

425 MAIN AVENUE
COMMERCIAL DEVELOPMENT

425 MAIN AVE. | TOWN OF NORTH GREENBUSH | RENSSELAER COUNTY | NEW YORK STATE

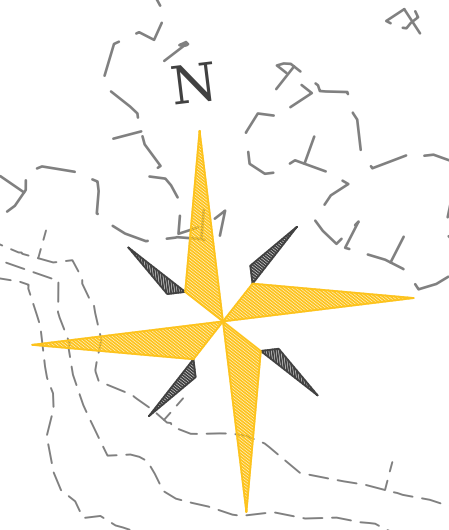
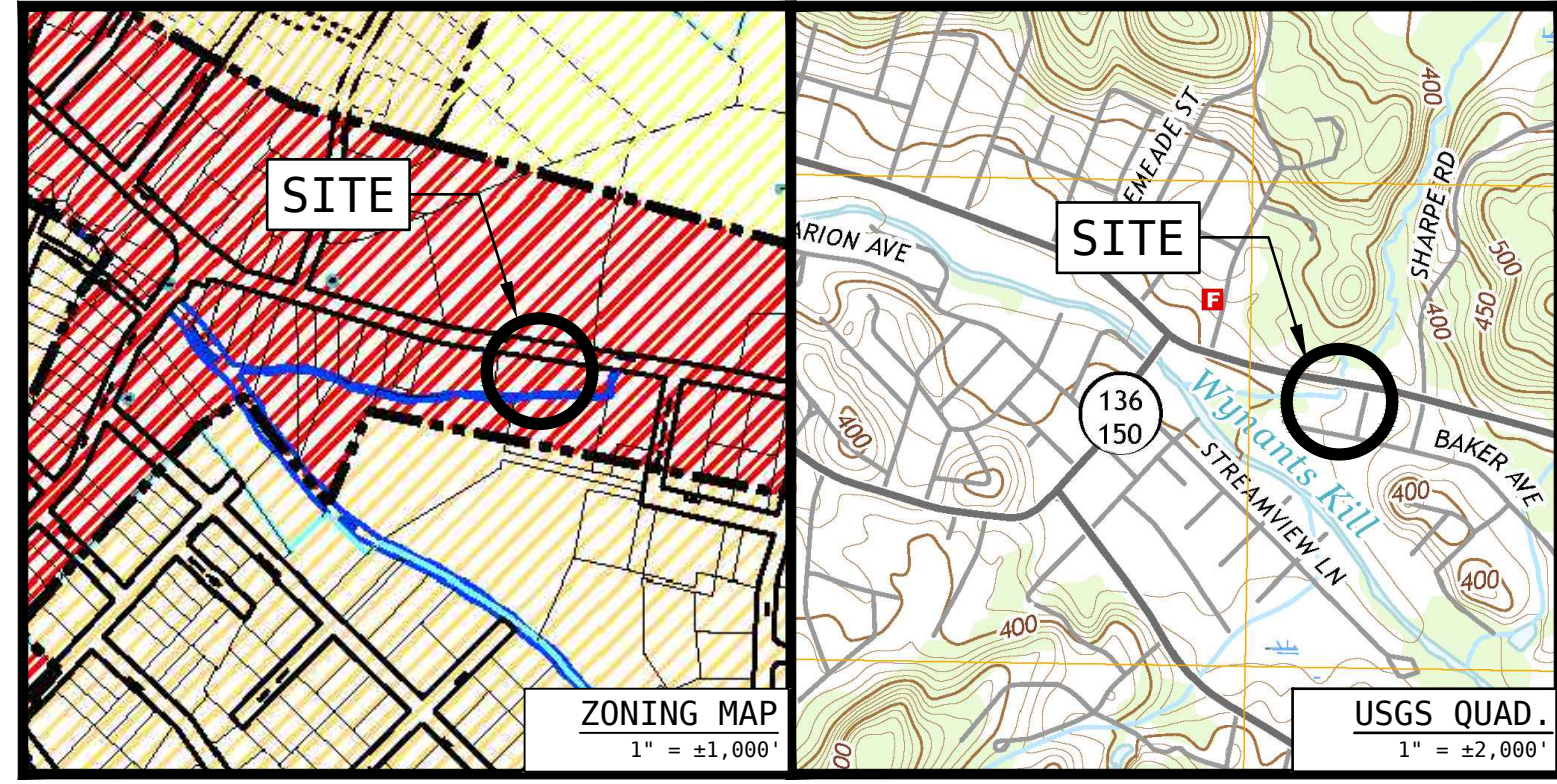
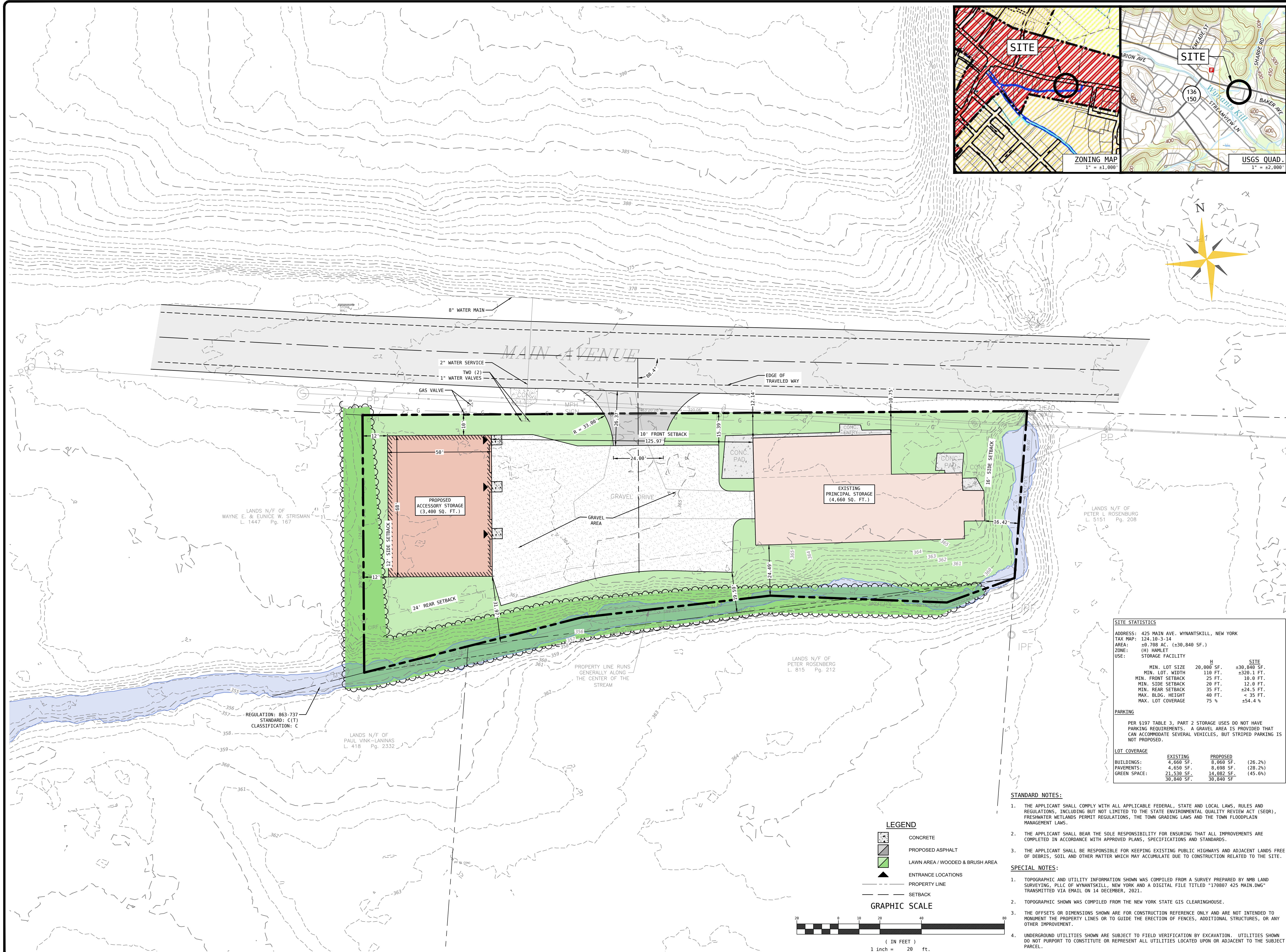


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DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: BTS
APPROVED BY: AJV
SCALE: 1" = 20'
DATE: 05/13/2024

REV.	DATE	DESCRIPTION	BY
A	05/13/24	SUBMISSION TO ZONING BOARD	AJV

SITE PLAN



SITE STATISTICS

ADDRESS: 425 MAIN AVE, WYNANTSKILL, NEW YORK
TAX MAP: 124.10-3-14
AREA: ±0.788 AC. (±30,840 SF.)
ZONE: (H) HARLET
USE: STORAGE FACILITY

	H	SITE
MIN. LOT SIZE	20,000 SF.	±30,840 SF.
MIN. LOT WIDTH	110 FT.	±320.1 FT.
MIN. FRONT SETBACK	25 FT.	10.0 FT.
MIN. SIDE SETBACK	20 FT.	12.0 FT.
MIN. REAR SETBACK	35 FT.	±24.5 FT.
MAX. BLDG. HEIGHT	40 FT.	± 35 FT.
MAX. LOT COVERAGE	75 %	±54.4 %

PARKING

PER §197 TABLE 3, PART 2 STORAGE USES DO NOT HAVE PARKING REQUIREMENTS. A GRAVEL AREA IS PROVIDED THAT CAN ACCOMMODATE SEVERAL VEHICLES, BUT STRIPPED PARKING IS NOT PROPOSED.

LOT COVERAGE	EXISTING	PROPOSED
BUILDINGS:	4,660 SF.	8,060 SF. (26.2%)
PAVEMENTS:	4,650 SF.	8,698 SF. (28.2%)
GREEN SPACE:	21,530 SF.	14,082 SF. (45.6%)
	30,840 SF.	30,840 SF.

STANDARD NOTES:

- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAWS AND THE TOWN FLOODPLAIN MANAGEMENT LAWS.
- THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS AND STANDARDS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.

SPECIAL NOTES:

- TOPOGRAPHIC AND UTILITY INFORMATION SHOWN WAS COMPILED FROM A SURVEY PREPARED BY NMB LAND SURVEYING, PLLC OF WYNANTSKILL, NEW YORK AND A DIGITAL FILE TITLED "170807 425 MAIN.DWG" TRANSMITTED VIA EMAIL ON 14 DECEMBER, 2021.
- TOPOGRAPHIC SHOWN WAS COMPILED FROM THE NEW YORK STATE GIS CLEARINGHOUSE.
- THE OFFSETS OR DIMENSIONS SHOWN ARE FOR CONSTRUCTION REFERENCE ONLY AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- UNDERGROUND UTILITIES SHOWN ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SUBJECT PARCEL.

LEGEND

- CONCRETE
- PROPOSED ASPHALT
- LAWN AREA / WOODED & BRUSH AREA
- ENTRANCE LOCATIONS
- PROPERTY LINE
- SETBACK

GRAPHIC SCALE

