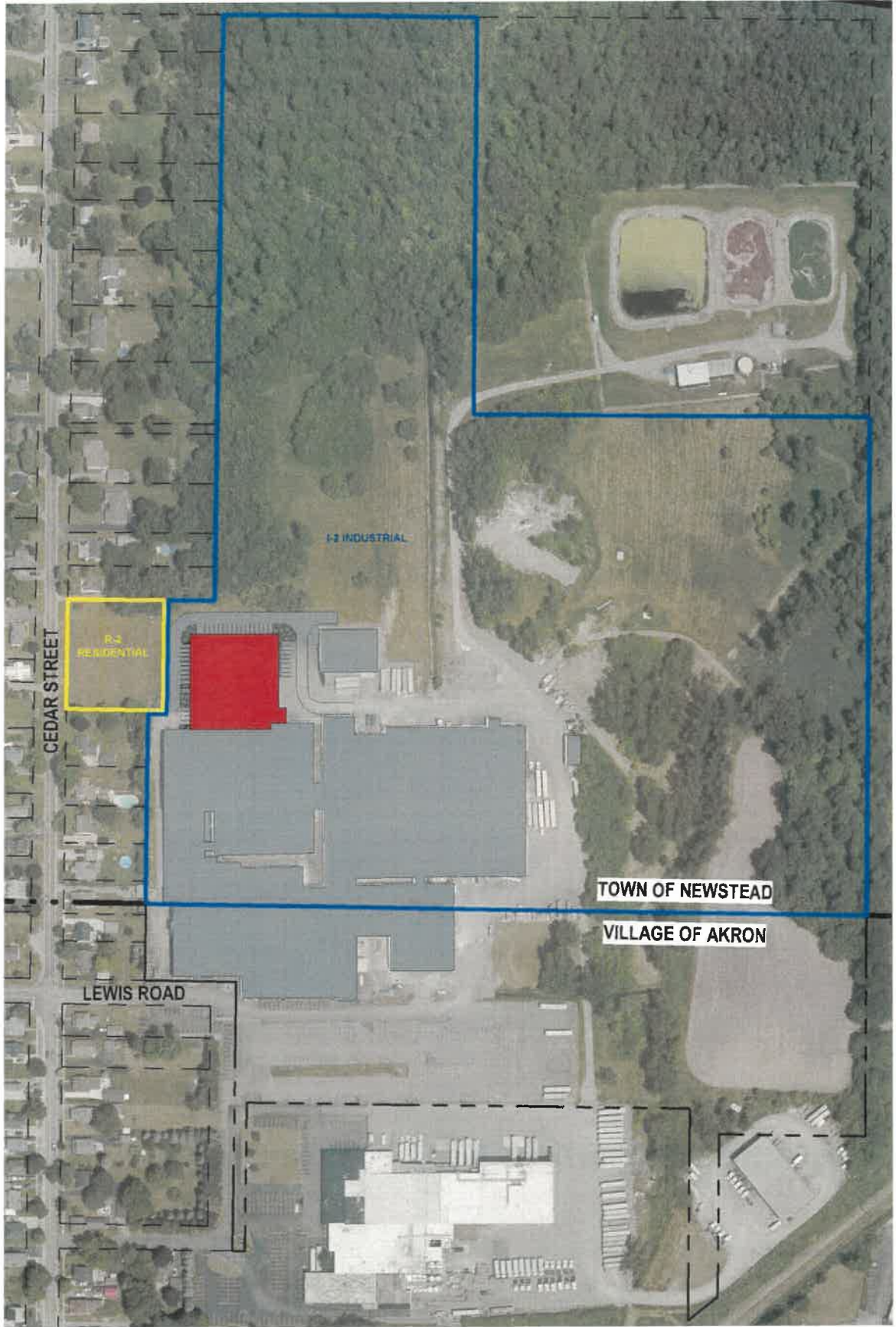




KEY PLAN



OWNER
WHITING DOOR MANUFACTURING CORP.

PROJECT
CEDAR STREET NORTH EXPANSION
113 CEDAR STREET
AKRON, NY 14301



CONTACT
O. 716.884.0053
F. 716.884.6414
SCHEIDMA.COM



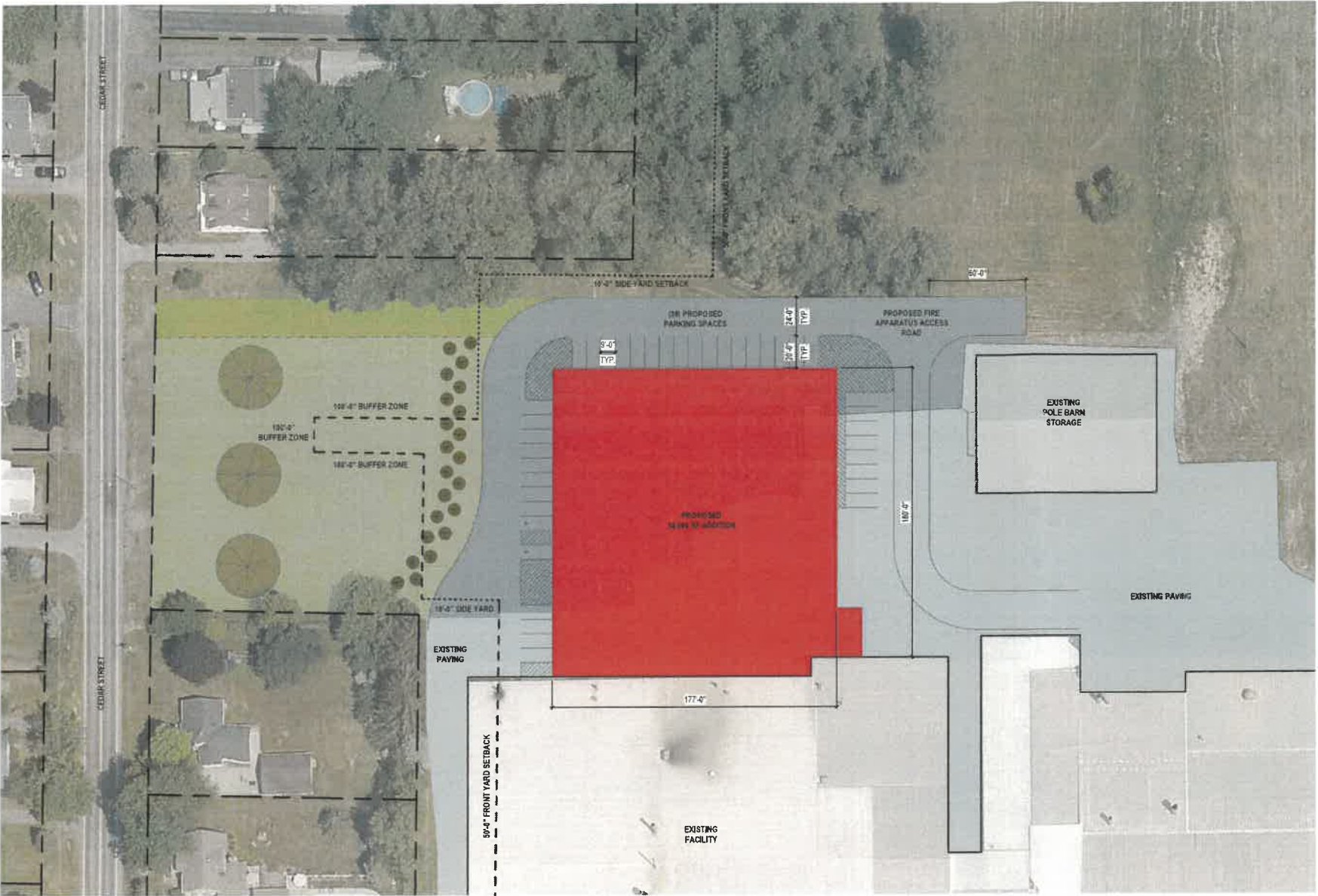
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SHEET TITLE
KEY PLAN

PROJECT NUMBER
2826-020
PLT DATE
9/14/2025
SHEET



1 PROPOSED SITE PLAN STUDY
SCALE: 1" = 40'-0"



2 KEY PLAN
SCALE: 1" = 300'-0"



OWNER
WHITING DOOR MANUFACTURING CORP.

PROJECT
CEDAR STREET NORTH EXPANSION
113 CEDAR STREET
AKRON, NY 14001



CONTACT
O. 716.884.0059
F. 716.884.6414
SCHEIDAJA.COM

ISSUE DATE DESCRIPTION

ZONING CODE ANALYSIS				
MUNICIPALITY:	TOWN OF NEWSTEAD ERIE COUNTY, NEW YORK			
DISTRICT:	I-2 INDUSTRIAL DISTRICT - PER 2013 ZONING MAP PREPARED BY CRA INFRASTRUCTURE ENGINEERING			
PURPOSE:	THE I-2 INDUSTRIAL DISTRICT IS INTENDED TO PROVIDE AREAS WITHIN THE TOWN FOR MORE EXTENSIVE INDUSTRIAL USE WITHIN THE CONFINES OF I-2 INDUSTRIAL PERFORMANCE STANDARDS.			
PERMITTED USE:	BUSINESS, SERVICING, MANUFACTURING OR PROCESSING OF MATERIALS, GOODS OR PRODUCTS NOT OTHERWISE PROHIBITED BY LAW, WHEN CONDUCTED IN A COMPLETELY ENCLOSED BUILDING AND WHEN IN CONFORMANCE WITH I-2 PERFORMANCE STANDARDS, AS SET FORTH IN ARTICLE VIII. LIMITED STORAGE IN CONFORMANCE WITH THE PRINCIPAL USE MAY BE PERMITTED OUTDOORS WHEN EFFECTIVELY SCREENED AS OUTLINED IN SUBSECTION 6.02.	EXISTING MANUFACTURING AND PROCESSING OF MATERIALS	PROPOSED / ACTUAL MANUFACTURING AND PROCESSING OF MATERIALS	COMPLIES YES
LOT AREA:	45,000 SF MINIMUM	2,423,260 SF		YES
LOT WIDTH:	100'-0" MINIMUM	517'-0" MIN, 1,318'-0" MAX		YES
FRONT YARD:	50'-0" MINIMUM	ADJACENT TO I-2 & R-2 DISTRICT	PER PLAN	YES
SIDE YARD:	10'-0" MINIMUM, EXCEPT WHERE ABUTTING AN R DISTRICT, THEN 100'-0" MINIMUM	ADJACENT TO I-2	PER PLAN	YES
REAR YARD:	10'-0" MINIMUM, EXCEPT WHERE ABUTTING AN R DISTRICT, THEN 100'-0" MINIMUM	ADJACENT TO R-A	N/A	YES
BUILDING HEIGHT:	30'-0" MAXIMUM ALLOWABLE	-	30'-0" MAXIMUM	YES
MAXIMUM COVERAGE:	AS USE, YARD, PARKING AND LANDSCAPING REQUIREMENTS PERMIT	TBD	TBD	TBD
PARKING REQUIREMENTS:	- PARKING SHALL NOT BE WITHIN 10'-0" FROM STREET LINE - NO NONRESIDENTIAL OFF-STREET PARKING SHALL BE PERMITTED WITHIN 10'-0" OF A LOT IN ANY R DISTRICT - MANUFACTURING REQUIRES (1) SPACE PER 1,000 SF OF BUILDING, BUT NOT LESS THAN (1) FOR EACH (2) EMPLOYEES AND NEED NOT BE MORE THAN (1) FOR EACH (1.5) EMPLOYEES - OTHER BUSINESS OR PROFESSIONAL OFFICE REQUIRES (1) SPACE PER 200 SF OF BUILDING - PER TABLE 1105.1 OF NYSBC, ACCESSIBLE SPACES ARE REQUIRED	345 EXISTING	39 ADDITIONAL SPACES, 2 HANDICAP PROVIDED	YES
BUFFER & LANDSCAPING:	- A BUFFER OF NOT LESS THAN 100 FEET IN WIDTH SHALL BE RESERVED WHERE THE I-2 DISTRICT ABUTS AN R DISTRICT, SUCH A BUFFER ZONE SHALL BE LANDSCAPED AND MAINTAINED BY THE OWNER. - ALL OPEN STORAGE OF EQUIPMENT AND MATERIALS, INCLUDING MACHINERY, UNLICENSED VEHICLES, BUILDING MATERIALS, SCRAP, ETC., SHALL BE EFFECTIVELY SCREENED BY A WALL, FENCE, PLANTING OR COMBINATIONS OF EACH, SO THAT SUCH STORAGE WILL NOT BE VISIBLE FROM A PUBLIC WAY.	-	PER PLAN	YES

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SHEET TITLE
PROPOSED SITE PLAN STUDY

PROJECT NUMBER
2025-420

PLAT DATE
5/14/2025

SHEET

X1



PROPOSED BUILDING ELEVATION



PROPOSED STREET VIEW - NO TREES



PROPOSED STREET VIEW WITH LANDSCAPING



OWNER
WHITING DOOR MANUFACTURING CORP.

PROJECT
CEDAR STREET NORTH EXPANSION
113 CEDAR STREET
AKRON, NY 14601



CONTACT
O. 716.884.0059
F. 716.884.9414
SCHEIDANA.COM



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SHEET TITLE
PROPOSED
ELEVATION
RENDERINGS

PROJECT NUMBER
2025-020
PLOT DATE
3/14/2025
SHEET