

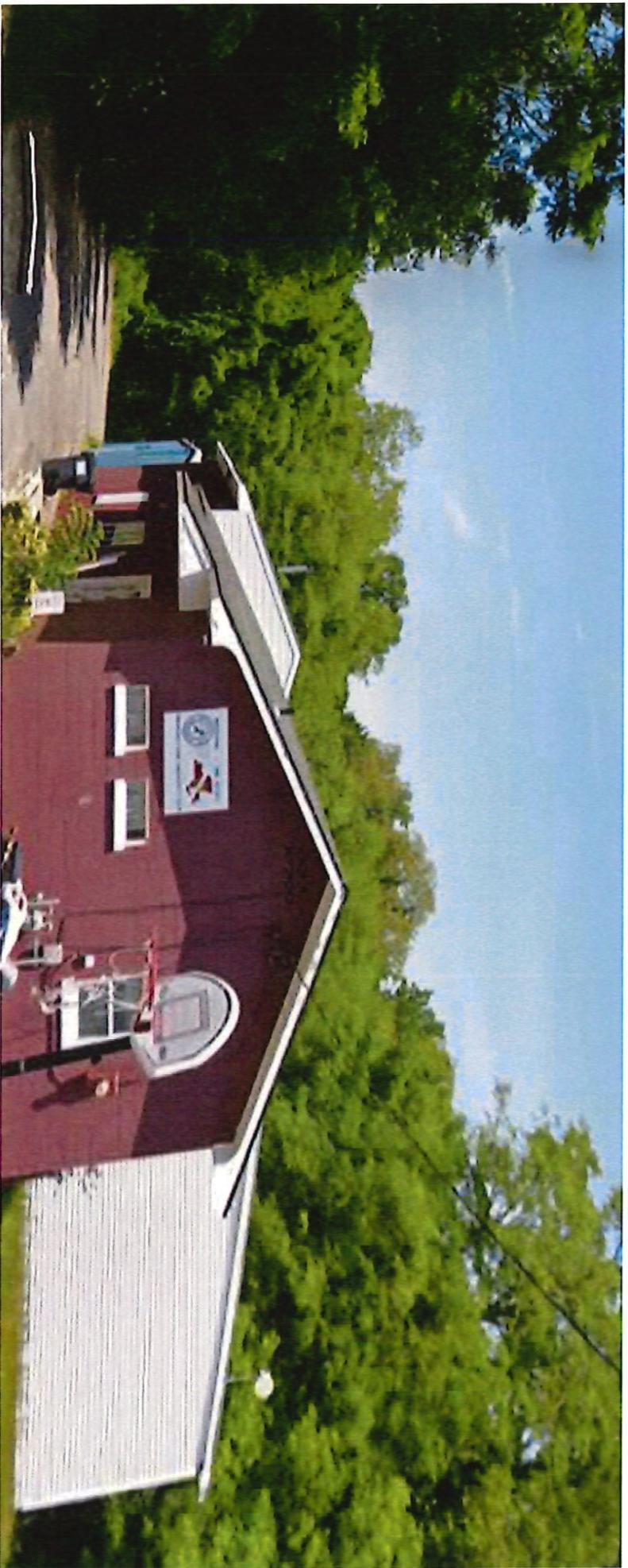
35' by 50'

1222 1st Ave

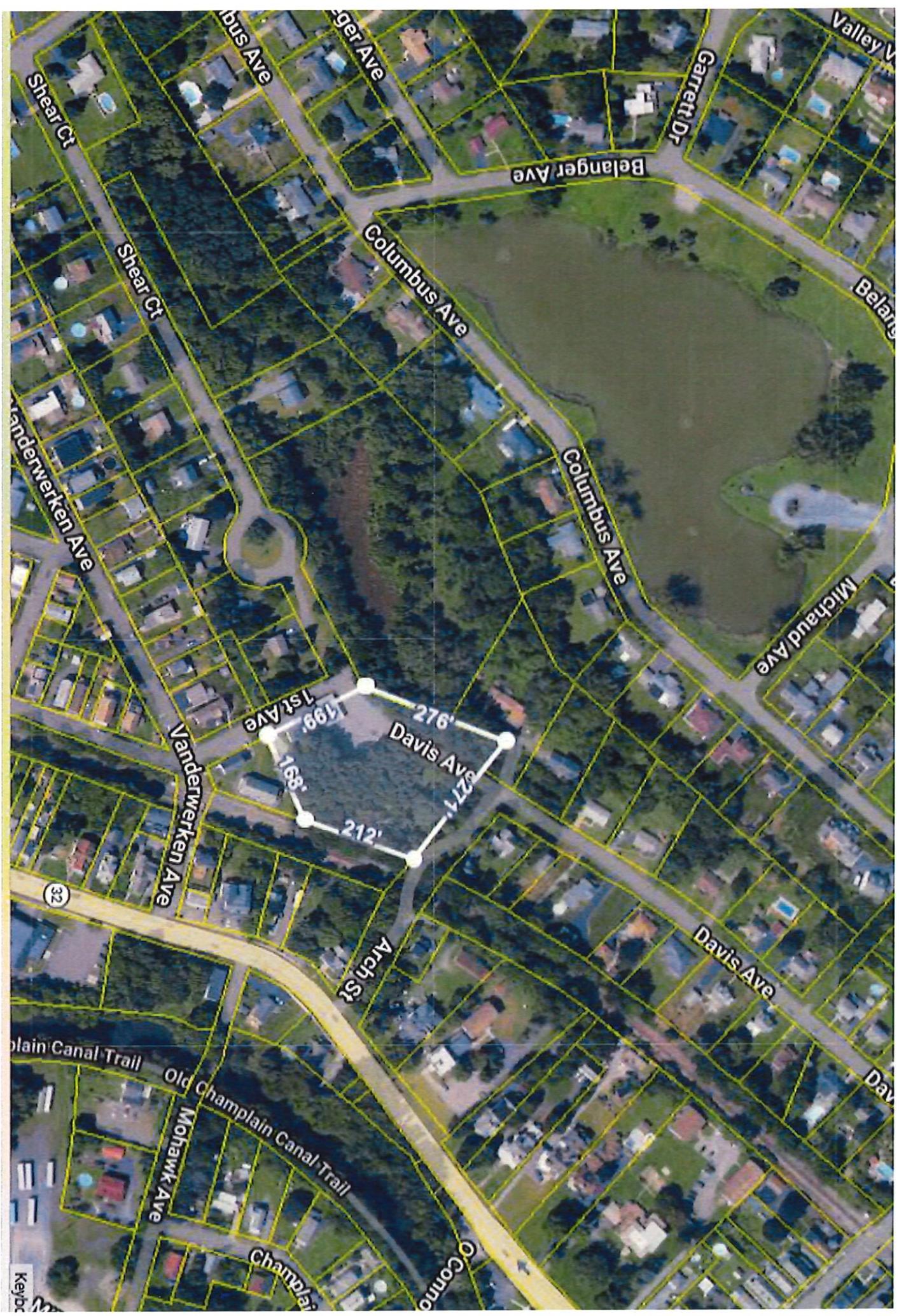
28' x 30 +/-

76'

35'







Keyloc

122 1ST AVENUE WATERFORD,NY

WATERFORD EMERGENCY TEAM

SUBJECT : 4,287 Sf one story masonry construction primarily with metal addition. Rear entrance 2 grade overhead doors 12' and one 8' door. The garage measures approximately 35' wide by 50' deep 1,750 Sf Paved parking 10,890 Sf +/- 20 - 30 spaces

Layout: 4 main areas, tile floor drop ceiling recessed lighting, greeting area, two bathrooms one full with shower, commercial kitchen, 2 general assembly areas with bar, walk up small storage and office 2nd floor area. Toward rescue shop walk down, two over size truck bays Utilities include water, sewer, natural gas, electric

2.05 acres +- rail line abutting property to the rear

Are we in flood plain ? to verify

2 Newer gas heaters, less than 2 years old Central Air age ?

200 CB in shop,

Roof is Steel and rolled, shingle

Phone call & Emailed Building Inspector ,

Ben Akin Building Inspector 518 235 3802 akinb@town.waterford.ny.us

Cell is 518 300 0746 States zoning R 100 building Non Conforming use

Status of Sewer

Uses Listed on second page

Emailed Email and Phoned Assessor estimated taxes \$ 8,200 +/-

Abutting Neighboring property uses, one, two family and 4 units

**Actual Zoning R 100 Residential Uses Special Use Permit Require
SUP**

Existing Use	Non-Conforming	
Potential Alternatives	Subject to Special Use Permit by Planning Board	
	Two Family- Multi Family	
	Nursing Home Senior Independent Living	
	Bed N Breakfast	
	Places of Worship	
	Day Care- Nursery School, private schools	
	Funeral Home	
	Real Estate, Insurance, Law, Architects, Chiropractor	
	Municipals structures Utilities	
	Membership organizations	

§ 161-12 Table 1: Use Table by District

P = Permitted by Right with No Planning Board Review

SPR = Requires Site Plan Review and Approval by the Planning Board

SUP = Requires Special Use Permit by the Planning Board

X = Not Permitted

NA = Not Applicable

Town of Waterford Zoning Code Use Table	R-75 District †	R-100 District †	R-Rural District †	C-1 District †	C-2 District †	C-3 District †	M-1 District †	M-2 District †	L-C District. See 161
Residential Uses									
Convalescent or nursing homes or homes for the aged.	SUP	SUP	SUP	X	X	X	X	X	X
Multi-family dwellings.	SUP	SUP	X	X	X	X	X	X	X
One-family dwellings.	P	P	P	P	P	P	P	X	X
Senior Citizen independent Living Facility	SUP	SUP	X	X	X	SUP	X	X	X
Two-family dwellings (see above for multi-family)	SUP	SUP	SUP	SUP	SUP	SUP	X	X	X
Agriculture or Agriculturally Related Uses									
Agricultural product packaging, processing or storage facilities, except as prohibited under Subsection	X	X	X	X	X	X	SPR	SPR	X

structures customarily incidental to a permitted single or two-family residential principal use.																			
Accessory buildings, uses or structures customarily incidental to a permitted multi-family principal use																			
Accessory buildings, uses or structures customarily incidental to a permitted commercial principal use	X	X	X	SPR	X														
Business or advertising signs as regulated under Article V of this chapter. ¹	X	X	X																X
Identification signs or nameplates as regulated in Article V of this chapter.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
Portable On-Demand Storage with Building Permit for Maximum of 45 Days	P	P	P																X
Solar Panels Roof-Mounted on Existing or Proposed Residence or Commercial Building or Accessory Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
Solar Panels, Ground-Mounted Associated with Individual Residential (See Accessory Use)	P	P	P																X

¹ Any sign associated with a use requiring site plan approval or a special use permit part of the application and shall be reviewed by the Planning Board at time of review.

