Commercial-1 (RC-1). As outlined in Town Zoning Code Section 230-16, this RC-1 zoning allows for a multitude of intensive commercial uses including but not limited to: shopping centers, retail, office, restaurants, theatres, banks, hotels, hospitals, nursing homes, self-storage, outdoor retail sales & service, veterinary care, day care, and instructional facilities.

The site also falls within Highway Overlay Zones as described in Town Zoning Code Section 230-19. With site frontage on both NYS Route 31 and Henry Clay Boulevard, both Type A and Type C highway designations apply.

Excerpts from Town Zoning Code Sections 230-16 and 230-19 are included with supplemental documents.

## **4. Previous Site Plan Approval**

Town of Clay Site Plan approval was previously granted for this site back in 2010. Although never constructed, the full-build plan called for over 76,000 sf of mixed-use commercial development.

As part of that approval process, ownership of a 100' wide strip of land along the northern flank of the subject site was transferred to the adjacent Pine Plains Cemetery to act as a buffer to the

proposed development. This ownership transfer resulted in the present 14.9-acre subject parcel size.

At the time of this previous Site Plan approval, OCDOT and NYSDOT approved driveway access to both Route 31 and Henry Clay Boulevard without the requirement of any highway improvements. These driveways were never constructed however.

## **5. Proposed Development Overview**

The Clay Marketplace project is proposed as a mixed-use “lifestyle center” that will feature 3-story apartment buildings along with supporting commercial uses.

A total of ninety-six (96) apartment units are proposed within two separate 3-story buildings including 36 single-bedroom units and 60 two-bedroom units. 48 garage spaces are proposed to serve the apartments along with an additional 183 surface parking spaces. The apartment development will be known as “David’s Landing” and will stretch across the northern half of the subject property.

Complementary commercial uses are proposed on the south half of the site fronting along Route 31. Three commercial buildings totaling approximately 35,000 sf are anticipated. The commercial buildings will include a mixture of office, restaurant, bank, and retail space. The two westernmost buildings will feature drive-thru service (subject to issuance of special permits by the Town Board). A mixture of local, regional, and national tenants is anticipated.

The proposed project is shown graphically on the PDD Project Plan set included in Appendix B.

## **6. Market Study**

A limited scope market study was prepared to evaluate the viability of an apartment project of this scope in this location within the Town. The completed market study findings support the proposed apartment project, and a summary of the study is included with supplemental documents.

## **7. PDD Process**

Although the current RC-1 zoning allows for a multitude of intensive commercial uses, the present zoning does not include apartments as an allowed use. As such, a Planned Development District (PDD) is proposed to accommodate the proposed apartment use as well as the supporting commercial uses.

To quote Town Zoning Code Section 230-18, a Planned Development District “allows for a variety of land uses and a flexible arrangement of lots, structures, and land uses in a well-planned and coordinated design. The flexibility of land uses and lots is achieved by the Town continuously participating in and approving stages of project planning and development. Any combination of

land uses already permitted within the Town may be proposed for development on sites under this district. This district is also intended to accommodate land uses or scales of development that may be unique or require more consideration by the Town. This district may be applied anywhere in the Town, provided the project scale and design is found to further Town planning goals and to be compatible and coordinated with the environmental constraints and the existing and/or planned availability of public water, sewer, drainage, and transportation facilities.”

The classification of any property within the Planned Development District (PDD) requires the undertaking of a three-step process involving the approvals from both the Town Board and the Planning Board. This three-step process is fully outlined in Town Zoning Code Section 230-18, which is included with supplemental documents.

### **8. Proposed Allowed Uses**

Refer to Appendix H for a list of proposed allowed uses.

### **9. Proposed Lot and Structure Dimensional Requirements**

Refer to Appendix I for proposed lot and structure dimensional requirements.

### **10. Apartment Buildings**

Two apartment buildings are proposed as part of the development. Each building will be three stories tall with peaked roofs. Each building has a footprint of approximately 20,800 sf and total floor area of approximately 62,500 sf.

A total of ninety-six (96) apartment units are proposed, including thirty-six (36) single bedroom units and sixty (60) two-bedroom units. One-bedroom units will be approximately 900 sf in size and two bedroom units will be approximately 1,100 sf.

Each apartment will include individual heating & air conditioning units, washer & dryer, patio or balcony, solid surface countertops, ceiling fans, stainless steel appliances, luxury vinyl tile flooring, and ceramic tile bathrooms. Amenities include a community room with full kitchen, exercise room, meeting/media room, pet washing station, and patio with gazebo and grilling stations.

Apartment building elevations and floor plans are included in Appendix C along with an example rendering of the kitchen design.

## **11. Commercial Buildings**

Three separate single-story commercial buildings are proposed along the site's Route 31 frontage, totaling approximately 35,000 sf. These buildings will feature peaked roofs and architectural components that will complement the apartment buildings.

It is anticipated that the commercial buildings will be partitioned to include a mixture of office, restaurant, bank, and retail space to complement and serve the PDD and broader community. It is anticipated that the buildings will be occupied by local and regional tenants. The

The two westernmost buildings will feature drive-thru service (subject to issuance of special permits by the Town Board).

The commercial building elevations are included in Appendix C.

## **12. Accessory Structures**

Garages are proposed to serve the apartment residents. The garage structures are proposed to be 24 feet deep and 100 feet long. Each individual garage unit will be approximately 12 feet wide and available to the apartment residents on a first-come, first-served basis for an additional monthly charge. The garages will feature peaked roofs and materials that will complement the apartment buildings.

Gazebos are also proposed to serve the apartment residents. Each apartment building will include one gazebo structure situated in the rear lawn area adjacent to proposed patio areas.

## **13. Architecture**

Color rendered elevations of the proposed buildings are included in Appendix C.

The project architecture was developed in conjunction with input from the Planning Board to be appropriate when considering the site location within the north-central portion of the Town.

All buildings feature peaked or partially peaked roofs. Roofing materials shall be limited to architectural asphalt shingles, standing seam painted metal with concealed fasteners, or similar durable materials.

The building facades have been detailed and proportioned to minimize large expanses of one material. The use of multiple and complementary durable materials is proposed. The dominant facade colors shall be muted earth tones unless otherwise approved by the Planning Board. Dominant facade colors should be complimented with related accent colors and/or trim and details. The combination of colors on individual buildings should provide a visual consistency throughout the PDD.

Trim elements will include pilasters, posts, columns, stone/cultured stone, cornices, header courses, window sills, lintels, and rusticated building/column bases.

Commercial storefronts, windows and doors have been detailed and proportioned to be consistent with the building architecture and use. Only two-way glass will be used. Energy Star certified, “low-E” rated glass is allowed but standard reflective glass is not allowed. Heavily tinted glass is not allowed.

#### **14. Landscaping, Open Space, and Buffering**

Ample greenspace, attractive landscaping, and buffering is proposed throughout the development in keeping with similar “lifestyle centers”. A landscaped berm and greenspace are proposed across the development’s northern flank to serve as a buffer to the adjacent Pine Plains Cemetery. The berm is intended to undulate and range in height from 4 to 6 feet with trees planted along its length. This berm will complement the 100’ wide strip of land formerly transferred to the Pine Plains Cemetery to provide an appropriate separation between the two properties.

The greenspace proposed behind the apartment buildings will also serve as a lawn area and offer passive recreation opportunities for the residents. Substantial greenspace is also proposed around the remaining perimeter of the property.

Street trees are proposed along the site’s Route 31 frontage, adjacent to Henry Clay Boulevard, and along the major internal drives throughout the development. Foundation planting beds are proposed around all buildings and monument signage. Additional plantings are intended to screen the rear of the proposed garages and the adjacent commercial parcel to the west.

#### **15. Site Access, Traffic Considerations and Highway Improvements**

As stated previously, the site includes substantial frontage along Route 31 and Henry Clay Boulevard. Two driveways are proposed at Route 31: a full access driveway across from Sherwood Drive, and a restricted right-in/right-out driveway across from the gas station driveway. Another full access driveway is proposed at Henry Clay Boulevard.

Cross access is also proposed to benefit the adjacent parcels to the east and west. Paved access drives will be installed to these adjacent property lines to facilitate future inter-connection.

Route 31 is under the jurisdiction of New York State Department of Transportation (NYSDOT) and Henry Clay Boulevard is under the jurisdiction of the Onondaga County Department of Transportation (OCDOT). Accordingly, both agencies were given an opportunity to review the proposed project plans.

A Traffic Impact Study was also completed to evaluate the impacts of the proposed project. A copy of this study is included with supplemental documents.

The study concludes that mitigation is necessary to support the project. Specifically, a 250' northbound left turn lane and 150' southbound left turn lane are necessary at the Henry Clay Boulevard approach to the intersection. The project developer is agreeable to these highway improvements and any related signal improvements/alterations required by NYSDOT. The project developer shall be responsible for these improvements and all related costs. With this mitigation implemented, the study demonstrates "that the proposed development will have no significant impact on traffic operations in the area and will actually improve the overall signalized intersection operation during all peak hours."

With this mitigation offered, both NYSDOT and OCDOT support the project and have issued emails accepting the driveways as proposed. Copies of these emails are included with supplemental documents.

## **16. Emergency Response and Pedestrian Circulation**

ADA compliant sidewalks, crosswalks, ramps, and related pedestrian accommodations are proposed throughout the development to encourage walking between the apartments and the supporting commercial uses. See Appendix B.

The Clay Volunteer Fire Department was also provided an opportunity to review the project plans for adequate emergency response access. With the addition of a paved turn-around fire access drive between the apartment buildings and extending sidewalks around the rear of the apartment buildings, the Fire Department supports the project and agrees with the development Plan. A letter of support from the Chief of Fire stating such is included with supplemental documents.

## **17. Parking**

All parking and loading has been designed in accordance with Town Zoning Code Section 230-21 (refer to supplemental documents).

## **18. Site Lighting**

A Site Lighting Plan has been prepared for the project. The plan features both pole-mounted and building-mounted LED fixtures. Building fixtures are proposed at a 10' mounting height while pole mounted fixtures are proposed at a 23' mounting height. Black painted steel square poles are proposed on concrete bases. Illumination levels provide adequate lighting within parking lots, along sidewalks, and around buildings while also limiting glare and light spill onto adjacent properties.

A copy of the proposed Site Lighting Plan and copies of light fixture catalogue cut sheets are included in Appendix D.



## **19. Site Signage**

All site signage shall be in accordance with the RC-1 zone requirements as outlined in Town Zoning Code Section 230-22. No more than three freestanding signs shall be allowed per the Town's regulations.

Accordingly, three freestanding sign locations are proposed: one monument sign (for the David's Landing apartments) is proposed adjacent to the Henry Clay Boulevard driveway, one monument sign (for Clay Marketplace) is proposed adjacent to the full-access driveway at Route 31, and one sign location is proposed in the southwest corner of the project site (to identify the future commercial tenant to be located in that site corner).

Tenants within the proposed commercial buildings will also have complementary building mounted signage. These signs shall be mounted flush to building facades or canopies located above each storefront or tenant entry and shall meet RC-1 zone signage requirements.

Illustrations of the proposed freestanding signs are included in Appendix E.

## **20. Refuse Collection**

Trash and recyclables will be collected weekly using a privately contracted hauler. Trash enclosures and loading areas are proposed throughout the development. All enclosures and gates will adhere to the Town of Clay trash enclosures guidelines.

An example dumpster enclosure detail is included in Appendix F.

## **21. Mail Service & Addresses**

The proposed PDD plans have been reviewed by the post office.

The apartment buildings will include an indoor mail room with each unit assigned an address. The commercial buildings will have separate addresses as assigned by County 911 and each will include exterior, free-standing mailboxes. The commercial mailbox locations are identified on the Layout and Landscaping Plan included in Appendix B.

Manufacturer's catalogue cut sheets of the proposed exterior mailboxes are included in Appendix G.

## **22. Stormwater Management**

Stormwater runoff from the project will be conveyed overland and within a piped drainage system that will direct stormwater to a stormwater management facility proposed in the southeast corner of the site.

As the project will disturb more than one acre of land, stormwater management practices will be implemented in accordance with NYSDEC SPDES Permit guidelines and in accordance with Town Zoning Code Section 230-20D. Stormwater management facilities will be constructed and maintained by the owner under an executed agreement with the Town in accordance with the Town's stormwater regulations. This agreement shall be executed prior to issuance of building permits.

A Geotechnical Evaluation Report was completed for the project (copy included with supplemental documents). Test pits generally exhibited very sandy, well-drained soils and a lack of bedrock or groundwater. Based on the soil characteristics exhibited, it is anticipated that the stormwater management facilities will include infiltrative practices.

## **23. Sanitary Sewer Service**

Sanitary sewer service for the project will be provided by connections to an 8" diameter sanitary sewer system that currently extends into and through the project site. This system was installed several years ago but was never formally dedicated to the Town of Clay.

In accordance with a request from the Town Engineer and Town of Clay Planning Board, the integrity of this system will be verified through televising and lamp testing the lines. Any necessary repairs will be completed by the owner prior to acceptance by the Town. Once the Town is satisfied, the landowners will dedicate the sanitary sewer system and associated easements to the Town of Clay (at no cost to the Town).

## **24. Water Supply and Fire Service**

OCWA water mains extend along Route 31 and Henry Clay Boulevard across the site's frontage. Fire hydrants are also located along Route 31 and Henry Clay Boulevard. According to OCWA and the Chief of Fire for the Clay Volunteer Fire Department, this system has adequate flow and pressure to serve the subject site.

OCWA has agreed to extend a looped water system through the development site and connect to the existing water supply at Route 31 and Henry Clay Boulevard. Additional OCWA hydrants will be installed on-site in accordance with NYS Building Code. The owner will grant easements to OCWA for the continued ownership and maintenance of this system.

Individual private water services will extend from the looped system to each building. The apartment buildings will be sprinklered but the commercial buildings will not be (unless otherwise required by NYS Building Code).

## **25. Financing and Estimated Rents**

The project will be financed privately.

The apartments will be leased at market rates projected to be \$1,200 per month plus utilities for one-bedroom units and \$1,500 per month plus utilities for two-bedroom apartments. Garage rent will be an additional \$130 per month.

Commercial rental rates will be determined individually based on square footage.

## **26. Construction Phasing and Timeline**

The project will be constructed in four phases over an anticipated period of 3 to 4 years.

Construction phasing shall follow the phasing prescribed on the plans included in Appendix B. As required by Town Board and Planning Board stipulations, 50% of the commercial space shall be constructed before the second apartment building is constructed.

Accordingly, Phase 1 will include full access driveways to Route 31 and Henry Clay Boulevard; cross access drives paved to the eastern line (abutting the adjacent undeveloped parcel) and to the western property line (abutting the property presently occupied by an insurance office); the eastern apartment building, garages & parking; the easternmost commercial building; and stormwater management facilities.

Phase 2 will include the second Route 31 driveway (right-in, right-out only) and the middle commercial site.

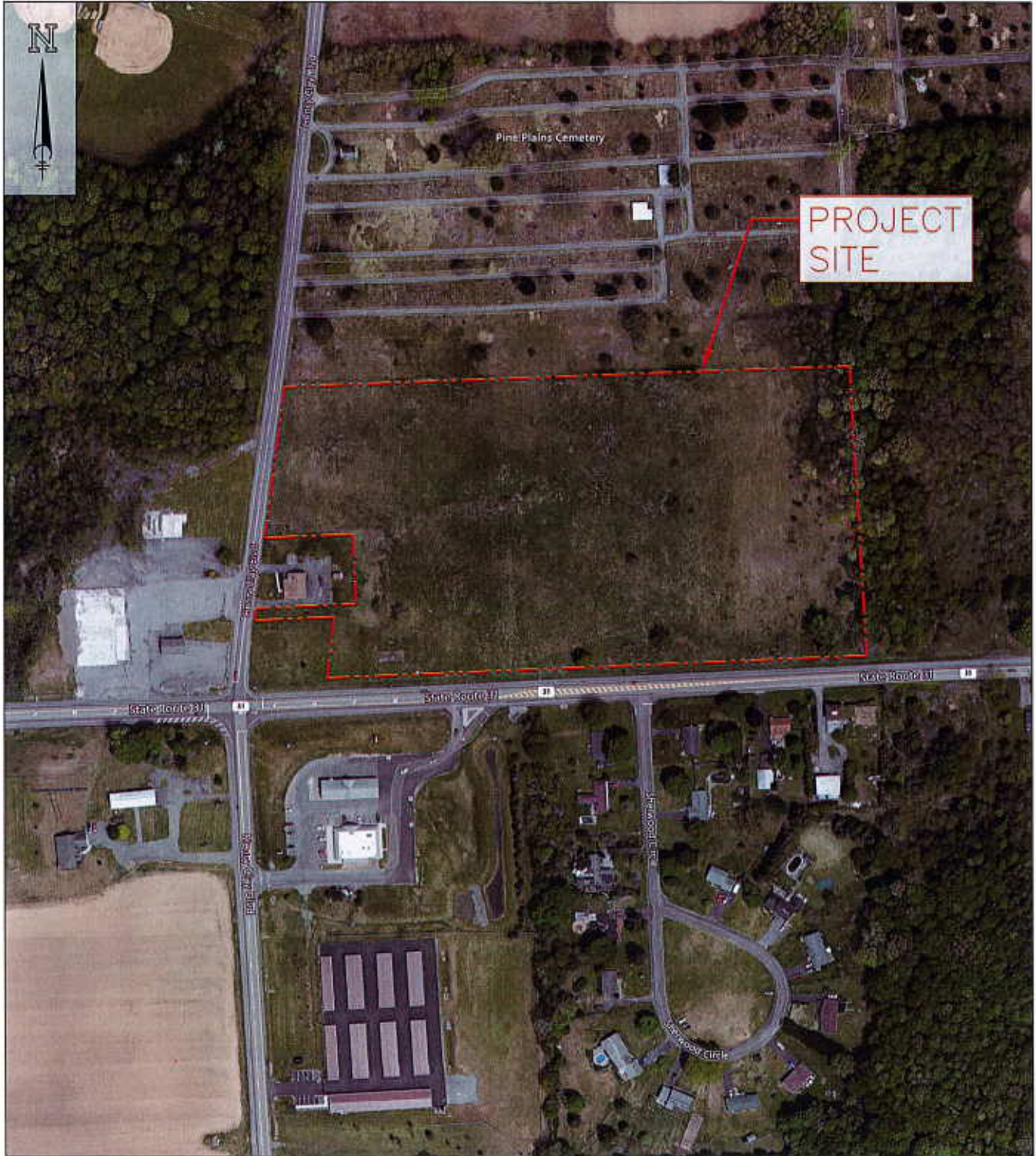
Phase 3 will include the remainder of the apartment development and garages.

Phase 4 will include the prospective commercial site at the southwest corner of the site.

**APPENDIX A**

AERIAL LOCATION PLAN

# AERIAL LOCATION PLAN



 SITE

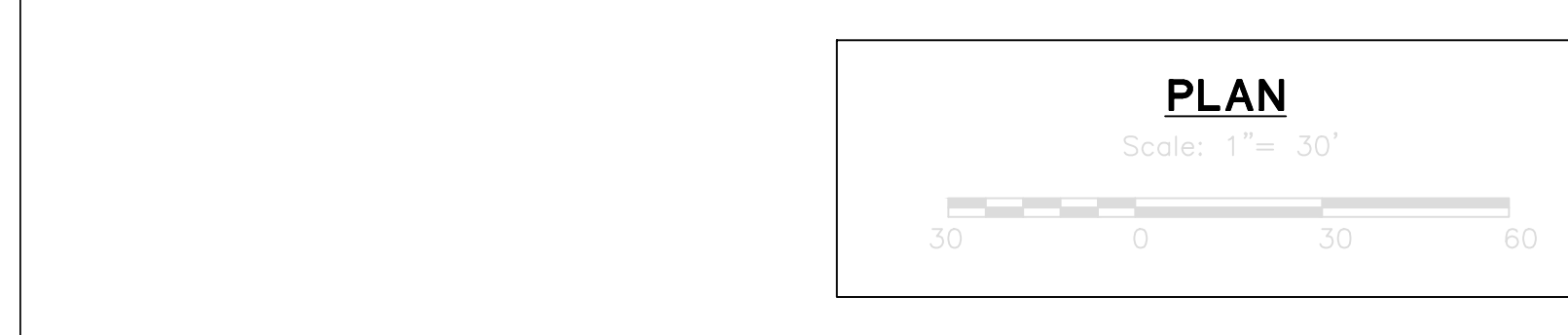
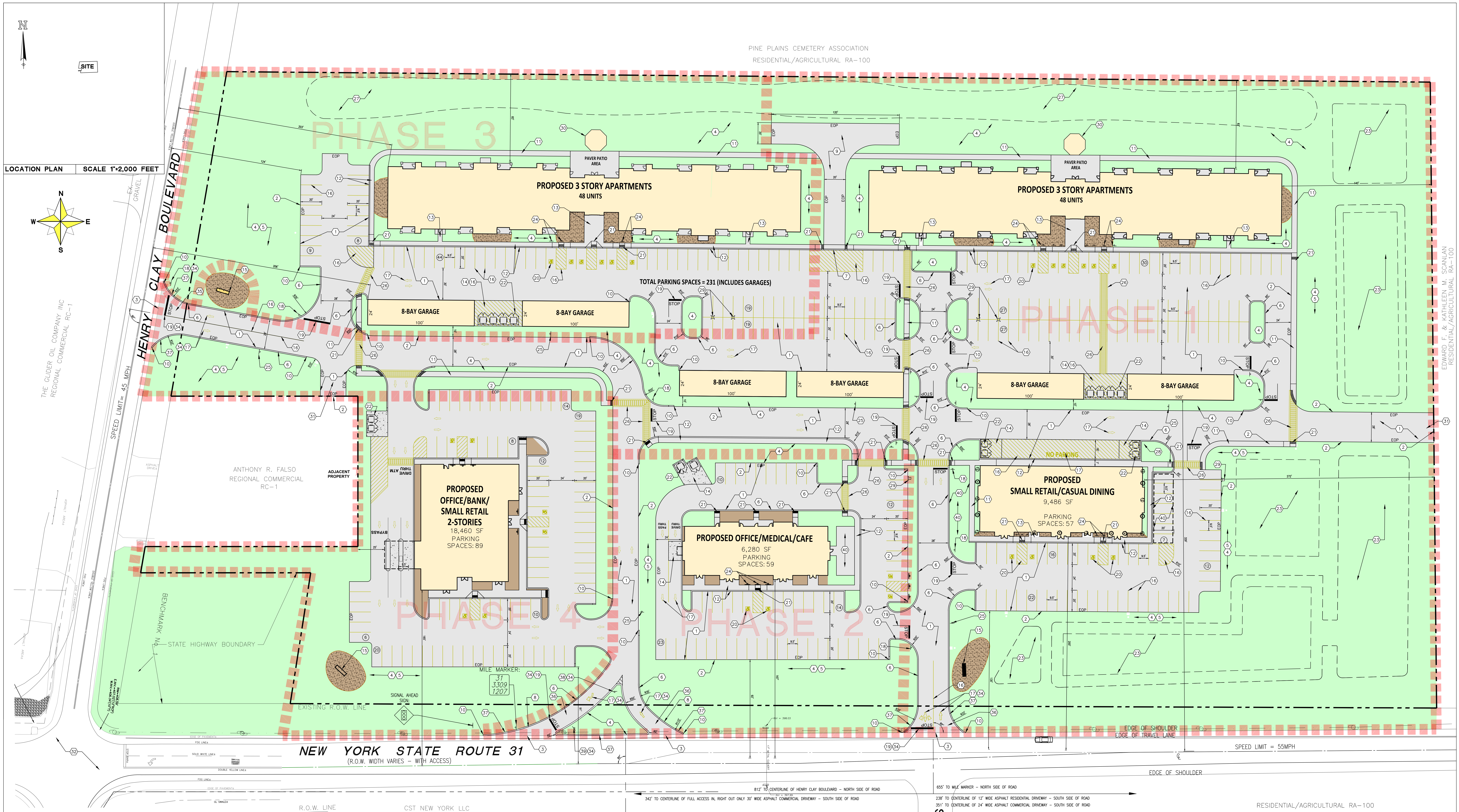
## PLAN

Scale: 1=300



**APPENDIX B**

PRELIMINARY SITE PLAN



- KEYED NOTES**
- PROPOSED PAVED DRIVE AISLE AND/OR PARKING AREA (TYP.). SEE PAVEMENT SECTION, SHEET-5.
  - PROPOSED EDGE OF PAVEMENT (TYP.).
  - MATCH EXISTING EDGE OF PAVEMENT. SAWCUT AND TACK COAT FACING EDGE.
  - PROPOSED LAWN/LANDSCAPING AREA (TYP.).
  - PROPOSED SNOW STORAGE AREA (TYP.).
  - PROPOSED FULL CONCRETE CURB. SEE DETAIL, SHEET-5.
  - PROPOSED FLUSH CONCRETE CURB.
  - PROPOSED CURB CUT. SEE DETAIL - SHEET-5.
  - PROPOSED PAVED EMERGENCY ACCESS DRIVE AND TURN-AROUND.
  - END CURB WITH TAPER SECTION. SEE DETAIL, SHEET-5.
  - PROPOSED 5' WIDE CONCRETE SIDEWALK. SEE DETAIL, SHEET-5.
  - PROPOSED INTEGRAL CONCRETE CURB AND SIDEWALK. SEE DETAIL, SHEET-5.
  - EXTEND SIDEWALK TO BUILDING ENTRANCE.
  - PROPOSED CONCRETE PAD. SEE DETAIL, SHEET-5.
  - PROPOSED MONUMENT SIGN.
  - PROPOSED PAINTED PAVEMENT STRIPING. 4" WIDE (TYP.).
  - PROPOSED PAINTED PAVEMENT MARKINGS. SEE DETAILS, SHEET-5.
  - PROPOSED STOP SIGN. SEE DETAIL, SHEET-5.
  - PROPOSED PAINTED STOP BAR. SEE DETAIL, SHEET-5.
  - PROPOSED A.D.A. PARKING AND LOADING. SEE DETAILS SHEET-5.
  - PROPOSED A.D.A. RAMP. SEE DETAILS, SHEET-5.
  - PROPOSED DUMPSTER ENCLOSURE. SEE DETAILS, SHEET-5.
  - PROPOSED STORMWATER AREA. REFER TO GRADING PLAN SHEET-3 AND DETAILS, SHEET-5.
  - PROPOSED A.D.A. PARKING AND NO PARKING SIGNAGE (TYP.) SEE DETAIL, SHEET-5.
  - PROPOSED "SPEED LIMIT 20 MPH" SIGN. SEE DETAIL, SHEET-5.
  - PROPOSED CROSS WALK. SEE DETAIL, SHEET-5.
  - PROPOSED LANDSCAPING BERM. REFER TO LANDSCAPING PLAN.
  - PROPOSED MAILBOX LOCATION.
  - PROPOSED ELECTRIC VEHICLE CHARGING STATION LOCATIONS PROTECT WITH BOLLARDS (TYP.).
  - PROPOSED GAZEBO LOCATION. SEE PLANS BY OTHERS.
  - FUTURE CROSS-ACCESS.
  - HIGHWAY INTERSECTION IMPROVEMENTS ARE PROPOSED AS PART OF THIS PROJECT AND SHALL BE COMPLETED IN ACCORDANCE WITH NYS DOT REQUIREMENTS. REFER TO PLANS PREPARED BY TRAFFIC CONSULTANT.
  - FUTURE DEVELOPMENT SITE.
  - ALL PROPOSED SIGNS, PAVEMENT MARKINGS, AND WARNING DEVICES WITHIN THE STATE OR COUNTY R.O.W. SHALL COMPLY WITH THE 2009 FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE 2009 NEW YORK STATE SUPPLEMENT TO THE 2009 FHWA MUTCD, AND THE NYS 2008 STANDARD SPECIFICATIONS INCLUDING ALL CURRENT ADDITIONS AND MODIFICATIONS.
  - USE OGDOT PAVEMENT SECTION FOR DRIVEWAY INSTALLATION WITHIN HENRY CLAY BLVD. R.O.W. SEE DETAIL - SHEET 6.
  - USE NYS DOT PAVEMENT SECTION FOR DRIVEWAY INSTALLATION WITHIN NYS ROUTE 31 R.O.W. SEE DETAIL - SHEET 6.
  - PROPOSED FULL CONCRETE CURBING. USE TYPE V16 WITHIN OGDOT AND NYS DOT R.O.W. REFER TO NYS DOT STANDARD SHEETS 609-01 INCLUDED ON SHEET 6.
  - PROPOSED "NO LEFT TURN" SIGN (MUTCD SIGN RS-2, 36"x36").
  - PROPOSED "DO NOT ENTER" SIGN (MUTCD SIGN RS-1, 36"x36").
  - PROPOSED AREA FOR SEASONAL OUTDOOR SEATING.

**PHASING NOTE:**  
CONSTRUCTION OF PHASE 3 (WHICH INCLUDES THE SECOND 48 APARTMENT UNITS) SHALL NOT COMMENCE UNTIL BOTH PHASES 1 AND 2 ARE COMPLETED.

**GENERAL NOTES:**

- VERTICAL DATUM BASED ON SURVEY DATA.
- "DIG SAFELY NEW YORK" TO BE CONTACTED 72 HRS. PRIOR TO THE START OF ANY EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
- SURVEY DATA TAKEN FROM PLAN PREPARED BY ELTA (LAND SURVEYING, E.P.C., 116 SHERWOOD STREET SUITE 5, LIVERPOOL, NY, 13088, ENTITLED "LOCATION SURVEY ON PART OF MILITARY LOT #25, HENRY CLAY BOULEVARD, TOWN OF CLAY, ONONDAGA COUNTY, NEW YORK DATED OCTOBER 16, 2004 AND LAST REVISED ON 4/12/08.
- LOCATION & ELEVATION OF EXISTING UTILITY SERVICES AND LATERALS TO BE VERIFIED BY THE CONTRACTOR. THE OWNER SHALL BE MADE AWARE OF ANY DEVIATIONS PRIOR TO WORK PROCEEDING.
- PROPOSED UTILITY SERVICES ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL COORDINATE EXACT LOCATIONS WITH UTILITY COMPANIES AND WITH THE MECHANICAL ENGINEER.
- CONTRACTOR TO COORDINATE INSTALLATION OF GAS, ELECTRIC, CABLE AND TELEPHONE SERVICES WITH UTILITY COMPANIES.
- ALL NON-PAVED DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE WITH 4" OF TOPSOIL, SEEDING & MULCHED. USE "GENERAL SEED MIX" IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR PERMANENT CRITICAL AREA PLANTINGS.
- APPROXIMATE LOCATION OF LIGHT POLES ARE AS SHOWN ON THIS SET. DETAILS FOR POLES, HEADS, AND WIRING TO BE OBTAINED FROM LIGHTING CONSULTANT.
- ALL DEBRIS RESULTING FROM DEMOLITION WORK INCLUDING TREE STUMPS TO BE PROPERLY DISPOSED OF OFF-SITE.
- CONTRACTOR TO NOTIFY TOWN ENGINEER 72 HOURS PRIOR TO START OF CONSTRUCTION.
- RIP-RAP SHALL BE MEDIUM STONE FILL IN ACCORDANCE WITH NYS DOT ITEM NO. 620.04M. MINIMUM DEPTH OF STONE FILL SHALL BE 18" WITH AN AVERAGE STONE DIAMETER OF 8".
- COMPARISON OF ALL BICYCLE MATERIALS REQUIRED IN AREAS UNDER PROPOSED PAVEMENT, BACKFILL WITH MECHANICALLY TAMPED SELECT MATERIAL IN MAX. 6" LIFTS TO 90% DRY DENSITY IN ACCORDANCE WITH MODIFIED PROCTOR ASTM D1557.
- THE STORM SEWER SYSTEM AND SANITARY SEWER SYSTEM SHALL BE INSTALLED UNDER A COUNTY PLUMBING PERMIT IN ACCORDANCE WITH LOCAL REGULATIONS.
- WATER MAINS AND HYDRANTS WILL BE INSTALLED, OWNED & MAINTAINED BY COWA. INDIVIDUAL BUILDING SERVICES SHALL BE PRIVATE AND INSTALLED BY DEVELOPER UNDER A COUNTY PLUMBING PERMIT.
- ELECTRONIC COPIES OF SPDES INSPECTION REPORTS SHALL BE PROVIDED TO THE TOWN ENGINEER THROUGH THE DURATION OF THE SITE DISTURBANCE ACTIVITIES.

**LEGEND**

	PROPERTY LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CONCRETE CURB
	PROPOSED PHASING
	PROPOSED PARKING SPACES
	PROPOSED LIGHT POLE LOCATIONS (23' MOUNTING HEIGHT)
	KEYED NOTE
	MULCH PLANTER BED

**HIGHWAY OVERLAY ZONE REQUIREMENTS**

**TYPE "A" (ROUTE 31, FROM CENTER LINE, TYP.)**

**PRINCIPAL STRUCTURE SETBACK:**  
REQUIRED: 165'  
PROPOSED: 165'

**ACCESSORY STRUCTURE SETBACK:**  
REQUIRED: 115'  
PROPOSED: 329'

**PARKING AREA SETBACK:**  
REQUIRED: 90'  
PROPOSED: 91'

**TYPE "C" (HENRY CLAY BLVD., NORTH OF RT.31)**

**PRINCIPAL STRUCTURE SETBACK:**  
REQUIRED: 115'  
PROPOSED: 203'

**ACCESSORY STRUCTURE SETBACK:**  
REQUIRED: 65'  
PROPOSED: 206'

**PARKING AREA SETBACK:**  
REQUIRED: 55'  
PROPOSED: 125'

**PROJECT INFO**

**SITE ADDRESS:** HENRY CLAY BLVD.  
045-01-02.1

**TAX MAP NO.:** 14.95 ACRES

**SITE AREA:** 14.95 ACRES

**SITE OWNER:** OP2 PROPERTIES, LLC  
106 S. MAIN STREET  
N. SYRACUSE, NY 13212

**ZONING:** PLANNED DEVELOPMENT DISTRICT

**CURRENT SITE USE:** VACANT LAND

**PROPOSED USES:** APARTMENTS & MIXED USE COMMERCIAL

**APARTMENTS:**  
TOTAL UNITS: 96  
ONE BEDROOM: 36  
TWO BEDROOM: 60

**OFFICE/BANK/SMALL RETAIL:** 18,460 S.F.

**SMALL RETAIL/CASUAL DINING:** 6,280 S.F.

**PARKING SPACE SIZE:** 9,486 S.F.

REQUIRED MIN: 9.5'x20'

REQUIRED: 9.5'x20'

**TOTAL PARKING PROPOSED:** 436 SPACES

**ADA PARKING:** 8 SPACES

REQUIRED: 22 SPACES

ACAD FILE: 882005 SITE PLAN.dwg

Date: SEPTEMBER 8, 2022  
Drawn By: M.P.D.  
Checked By: A.J.W., P.E.  
Job No: 882.005  
Scale: AS SHOWN  
Sheet No: 1  
Sheet 1 of 6

**L.J.R. Engineering, P.C.**  
ELTA Business Park  
8394 ELTA Drive  
Cicero, New York 13039  
Phone: 315-699-9633 Fax: 315-699-9642

**CLAY MARKETPLACE**  
TOWN OF CLAY  
ONONDAGA COUNTY N.Y.

**SITE PLAN**

Not Valid Without Signature

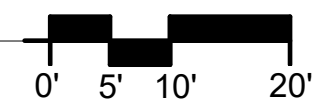
**APPENDIX C**

**BUILDING ELEVATIONS & FLOORPLANS**

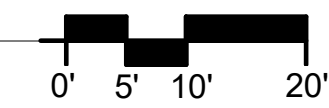




PROPOSED SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



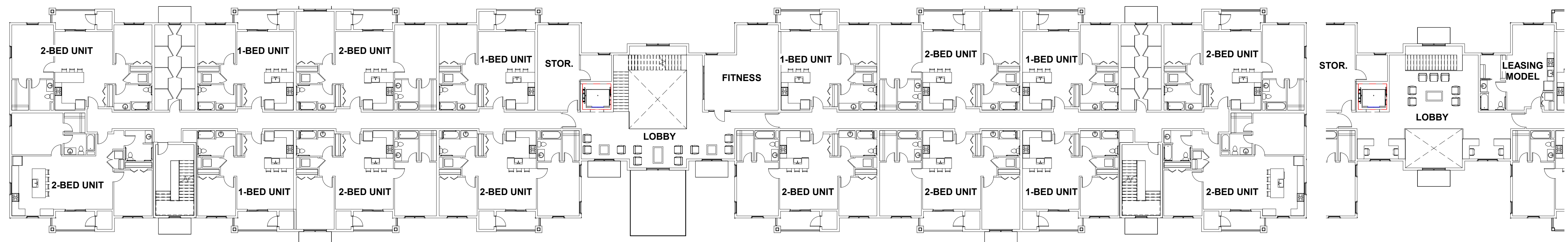
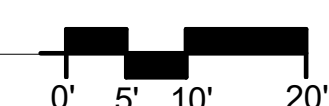
PROPOSED EAST ELEVATION  
SCALE: 1/16" = 1'-0"



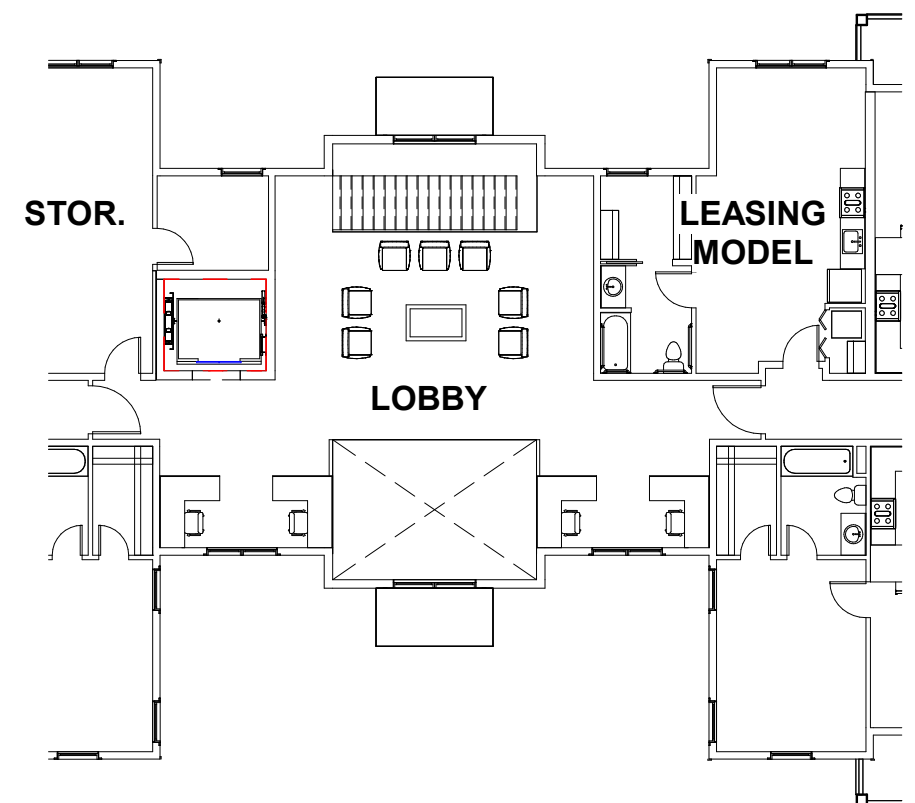
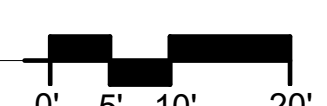
PROPOSED NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



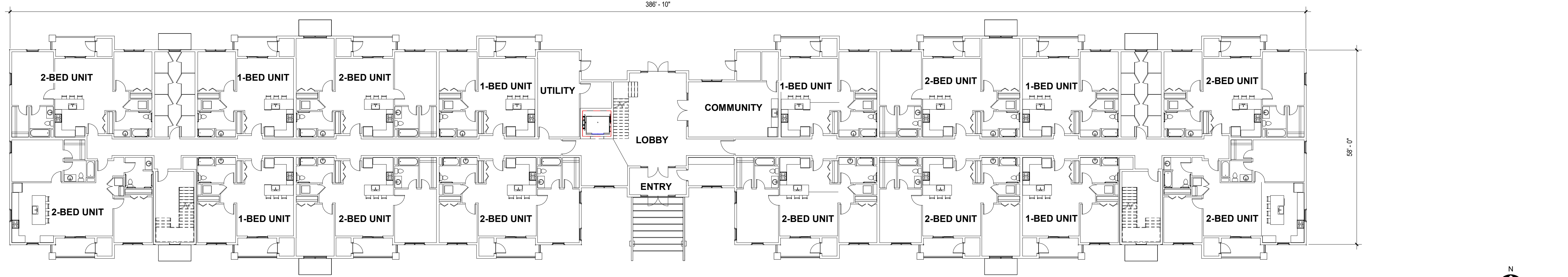
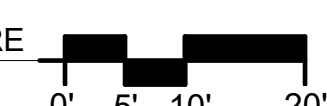
PROPOSED WEST ELEVATION  
SCALE: 1/16" = 1'-0"



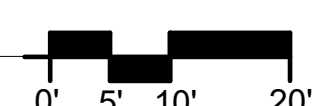
PROPOSED SECOND FLOOR PLAN (THIRD FLOOR APT. LAYOUT - TYPICAL)  
SCALE: 1/16" = 1'-0"



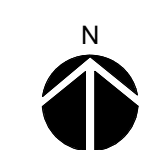
PROP. THIRD FLOOR PLAN - CORE  
SCALE: 1/16" = 1'-0"



PROPOSED FIRST FLOOR PLAN  
SCALE: 1/16" = 1'-0"



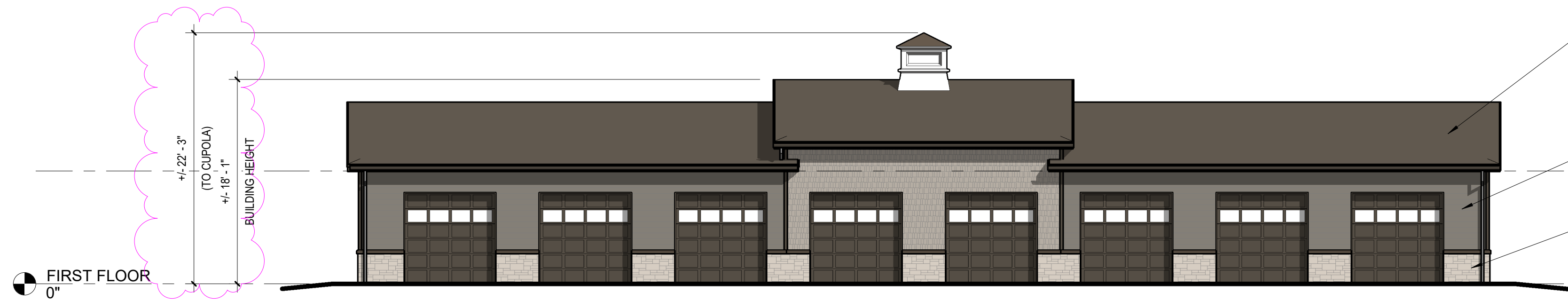
\*TOTAL OF (2) TYPICAL APARTMENT BUILDINGS ON SITE



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Syracuse, New York 13202  
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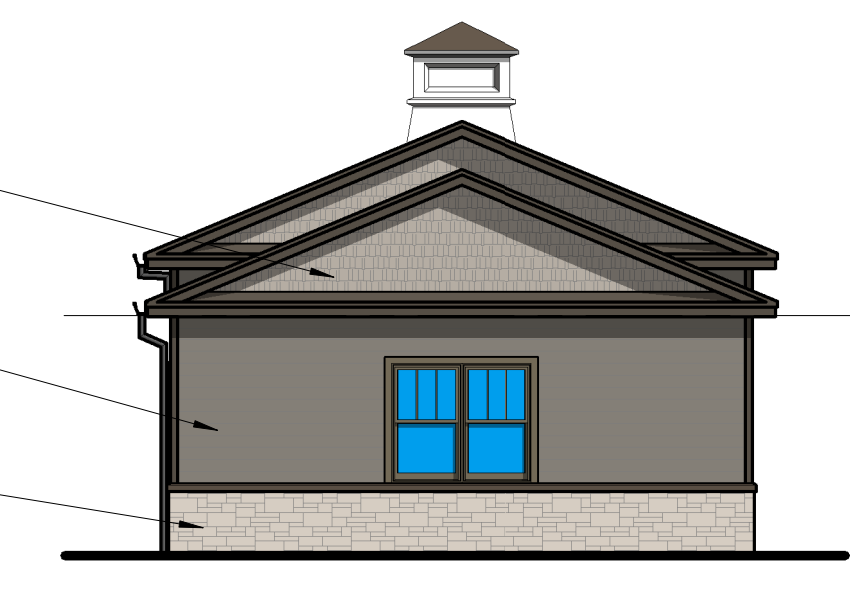
**CLAY MARKETPLACE  
APARTMENTS**  
ROUTE 31  
CLAY, NY 13041

DATE: 2022 AUG 09  
REVISION - 2022 NOV 08  
SCALE: 1/16" = 1'-0"  
SHEET NAME: PROP. ELEVATIONS & PLANS  
SHEET NUMBER: P1

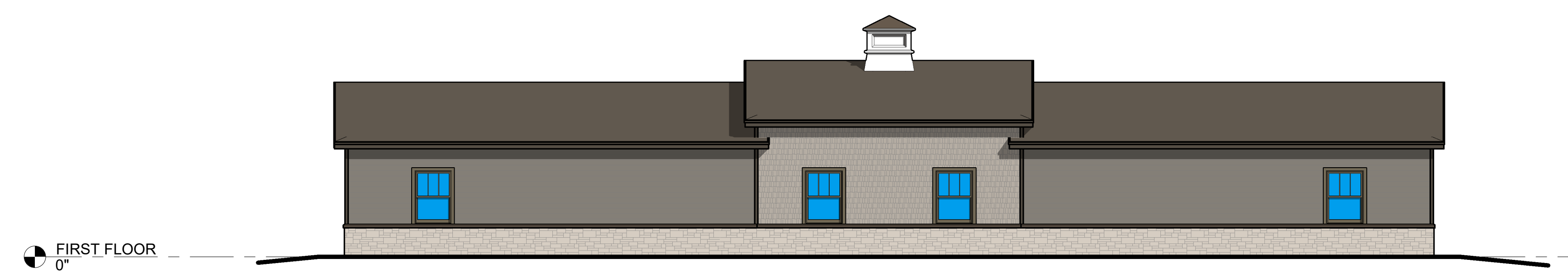


PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

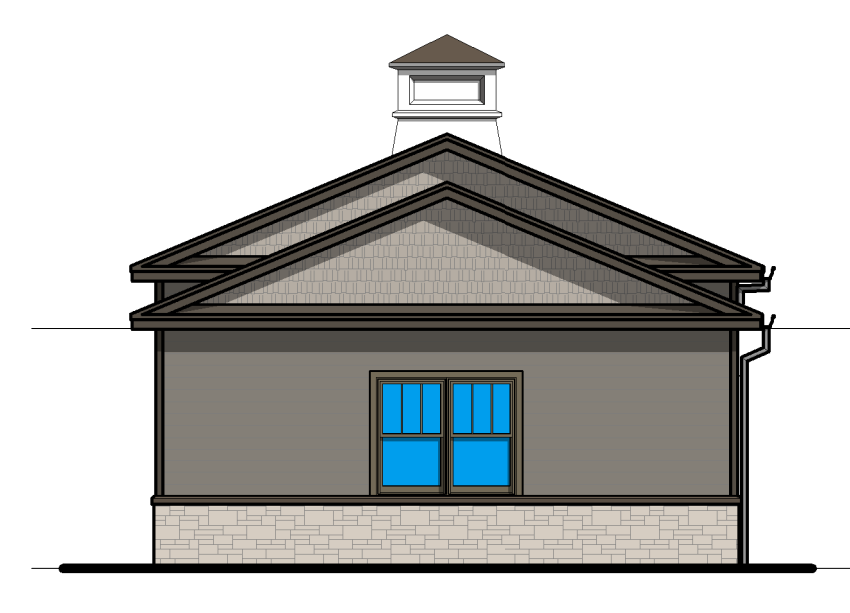
- ASPHALT SHINGLES, TYP.
- SHAKES SIDING (LP SMARTSIDE OR EQUAL); TYP.
- HORIZONTAL SHIPLAP SIDING (TRU EXTERIOR OR EQUAL); TYP.
- THIN STONE VENEER, TYP.



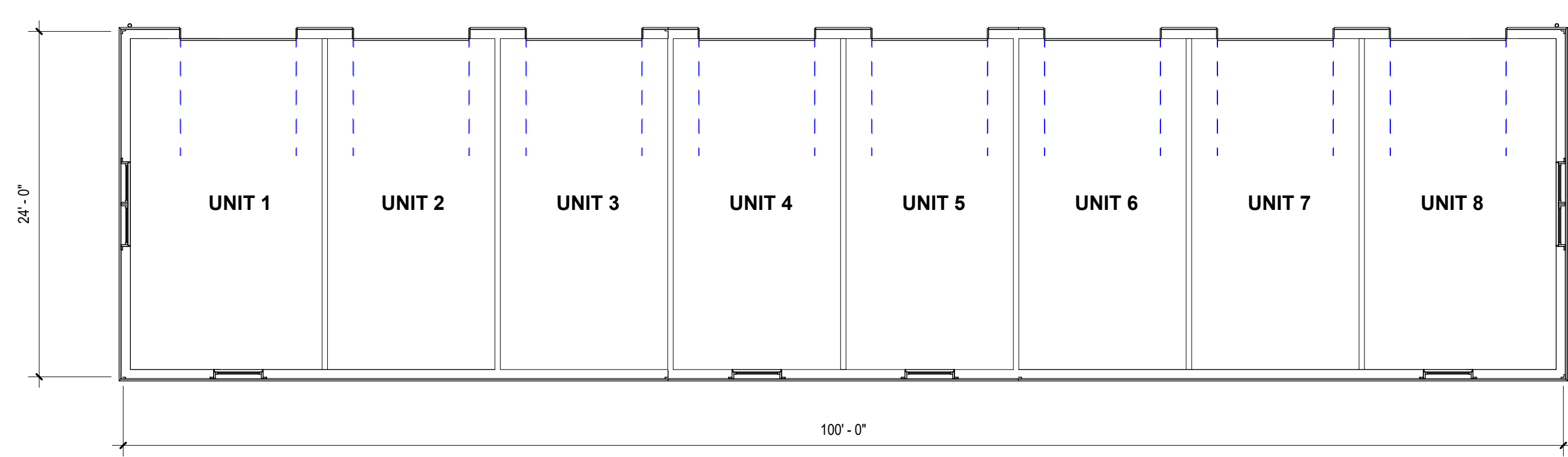
PROP. WEST ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

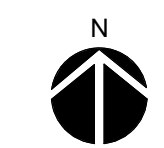


PROP. EAST ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED GARAGE FLOOR PLAN  
SCALE: 1/8" = 1'-0"

\*TOTAL OF (6) TYPICAL GARAGE BUILDINGS ON SITE



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CLAY MARKETPLACE  
GARAGE UNITS

ROUTE 31  
CLAY, NY 13041

DATE: 2022 AUG 09  
REVISION - 2022 NOV 08

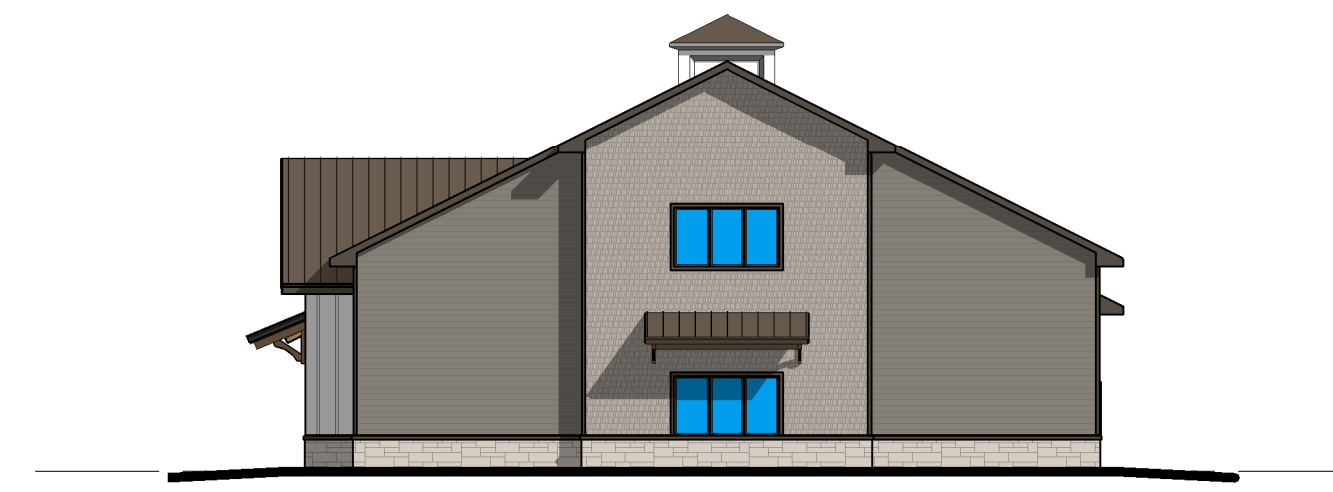
SCALE: 1/8" = 1'-0"

SHEET NAME: PROP. ELEVATIONS &  
PLANS

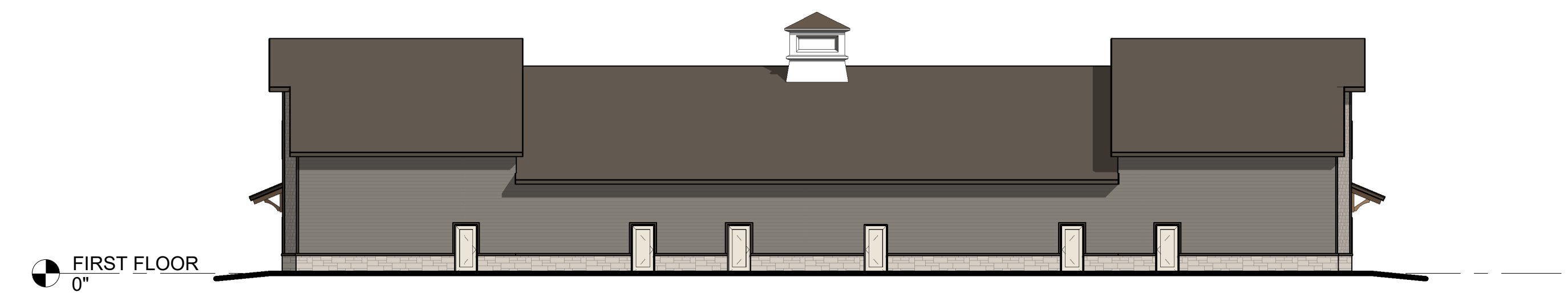
SHEET NUMBER: P2



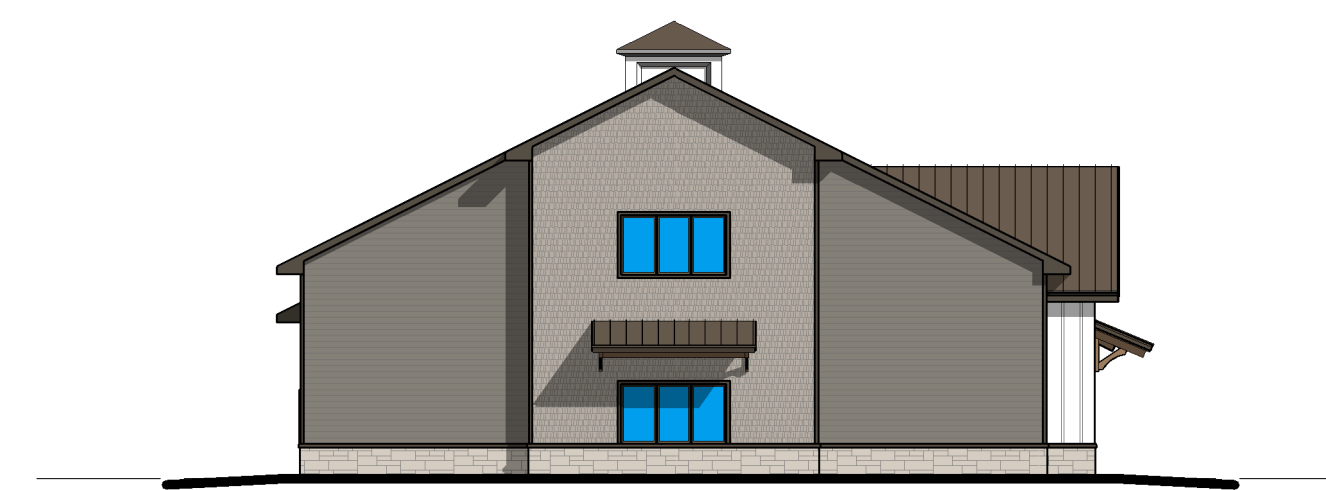
PROPOSED SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



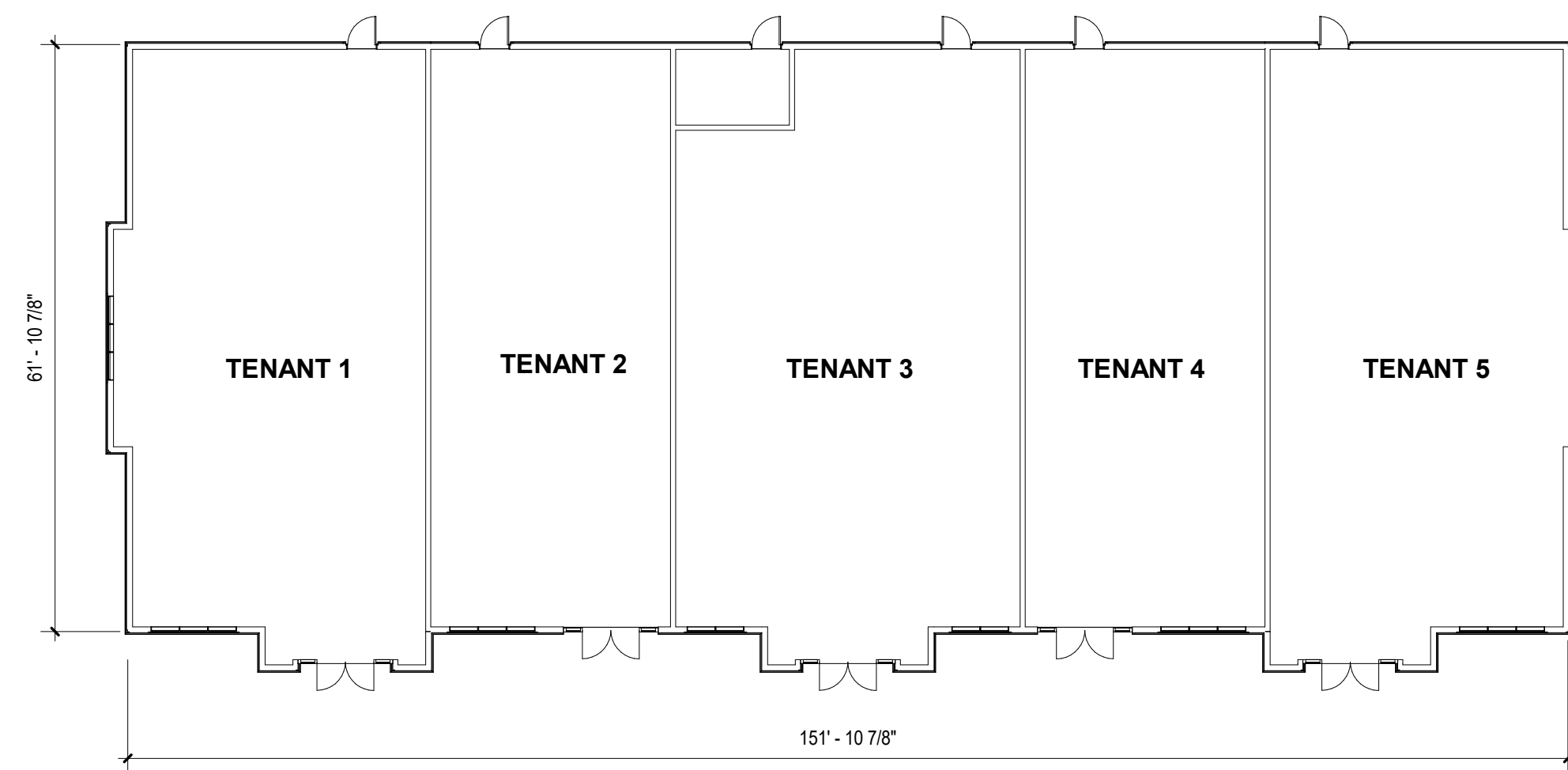
PROPOSED EAST ELEVATION  
SCALE: 1/16" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



PROPOSED WEST ELEVATION  
SCALE: 1/16" = 1'-0"



PROPOSED MAIN FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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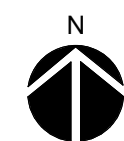
CLAY MARKETPLACE  
RETAIL BUILDING  
ROUTE 31  
CLAY, NY 13041

DATE: 2022 AUG 09  
REVISION - 2022 NOV 08

SCALE: 1/16" = 1'-0"

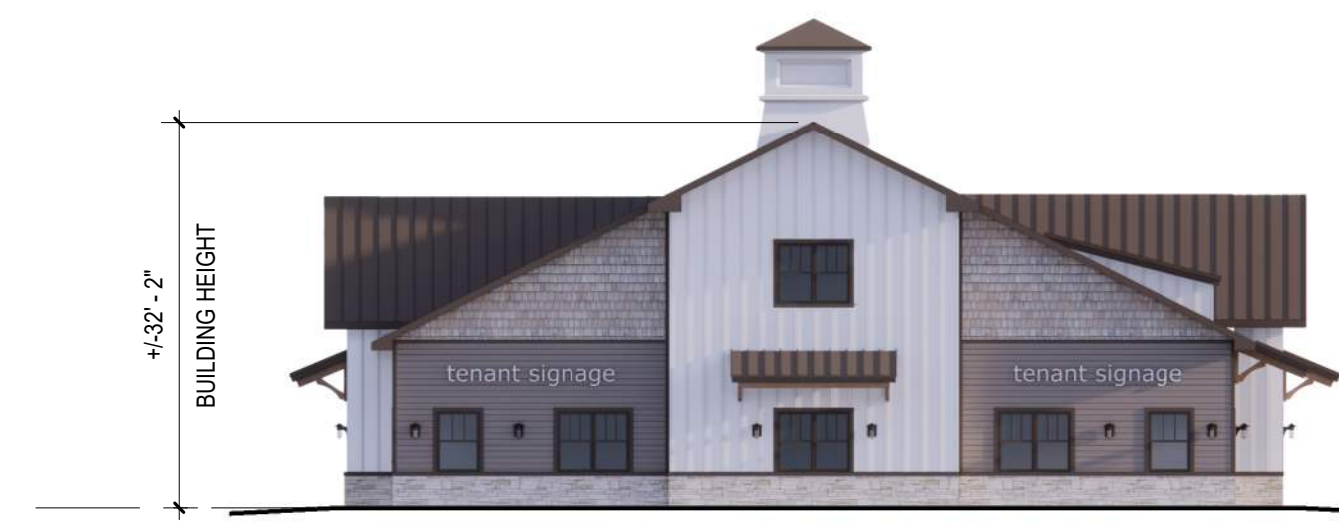
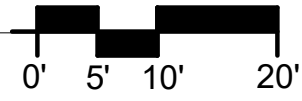
SHEET NAME: PROP. ELEVATIONS &  
PLANS

SHEET NUMBER: P3

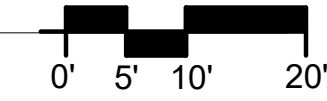




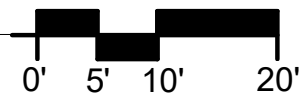
PROPOSED SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



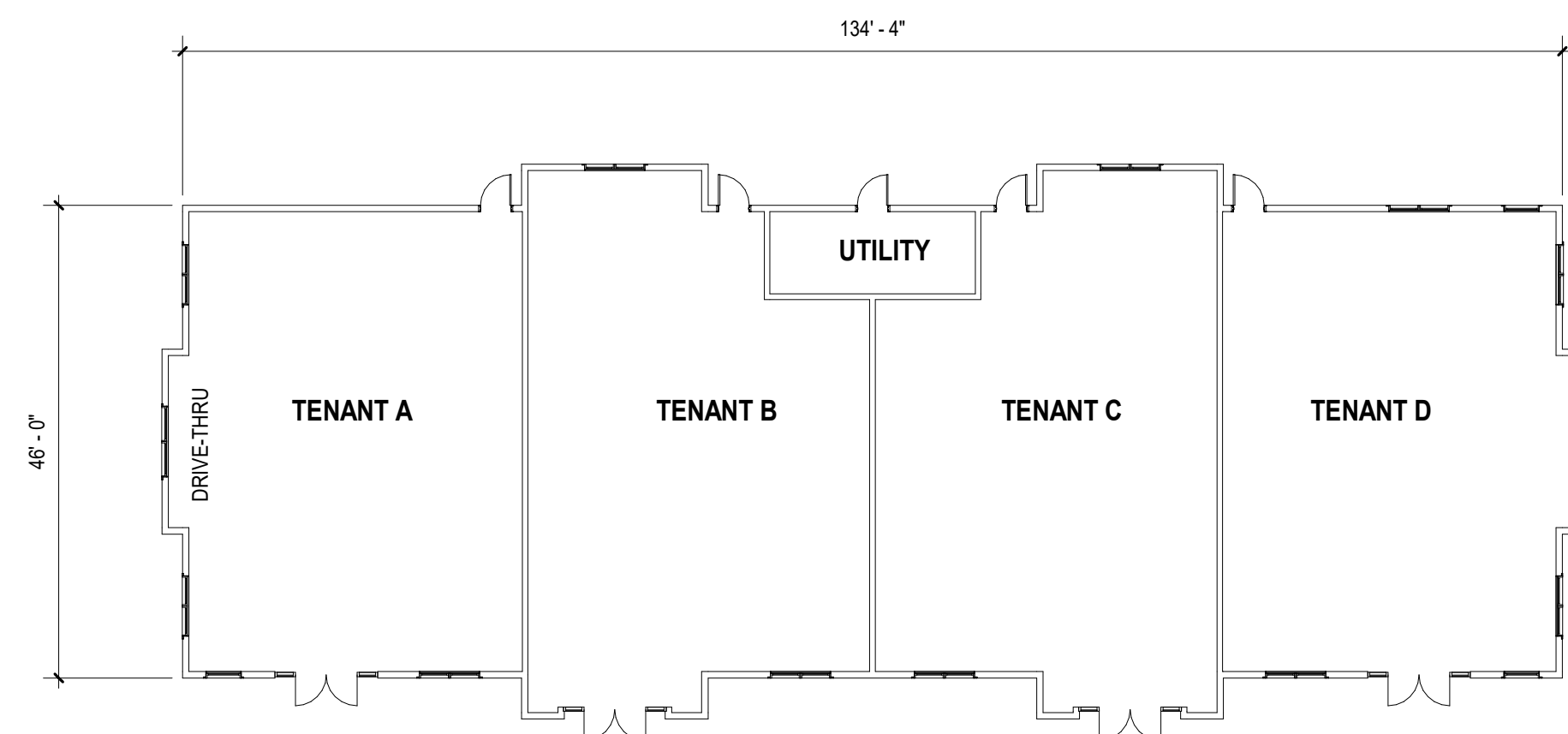
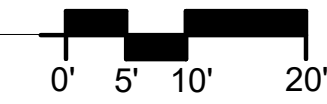
PROPOSED WEST ELEVATION  
SCALE: 1/16" = 1'-0"



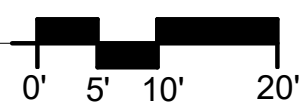
PROPOSED NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



PROPOSED EAST ELEVATION  
SCALE: 1/16" = 1'-0"



PROPOSED MAIN FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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CLAY MARKETPLACE  
MIXED-USE  
COMMERCIAL BLDG 'A'  
4595 HENRY CLAY BLVD.  
CLAY, NY 13041

DATE: 2023 JULY 19

SCALE: 1/16" = 1'-0"

SHEET NAME: PROP. ELEVATIONS & PLAN

SHEET NUMBER: P4



**CLAY MARKETPLACE  
MIXED-USE COMMERCIAL BLDG 'A'**  
4595 HENRY CLAY BLVD.  
CLAY, NY 13041

DATE: 2023 JULY 19  
SCALE: N.T.S.  
SHEET NAME: EXTERIOR PERSPECTIVE  
SHEET NUMBER: A1

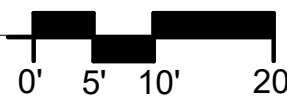


**ARCHITECTS**

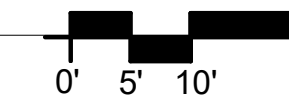
239 E. Water Street - 2nd Fl.  
Syracuse, New York 13202  
[www.in-ARCHITECTS.com](http://www.in-ARCHITECTS.com)



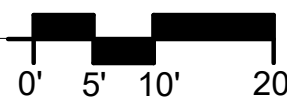
PROPOSED NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



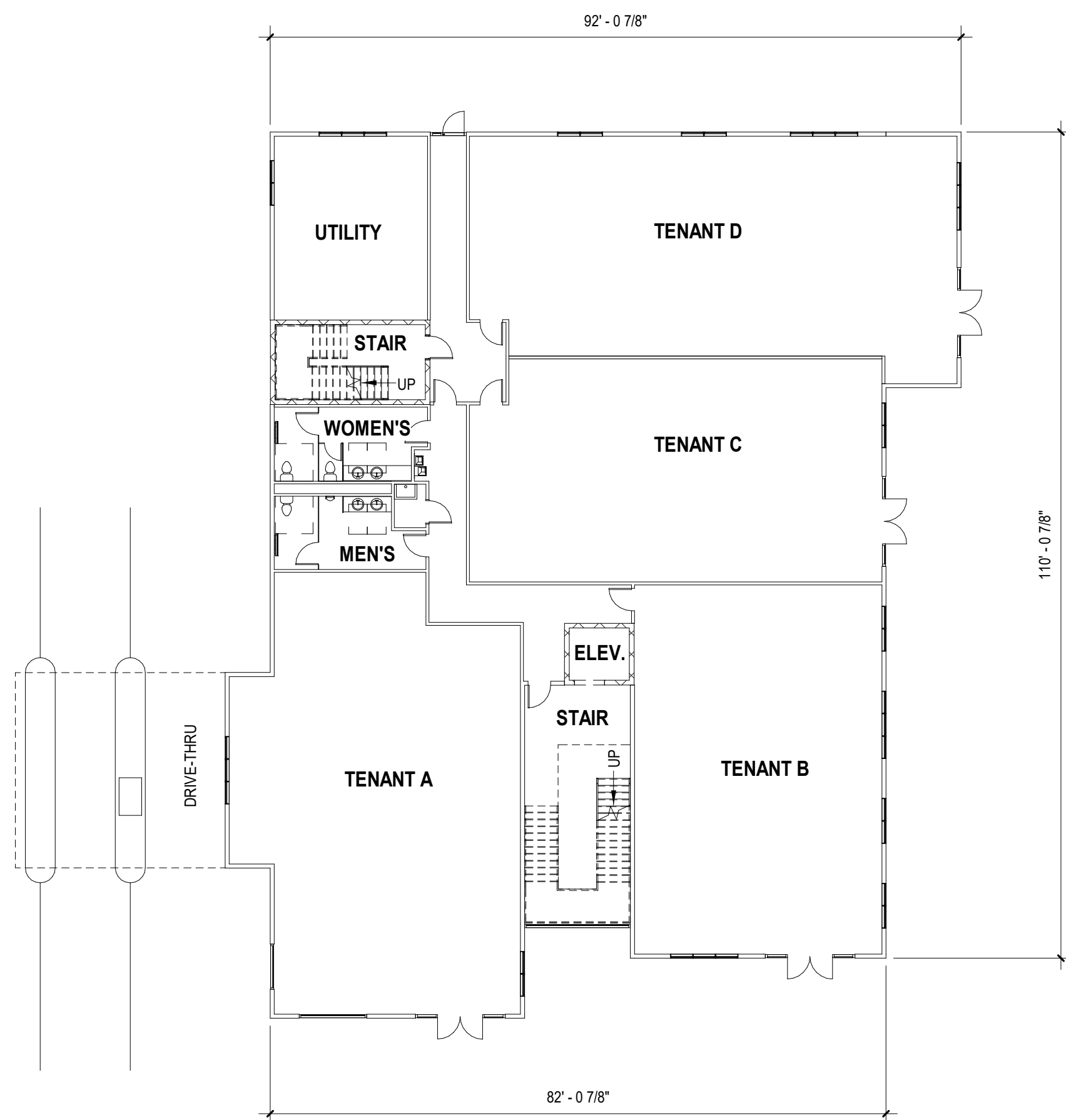
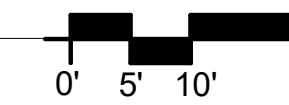
PROPOSED EAST ELEVATION  
SCALE: 1/16" = 1'-0"



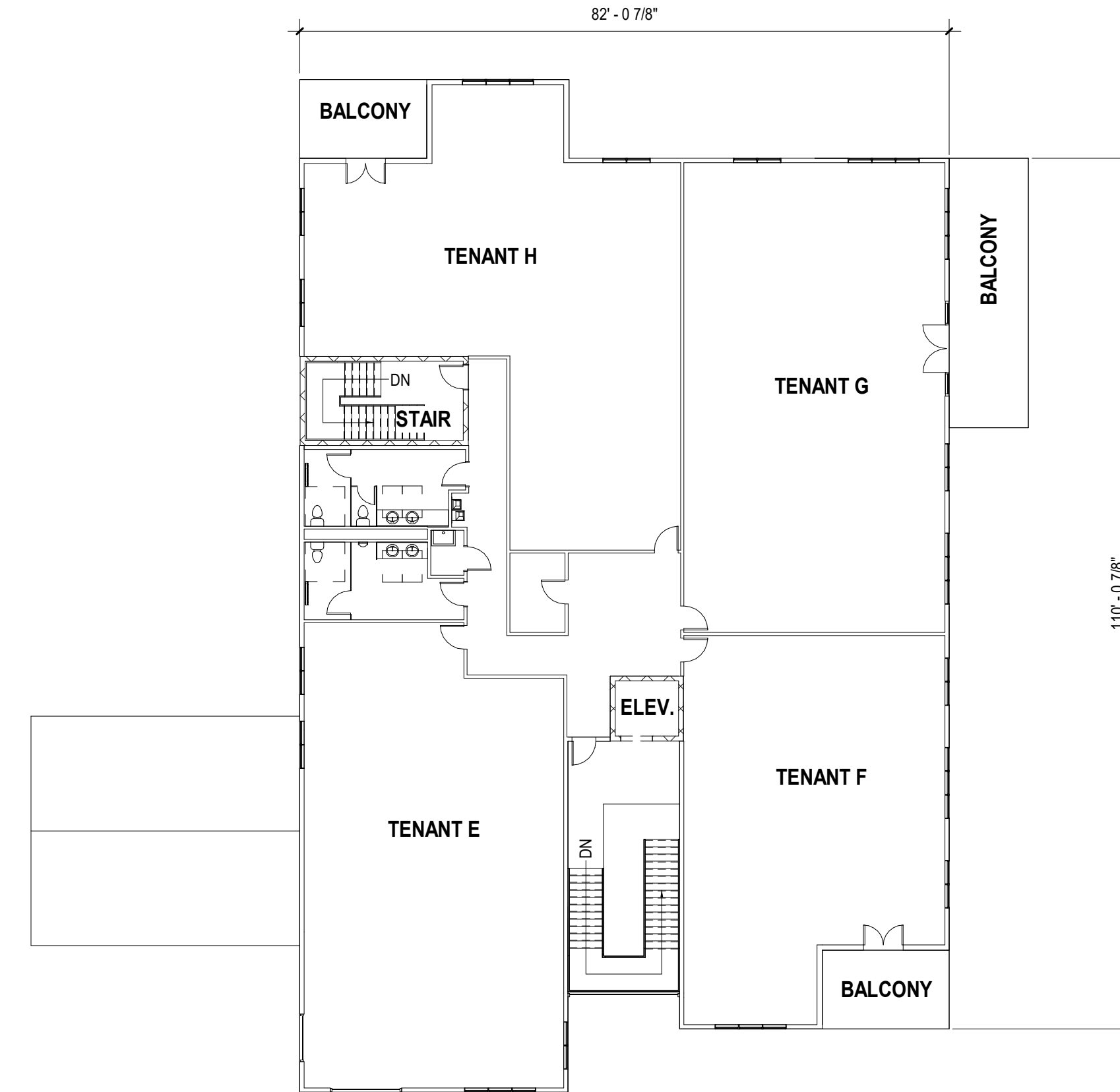
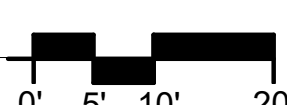
PROPOSED SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



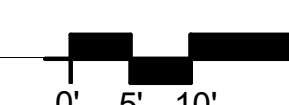
PROPOSED WEST ELEVATION  
SCALE: 1/16" = 1'-0"



PROPOSED MAIN FLOOR PLAN  
SCALE: 1/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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CLAY MARKETPLACE  
MIXED-USE  
COMMERCIAL BLDG 'B'  
4591 HENRY CLAY BLVD.  
CLAY, NY 13041

DATE: 2023 JULY 19

SCALE: 1/16" = 1'-0"

SHEET NAME: PROP. ELEVATIONS & PLANS

SHEET NUMBER: P1



CLAY MARKETPLACE  
MIXED-USE COMMERCIAL BLDG 'B'  
4595 HENRY CLAY BLVD.  
CLAY, NY 13041

DATE: 2023 JULY 19  
SCALE: N.T.S.  
SHEET NAME: EXTERIOR PERSPECTIVE  
SHEET NUMBER: A1



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CLAY MARKETPLACE  
MIXED-USE COMMERCIAL BLDG 'B'  
4595 HENRY CLAY BLVD.  
CLAY, NY 13041

DATE: 2023 JULY 19  
SCALE: N.T.S.  
SHEET NAME: EXTERIOR PERSPECTIVE  
SHEET NUMBER: A2



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CLAY MARKETPLACE  
MIXED-USE COMMERCIAL BLDG 'B'  
4595 HENRY CLAY BLVD.  
CLAY, NY 13041

DATE: 2023 JULY 19  
SCALE: N.T.S.  
SHEET NAME: EXTERIOR PERSPECTIVE  
SHEET NUMBER: A3



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**APPENDIX D**

SITE LIGHTING PLAN & FIXTURE CATALOGUE CUT SHEETS

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	9	LA2 - T4W	SINGLE	N.A.	0.903	GALN-SA2C-740-U-T4W
	5	LA2-5WQ	SINGLE	N.A.	0.903	GALN-SA2C-740-U-5WQ
	4	LA2-T2	SINGLE	N.A.	0.903	GALN-SA2C-740-U-T2
	2	LB2-T4W	BACK-BACK	N.A.	0.903	GALN-SA2C-740-U-T4W
	4	WA-T4FT	SINGLE	N.A.	0.903	GWC-SA1A-740-U-T4FT-HSS
	52	WA1	SINGLE	N.A.	0.903	AXCS1A-C
	5	LA2-T4W-HSS	SINGLE	N.A.	0.903	GALN-SA2C-740-U-T4W-HSS

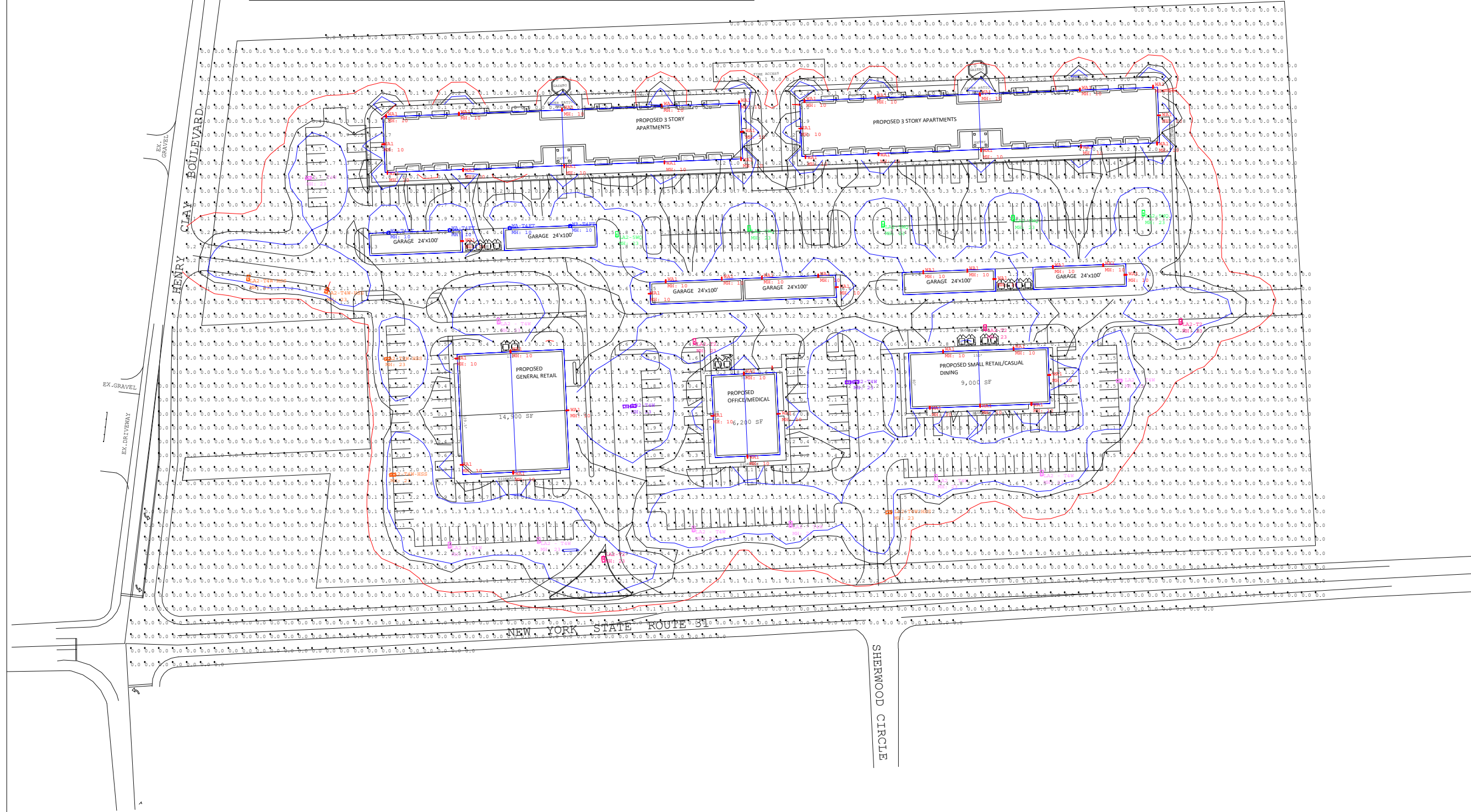


TYPE WA

TYPE WA1

TYPE LA/LB

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.56	6.6	0.0	N.A.	N.A.



Project	CLAY MARKETPLACE	Catalog #		Type	LA/LB
Prepared by		Notes		Date	



# McGraw-Edison

## GALN Galleon II

Area / Site Luminaire

### Product Features



### Product Certifications



### Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

### Quick Facts

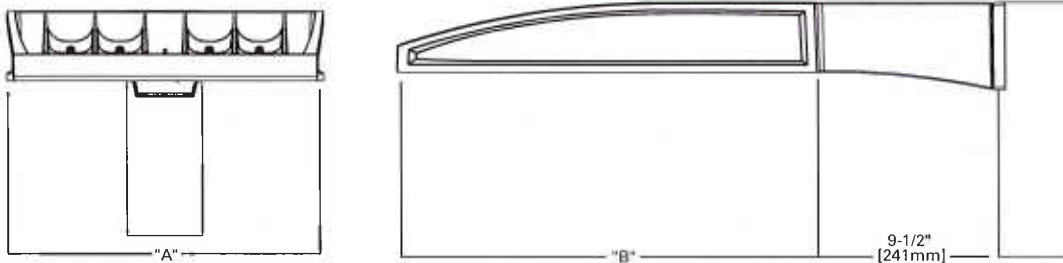
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

### Connected Systems

- WaveLinx Lite
- WaveLinx

### Dimensional Details

Standard Arm



Number of Light Squares	Width 'A'	Housing Length 'B'	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:  
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:  
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.  
2. IDA Certified for 3000K CCT and warmer only.

Project	CLAY MARKETPLACE	Catalog #		Type	WA
Prepared by		Notes		Date	



# McGraw-Edison

## GWC Galleon Wall

Wall Mount Luminaire

### Product Features



### Product Certifications



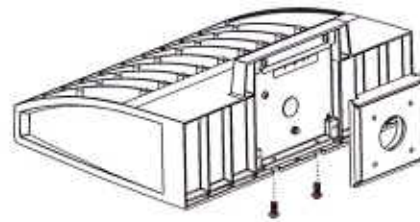
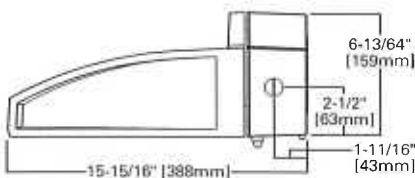
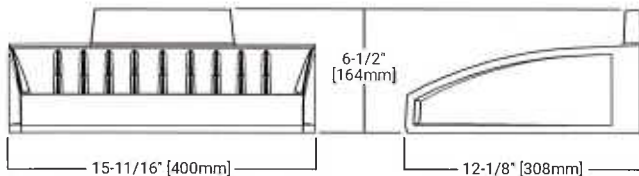
### Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

### Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

### Dimensional Details



NOTES:  
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.  
 2. IDA Certified for 3000K CCT and warmer only.

Project	CLAY MARKETPLACE	Catalog #		Type	WAI
Prepared by		Notes		Date	



# Lumark

## Axcent

Wall Mount Luminaire

### Product Features



### Product Certifications



### Connected Systems

- WaveLinx Lite
- Enlighted

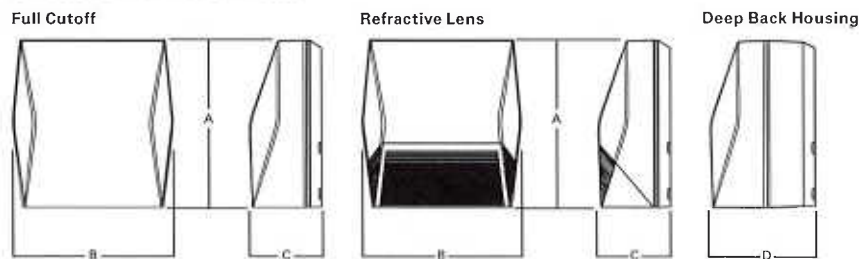
### Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 6

### Quick Facts

- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

### Dimensional Details



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

**APPENDIX E**

**FREESTANDING SIGN ILLUSTRATIONS**



50.25 sf



720 Erie Blvd. west  
Syracuse, NY 13204

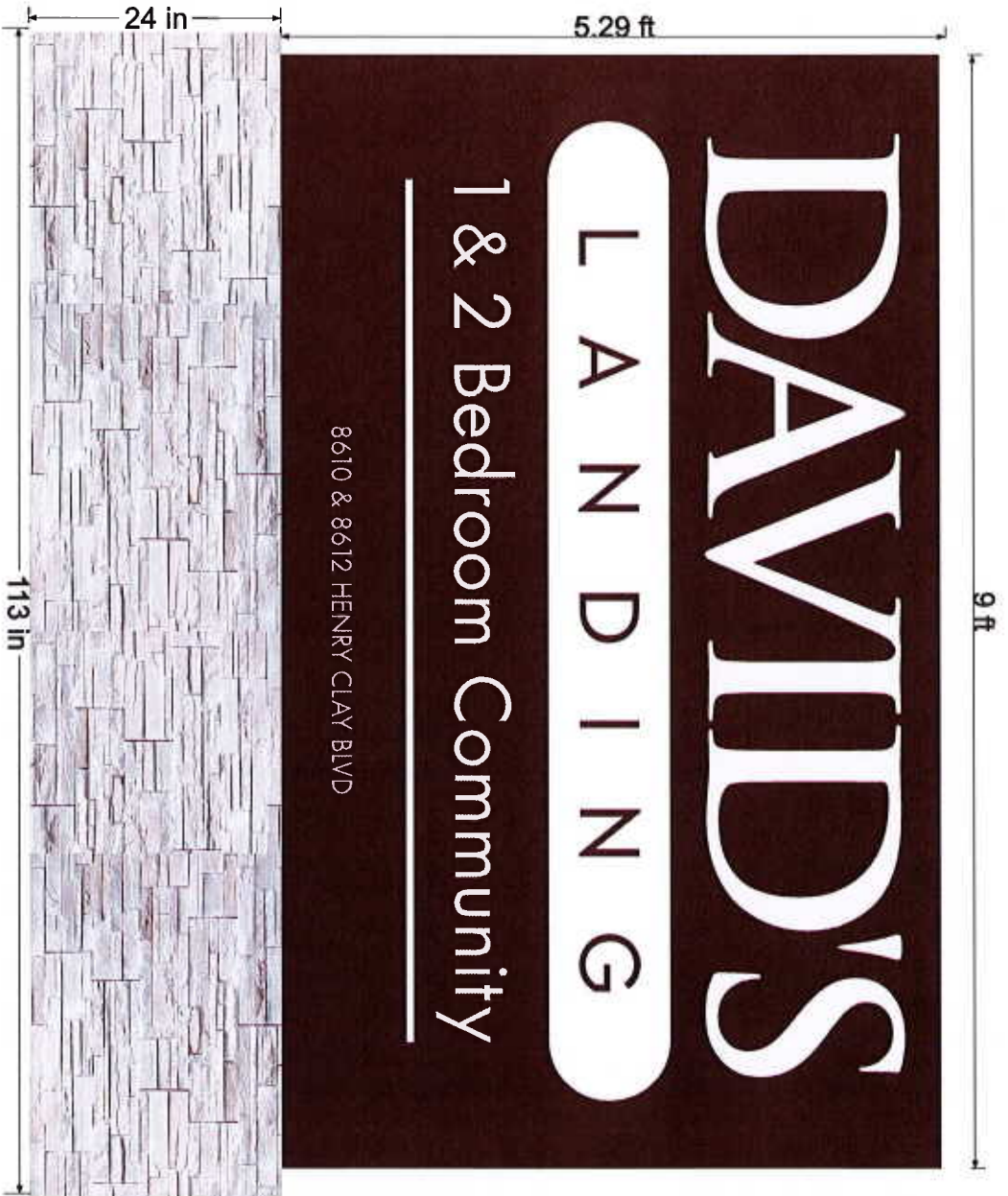
P. 315.471.2771  
F. 315.476.3756  
alliedsigncompany.com



Client:	Clay Marketplace	Date:	December 14, 2021
Address:	Route 31	Approved By:	
City/State:	Clay, NY	Approval Date:	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.





47.25sf

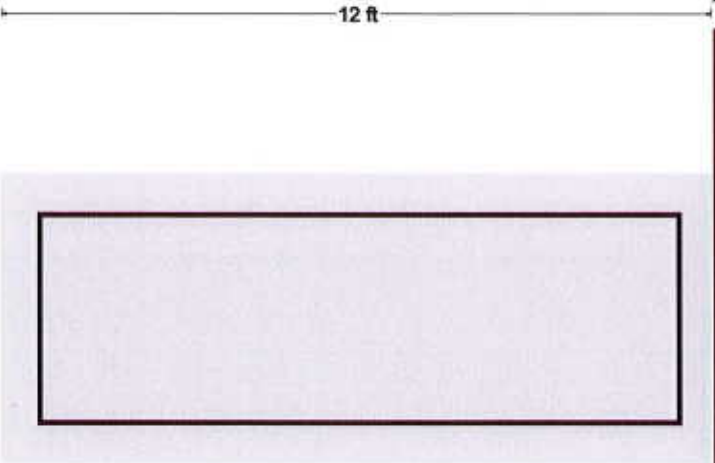


720 Erie Blvd. west  
 Syracuse, NY 13204  
 P. 315.471.2771  
 F. 315.476.3756  
 alliedsigncompany.com



Client:	Clay Marketplace	Date:	December 14, 2021
Address:	Route 31	Approved By:	
City/State:	Clay, NY	Approval Date:	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.



720 Erie Blvd. west  
Syracuse, NY 13204

P. 315.471.2771  
F. 315.476.3756  
alliedsigncompany.com

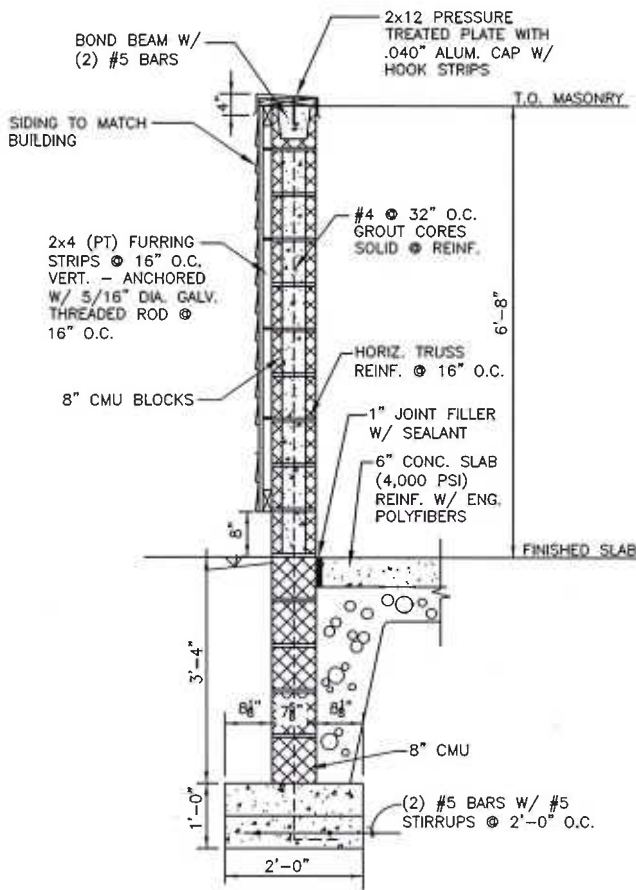


Client:	Clay Marketplace	Date:	December 16, 2021
Address:	Route 31	Approved By:	
City/State:	Clay, NY	Approval Date:	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.

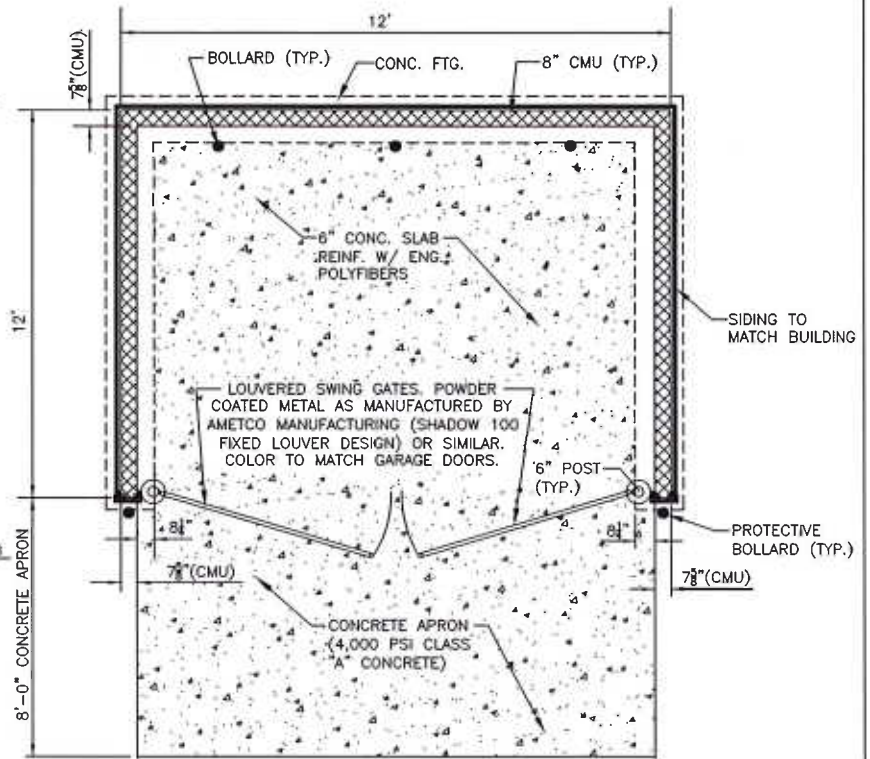
**APPENDIX F**

EXAMPLE TRASH ENCLOSURE DETAIL



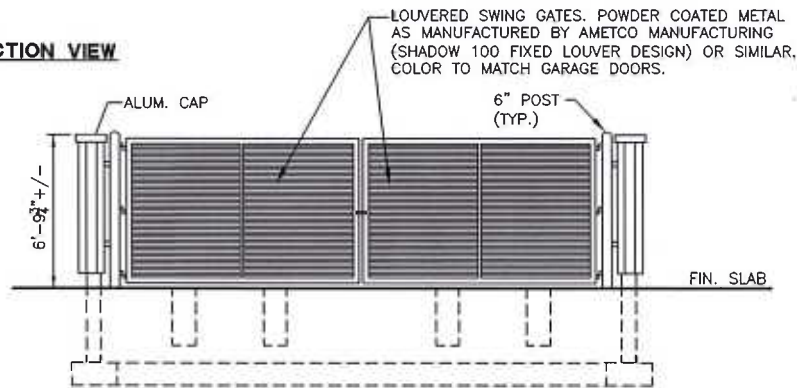
**ENCLOSURE WALL: SECTION VIEW**

N.T.S.



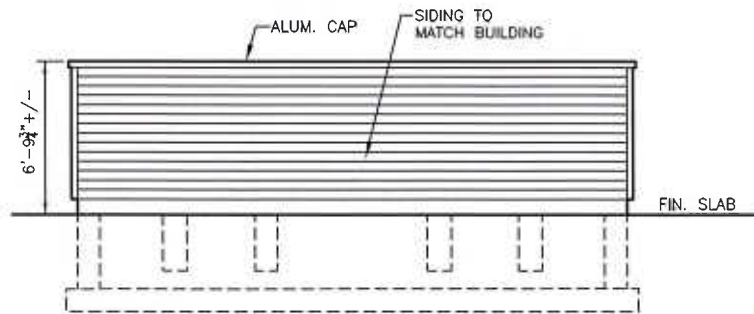
**DUMPSTER ENCLOSURE: PLAN VIEW**

N.T.S.



**SWING GATES: ELEVATION VIEW**

N.T.S.



**ENCLOSURE WALL: ELEVATION VIEW**

N.T.S.

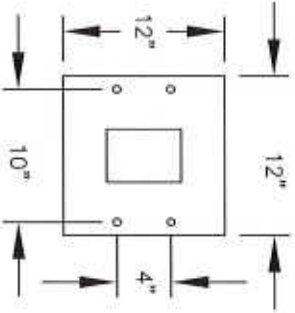
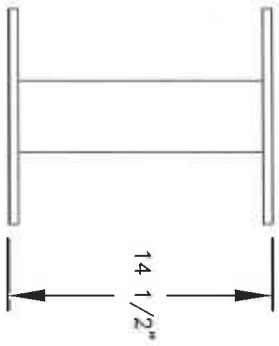
# EXAMPLE DUMPSTER ENCLOSURE DETAILS

N.T.S.

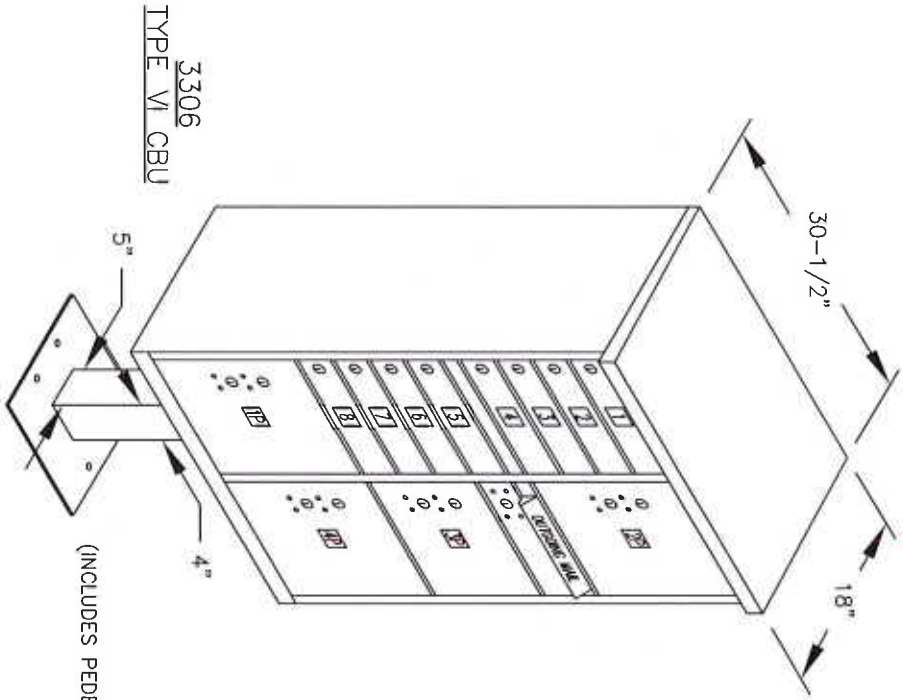
**APPENDIX G**

MAILBOX CUTSHEETS

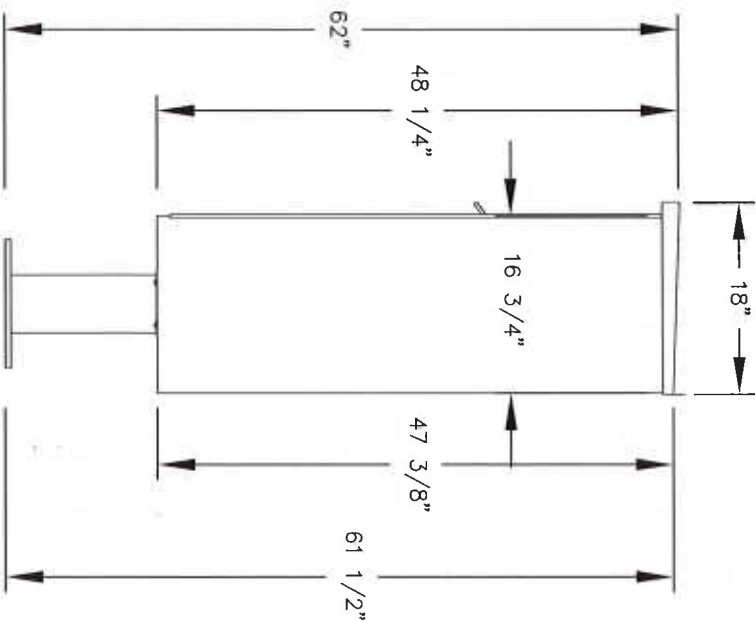
**Visit us at: [www.mailboxes.com](http://www.mailboxes.com)**



PEDESTAL BASE  
BOLT PATTERN



3306  
TYPE VI CBU



**EASTERN  
OUTPARCEL**



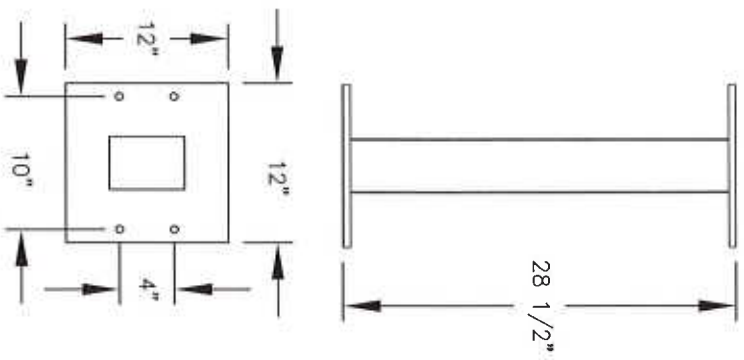
18300 CENTRAL AVENUE  
CARSON, CA 90746-4008  
PHONE: (800) 624-5269  
FAX: (800) 624-5299  
email: [engineering@mailboxes.com](mailto:engineering@mailboxes.com)

**Established in 1936, Salsbury Industries is the industry leader in manufacturing and distributing quality mailboxes.**

**MODEL #3306**  
CLUSTER BOX UNIT  
(F SERIES)

AVAILABLE COLORS:  
SANDSTONE, BRONZE, GREEN, BLACK, WHITE  
OR GRAY (FOR REPLACEMENT UNITS)  
USPS ACCESS OR PRIVATE ACCESS

**Visit us at: [www.mailboxes.com](http://www.mailboxes.com)**

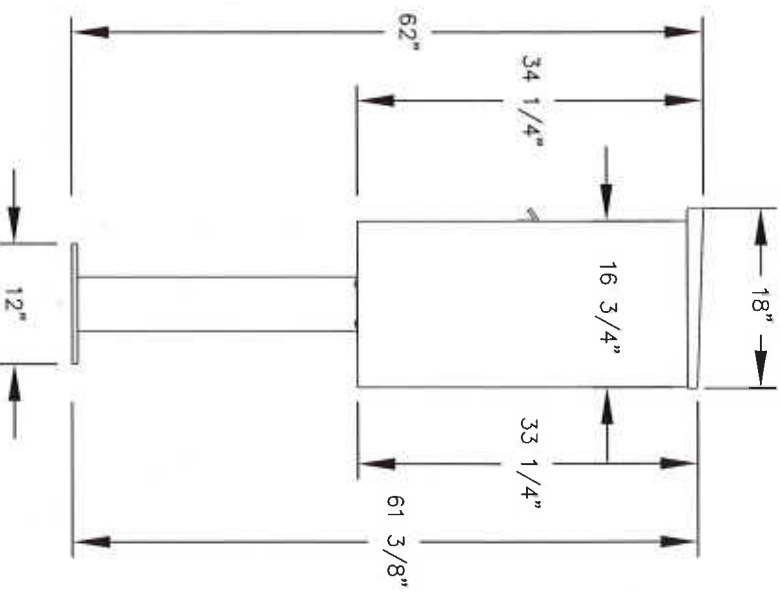
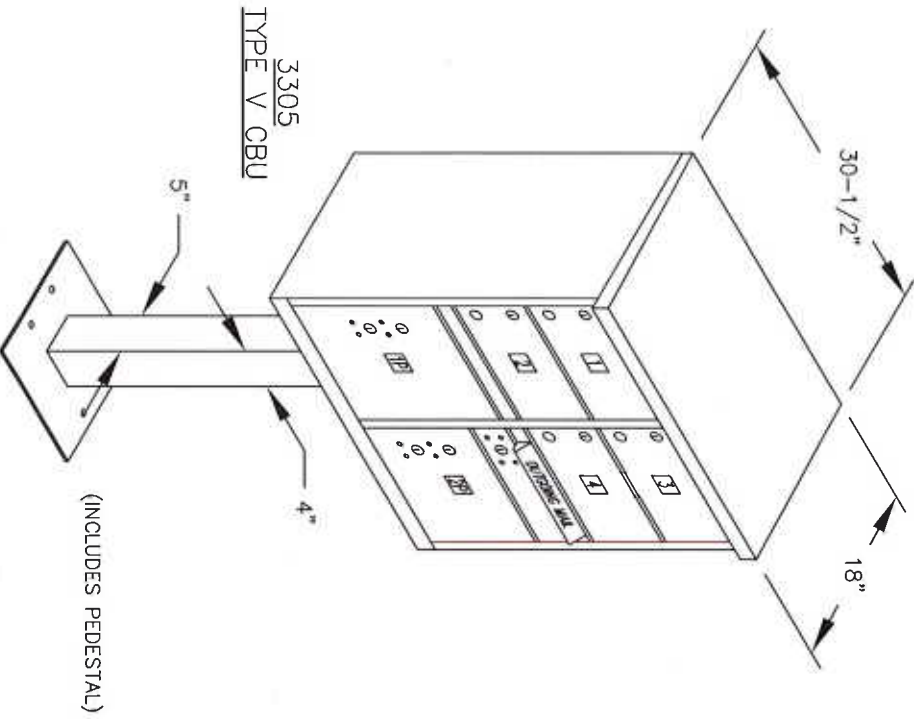


PEDESTAL BASE  
BOLT PATTERN

**MODEL #3305**  
 CLUSTER BOX UNIT  
 (F SERIES)

AVAILABLE COLORS:  
 SANDSTONE, BRONZE, GREEN, BLACK, WHITE  
 OR GRAY (FOR REPLACEMENT UNITS)  
 USPS ACCESS OR PRIVATE ACCESS

DRAWN: 8/2020



**MIDDLE  
OUTPARCEL**

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 FAX: (800) 624-5299  
 email: [engineering@mailboxes.com](mailto:engineering@mailboxes.com)

# Deluxe Mailbox Posts



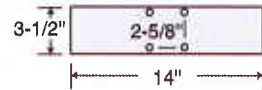
Deluxe post (#4870) with rural mailboxes #4850 (see pages 60-61) and optional custom numbers / letters (see mailboxes.com) displayed

## DELUXE MAILBOX POSTS FOR RURAL MAILBOXES

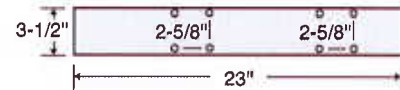
Made of heavy duty aluminum, Salsbury in-ground mounted deluxe mailbox posts feature a durable powder coated finish available in four (4) attractive colors. Deluxe mailbox posts can accommodate rural mailboxes (see pages 60-61). The arms of the deluxe posts measure 3-1/2" D and 3-1/2" H. Deluxe posts for one mailbox (#4870) include a 14" wide arm and can be assembled with the mailbox mounted on either the right side or the left side. Deluxe posts for two (2) mailboxes (#4872) include two (2) 14" wide arms. Deluxe posts for three (3) mailboxes (#4873) include one 14" wide arm and one 23" wide arm. Deluxe posts for four (4) mailboxes (#4874) include two (2) 23" wide arms. Deluxe posts for five (5) mailboxes (#4875) include two (2) 14" wide arms and one 36-1/2" wide center bridge. Minor assembly is required.

**Current Pricing and Volume Discounts Available at Mailboxes.com!**

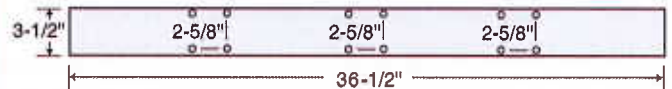
Post arm bolt pattern for one mailbox



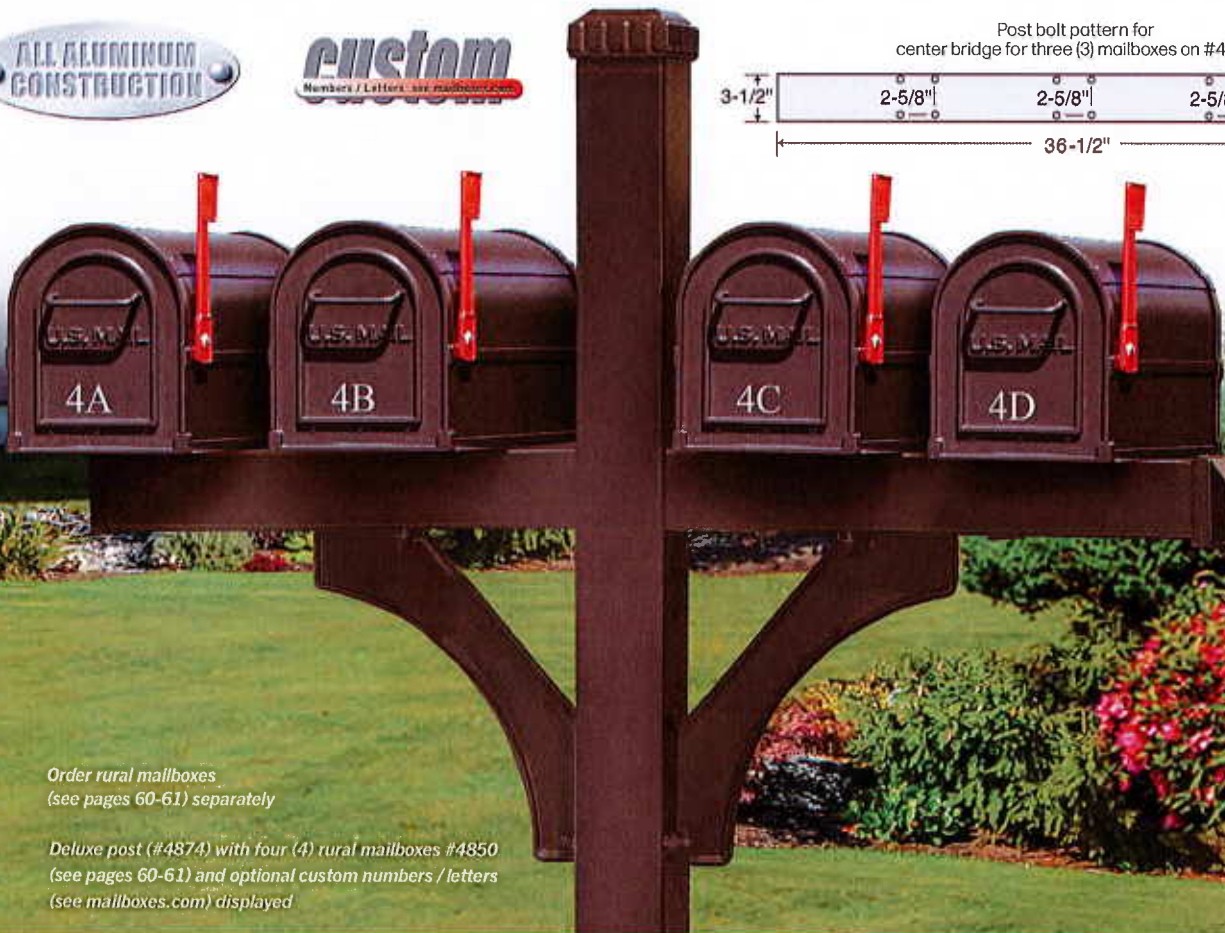
Post arm bolt pattern for two (2) mailboxes



Post bolt pattern for center bridge for three (3) mailboxes on #4875



WESTERN OUT PARCEL



Order rural mailboxes (see pages 60-61) separately

Deluxe post (#4874) with four (4) rural mailboxes #4850 (see pages 60-61) and optional custom numbers / letters (see mailboxes.com) displayed



**APPENDIX H**

PROPOSED ALLOWED USES

**CLAY MARKETPLACE PLANNED DEVELOPMENT DISTRICT**  
**PROPOSED ALLOWED USES**

(1) Uses allowed:

(a) Office of Planning and Development issuing a building permit

[1] None

(b) Planning Board site plan approval

- [1] Multiple-family dwelling
- [2] Senior housing development
- [3] Retail use
- [4] Personal service use
- [5] Office building
- [6] Bank/credit union
- [7] Restaurant
- [8] Medical office

(c) ZBA special permit approval and optional advisory referral to the Planning Board:  
(reserved)

(d) Town Board special permit approval and optional advisory referral to the Planning Board:

[1] Drive-in service

(2) Cross-reference to other commonly used regulations; see sections noted:

- (a) Definitions: see Article II.
- (b) Accessory uses and structures: see § 230-20A.
- (c) Lot: structure dimensional exemptions: see § 230-20B.
- (d) Parking: see § 230-21.
- (e) Signs: see § 230-22.
- (f) Utility substation: see § 230-27.
- (g) Highway Overlay Zone: see § 230-19.

**APPENDIX I**

PROPOSED LOT AND STRUCTURE DIMENSIONAL  
REQUIREMENTS

**CLAY MARKETPLACE PLANNED DEVELOPMENT DISTRICT**  
**LOT AND STRUCTURE DIMENSIONAL REQUIREMENTS**

(1) Residential lot and structure dimensional requirements:

(a) Lot:

- [1] Area, minimum: n/a
- [2] Width, minimum: n/a
- [3] Depth, minimum: n/a
- [4] Coverage, maximum (%): n/a

(b) Principal structure and attached accessory structures:

- [1] Front yard minimum: 35 feet
- [2] Side yard minimum:
  - [a] One side: 20 feet
  - [b] Total both sides: 60 feet
- [3] Rear yard minimum: 25 feet
- [4] Maximum height: 50 feet
- [5] Minimum distance between buildings: 40 feet

(c) Accessory structures, detached:

- [1] Front yard minimum: 35 feet
- [2] Side yard minimum: 20 feet
- [3] Rear yard setback: 25 feet
- [4] Maximum height: 25 feet

(2) Nonresidential lot and structure dimensional requirements:

(a) Lot:

- [1] Area, minimum: 40,000 square feet
- [2] Width, minimum: 150 feet
- [3] Depth, minimum: n/a
- [4] Coverage, maximum building (%): n/a
- [5] Coverage, maximum total (%): n/a
- [6] Maximum gross floor area/building: 19,000 square feet

(b) Principal structure and attached accessory structures:

- [1] Front yard minimum: refer to Highway Overlay Zone (Town Code § 230-19)
- [2] Side yard minimum:
  - [a] One side: 25 feet
  - [b] Total both sides: 50 feet
- [3] Rear yard minimum: 25 feet
- [4] Maximum height: 45 feet
- [5] Maximum number of floors: two
- [6] Maximum number of principal structures: n/a

(c) Accessory structures, detached:

- [1] Front yard minimum: 50 feet
- [2] Side yard minimum: 25 feet
- [3] Rear yard setback: 25 feet
- [4] Maximum height: 20 feet

(3) Cross-reference to other commonly used regulations; see sections noted:

- (a) Highway Overlay Zone: see Town Code § 230-19