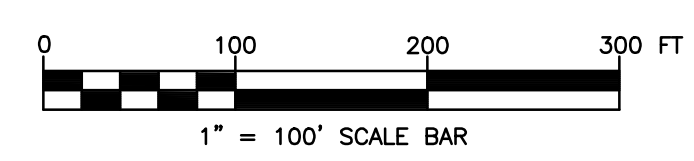




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LOCATION MAP
 NOT TO SCALE

OWNER:
 LE FEMME LLC
 315 OTIS STREET
 NEWTON, MA 02465
 ATTN: MR. JASON DEVITO

APPLICANT:
 ROSETTI CONSTRUCTION LLC
 427 NEW KARNER ROAD
 ALBANY NY 12205
 ATTN: MR. MATTHEW FALVEY

NOTE:
 CONTRACTOR TO PROVIDE BEST MANAGEMENT PRACTICES THROUGHOUT THE CONSTRUCTION PROCESS

SITE DATA CHART		
CURRENT ZONING: IG-INDUSTRIAL		
TAX MAP NUMBER(S) 133.-2-1.161 & 1.19		
	REQUIRED PER ZONING	PROPOSED
PARCEL SIZE	40,000 SFT	777982± SFT
SETBACKS		
FRONT	35 FEET	82.71 Ft
SIDE	40 FEET	42.03 Ft
REAR	50 FEET	976 Ft
MAXIMUM LOT COVERAGE	75 PERCENT	17± PERCENT
GREEN SPACE	25 PERCENT	82± PERCENT
LOT WIDTH	100 FEET	355± FEET
MAXIMUM BUILDING HEIGHT	45 FEET	<45 FEET
PARKING STALL SIZE	9' x 18'	9' x 18'

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 New York, Education Law,
 § 205.1
 Only copies from the
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 signature in red ink, and
 the preparer shall be
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 valid copies.

HART ENGINEERING
 1988 FERRISLE ROAD
 CASTLETON NY, 12033
 Phone: (518) 479-4014
 Fax: (518) 477-6371

STEVEN P. HART, P.E. #06609

NO.	DATE	DESCRIPTION	REV'D	CK'D
1	3/10/25	ISSUED FOR REVIEW	MUB	SPH

SKETCH PLAN
 ROSETTI APARTMENTS
 VALLEY VIEW BOULEVARD
 TOWN: NORTH GREENBUSH COUNTY: RENSSELAER STATE: NEW YORK

TOWN OF NORTH GREENBUSH PLANNING BOARD

ENGINEER: STEVEN P. HART, P.E.
DRAWN BY: DANIELLE HUNDLEY
DATE ISSUED: MARCH 2025
SCALE: AS SHOWN
DRAWING NUMBER: C100
 1 OF 1

Z:\Projects\Drawings\2025\2025.008 - Rosetti Apartments Sheets\C100_SITE-concept 3.dwg // HART BOND // Monday, March 10, 2025 11:03:10 AM // ANSI A (8.50 x 11.00 INCHES) // 1:2.8549