SITE DATA CHART		
CURRENT ZONING: R-3		
TAX MAP NUMBER 123.-3-8.1		
	REQUIRED PER 2-FAMILY (PUBLIC WATER AND SEWER)	PROPOSED
PARCEL SIZE	20,000 SF.	20,000+ SF.
SETBACKS		
FRONT	35 FEET	35 FEET
SIDE	15 FEET/ ONE SIDE	15 FEET
REAR	35 FEET	35 FEET
MINIMUM LOT WIDTH AT SETBACK	50 FEET/UNIT	>50 FEET
MAXIMUM BUILDING COVERAGE	25 PERCENT	<25 PERCENT
MINIMUM GREEN SPACE	75 PERCENT	>75 PERCENT
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET

NORTH

WILLIAMS ROAD

WILLIAMS ROAD

ORCHARD LANE

PASTURE LANE

MEADOW DRIVE

30' LANDSCAOE BUFFER

DEANA DRIVE

LOT NO. 25
Area = 23,447± S.F.
OR 0.54± AC.

LOT NO. 1
Area = 25,843± S.F.
OR 0.59± AC.

LOT NO. 2
Area = 23,574± S.F.
OR 0.54± AC.

LOT NO. 3
Area = 23,721± S.F.
OR 0.54± AC.

LOT NO. 24
Area = 22,828± S.F.
OR 0.52± AC.

LOT NO. 4
Area = 20,586± S.F.
OR 0.47± AC.

25
TWIN HOMES
(50 UNITS)

LOT NO. 23
Area = 24,472± S.F.
OR 0.56± AC.

SWPPP AREA

LOT NO. 22
Area = 23,938± S.F.
OR 0.55± AC.

LOT NO. 5
Area = 20,086± S.F.
OR 0.46± AC

LOT NO. 21
Area = 21,255± S.F.
OR 0.49± AC.

LOT NO. 6
Area = 20,030± S.F.
OR 0.46± AC.

LOT NO. 20
Area = 22,050± S.F.
OR 0.51± AC.

LOT NO. 7
Area = 20,045± S.F.
OR 0.46± AC.

LOT NO. 19
Area = 25,409± S.F.
OR 0.58± AC.

LOT NO. 8
Area = 21,441± S.F.
OR 0.49± AC.

LOT NO. 16
Area = 20,203± S.F.
OR 0.46± AC.

LOT NO. 18
Area = 21,234± S.F.
OR 0.49± AC.

LOT NO. 17
Area = 21,051± S.F.
OR 0.48± AC.

LOT NO. 9
Area = 29,696± S.F.
OR 0.68± AC.

LOT NO. 15
Area = 25,330± S.F.
OR 0.58± AC.

LOT NO. 10
Area = 44,118± S.F
OR 1.01± AC.

LOT NO. 14
Area = 22,840± S.F.
OR 0.52± AC.

LOT NO. 13
Area = 20,043± S.F.
OR 0.46± AC.

LOT NO. 12
Area = 20,124± S.F.
OR 0.46± AC.

LOT NO. 11
Area = 28,235± S.F.
OR 0.65± AC.

1773± L.F
OF ROAD

LANDS N/F OF
TOWN OF NORTH GREENBUSH
TM PARCEL 123-3-213
BOOK. 1687 P. 61
19.98± AC.

LOT LINE ADJUSTEMENT TO
THE TOWN OF NORTH
GREENBUSH

LANDS N/F OF
CAPE ENTERPRISES HV LLC
TM PARCEL 123-3-8.1
BOOK. 7002 P. 141
18.05± AC.

20' WIDE ACCESS EASEMENT

WINTER STREET EXTENSION

WEST CARE LANE

OWNER/APPLICANT:
CAPE ENTERPRISES HV LLC
89 MACHA LANE
WYNANTSKILL, NY 12198
ATTN: MR.JOSEPH CELESTE

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1569 FERNDALE ROAD
CASTLETON NY, 12033
Phone: (518) 479-0014
Fax: (518) 477-8371

NO.	DATE	DESCRIPTION	REVD.	CKD.

CONCEPT PLAN
CAPE ENTERPRISES
SUBDIVISION

Town: NORTH GREENBUSH | County: RENSSELAER | Date: NOVEMBER

Engineer: STEVEN P. HART, PE
Drawn by: DAH
Date Issued: APRIL 27, 2022
Scale: 1" = 60'
Drawing Number: C100
1 of 1

STEVEN P. HART, P.E. #095939

Z:\Projects\Drawings\2022\2022-013 - Cohoes Town Homes\Surface\Dwg\Dwg-1.dwg - DANIELLE | Thursday, June 16, 2022 10:05:19 PM | ARCH FULL BLEED E1 (30.00 X 42.00 INCHES) | 1:1