

SITE LOCATION MAP
N.T.S.

- NOTES:
- BASE MAPPING PREPARED FROM A FIELD SURVEY PERFORMED BY ABD ENGINEERS AND SURVEYORS, LLP, IN FEBRUARY OF 2023.
 - THE PLANS SHOW SOME KNOWN STRUCTURE, ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL U.P.F.O. (1-800-962-7962), TOLL FREE.
- MAP REFERENCES:
- "LAYOUT, LIGHTING AND LANDSCAPING, LANDS OF N/F FINELLI DEVELOPMENT CORP., 76 NORTH GREENBUSH ROAD AND 9 GLENMORE ROAD" AS PREPARED BY ABD ENGINEERS, LLP, DATED JUNE 14, 2021.

ZONING - BG (GENERAL BUSINESS DISTRICT)	
REQUIRED	PROVIDED
LOT AREA: 20,000 SF MIN.	73,680 SF (1.69 AC)
LOT WIDTH AT SETBACK: 110' MIN.	162'
LOT COVERAGE: 75% MAX.	73.8%
BUILDING HEIGHT: 3 STORIES MAX.	16'±
BUILDING SETBACKS:	
FRONT: 30'	65.1' & 22.8'
SIDE: 20'	25.9'
REAR: 30'	52.6'
PARKING SETBACKS:	
FRONT: 10' MIN.	0' (PRE EXISTING)
SIDE: 10' MIN.	< 10'
REAR: 10' MIN.	< 10'

LOT COMBINATION:

PARCEL	AREA
123.09-2-4 & 123.09-2-6 TO BE COMBINED INTO SINGLE LOT.	
123.09-2-5	0.61 AC
123.09-2-6	1.08 AC
NEW AREA	(1.69 AC)

PROPOSED SITE STATISTICS

	AREA	PERCENTAGE	PERCENTAGE
BUILDING	10,140± SF	0.23± AC	13.8%
PAVEMENT	44,161± SF	1.01± AC	60.0%
GREEN SPACE	19,379± SF	0.44± AC	26.2%
TOTAL	73,680± SF	1.69± AC	100.0%

TOTAL SITE DISTURBANCE: 1.15± AC.

PARKING REQUIREMENTS * VARIANCE GRANTED OCTOBER 11, 2023

	REQUIRED
RESTAURANT - DRIVE THRU (5,200-SF)	1/45 SF = 116 SPACES
RETAIL / COMMERCIAL (4,940SF)	1/150 SF = 33 SPACES
TOTAL REQUIRED =	149 SPACES
TOTAL PROVIDED =	64 SPACES

- SITE NOTES:
- SNOWfall ACCUMULATION IN EXCESS OF 4" SHALL BE REMOVED FROM ALL PARKING AREAS/WALKWAYS WITHIN 48 HOURS. SNOW SHALL BE REMOVED FROM SITE WHEN IT IMPEDES ACCESS/PARKING NEEDS.
 - PROPOSED BUILDING DOOR LOCATIONS ARE SHOWN CONCEPTUALLY. IT SHALL BE THE OWNER / CONTRACTORS RESPONSIBILITY TO PROVIDE THE ENGINEER WITH FINAL FOUNDATION AND FLOOR PLANS DEPICTING DOOR LOCATIONS. FAILURE TO PROVIDE CAN RESULT IN THE REMOVAL OF PAVEMENT AND CONCRETE AT THE OWNERS EXPENSE.

TOWN OF NORTH GREENBUSH PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NORTH GREENBUSH, NEW YORK ON SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION AND THE TOWN OF NORTH GREENBUSH CODE. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS SUBDIVISION PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED: _____ DATE: _____
MARK LACIVITA, CHAIRMAN

OWNER:
FINELLI DEVELOPMENT CORP.
359 BROADWAY
TROY, NY 12180
TAX MAP #: 123.09-2-5 & 123.09-2-6

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL

STATE OF NEW YORK
JOS. B. BARBERA
Professional Engineer
02176 2024
50228

JOSEPH J. BIANCHINI, P.E.
N.Y.S. LICENSE NO. 50228

ALTERNATIVE SITE PLAN
LANDS NOW OR FORMERLY OF
FINELLI DEVELOPMENT, LLC
76 & 78 NORTH GREENBUSH ROAD & 11 GLENMORE ROAD

TOWN OF NORTH GREENBUSH COUNTY OF RENSSELAER
STATE OF NEW YORK

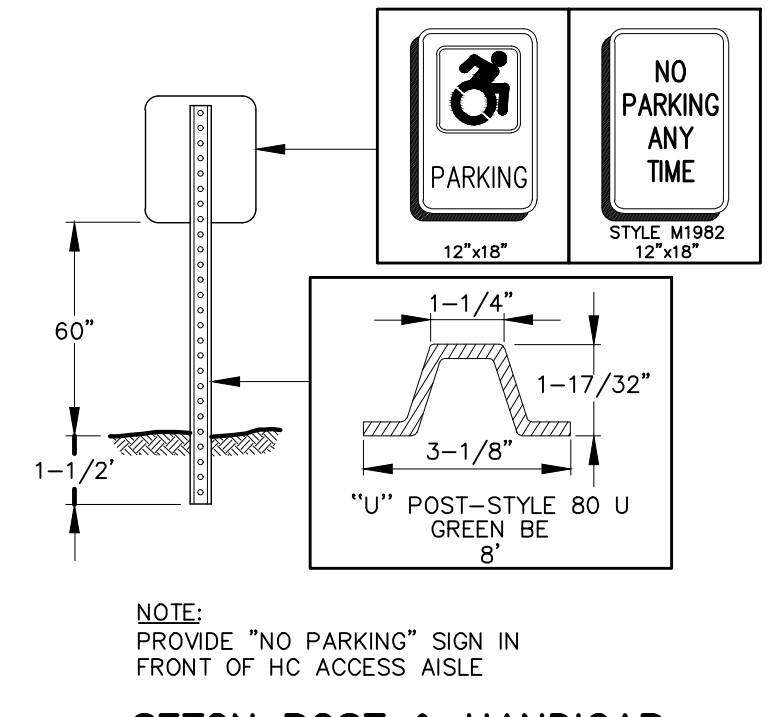
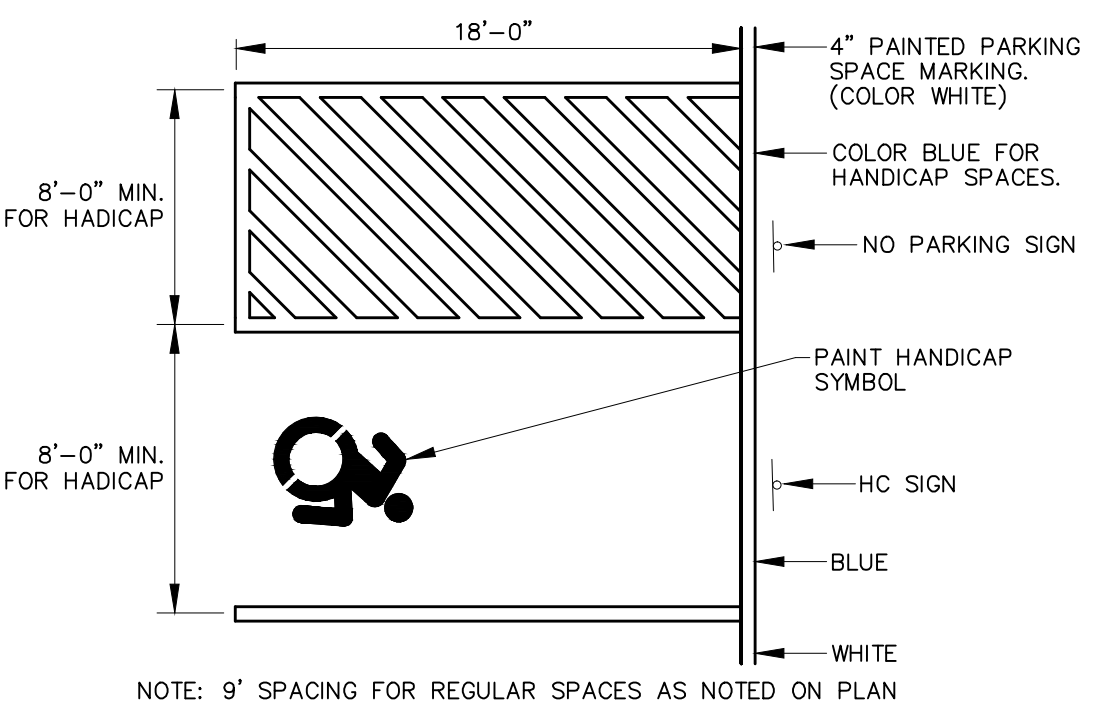
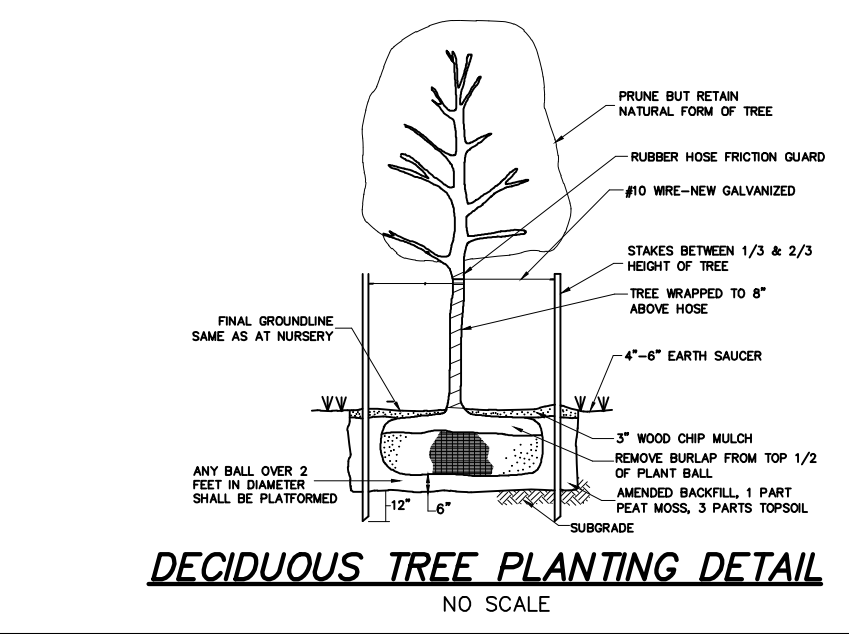
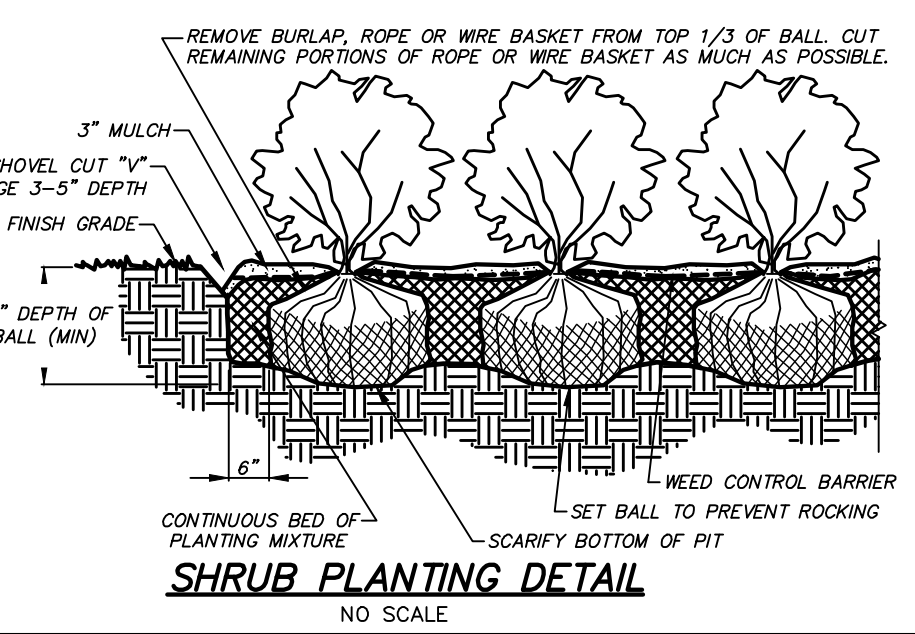
ABD ENGINEERS, LLP
411 Union Street
Schenectady, NY 12305
518-377-0315 Fax 518-377-0379
www.abdeng.com

DATE: FEBRUARY 16, 2024 SCALE: 1" = 20' DWG. 5300A-S4-ALT. SHEET OF 1 1

PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
AR	ACER RUBRUM	RED MAPLE	6	3" C	B&B
MR	MALLUS ROYALTY	ROYALTY CRAB	7	3" C	B&B
LS	LOW LEVEL SHRUBS	SHRUBS	25		B&B

TOPSOIL AND SEED ALL DISTURBED AREAS
C = CALIPER HT = HEIGHT S = SPREAD B & B = BALLED & BURLAPPED
-ALL TREES SHALL HAVE A MINIMUM HEIGHT OF 8' PER CLIFTON PARK FBC SECTION 7.5.D.1.



PAVEMENT LEGEND:

[Pattern]	DENOTES EXISTING PAVEMENT TO REMAIN
[Pattern]	DENOTES NEW STANDARD DEPTH PAVEMENT
[Pattern]	DENOTES NEW PERMEABLE PAVEMENT
[Pattern]	DENOTES NEW NYS DOT PAVEMENT
[Pattern]	DENOTES SAWCUT AND TAC COAT