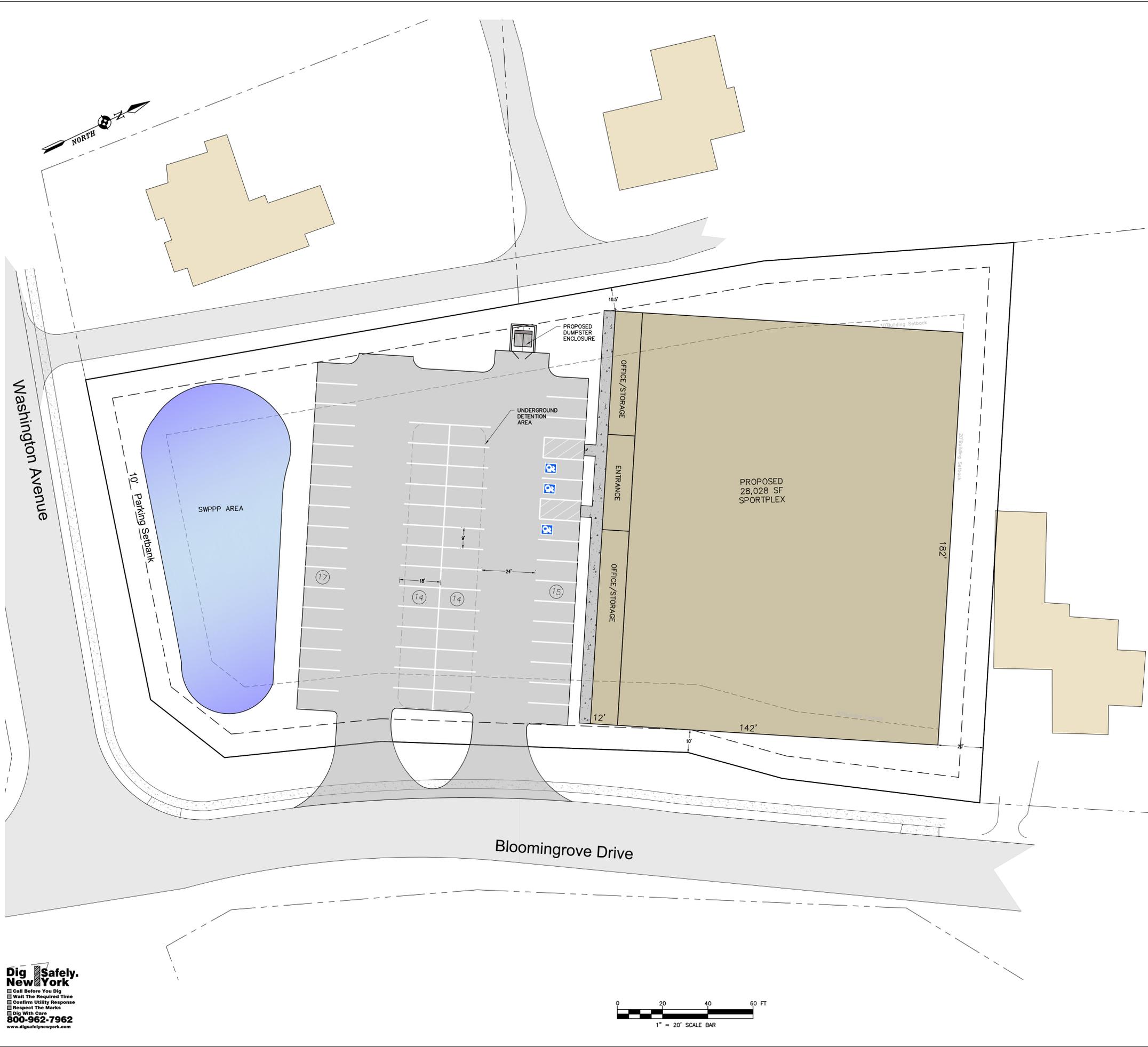
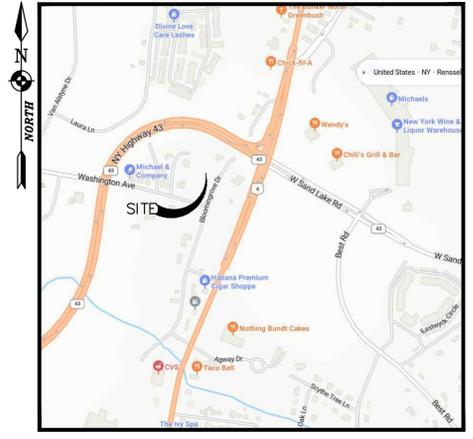


Z:\Projects\Drawings\2025\2025.003 - Noel Sportsplex\Sheets\C100_Site-Concept_S.dwg // DANIELLE // Thursday, March 5, 2026 1:32:43 PM // ANSI A (8.50 X 11.00 INCHES) // 1:5,500



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LOCATION MAP
 NOT TO SCALE

OWNER:
 POINTS NORTH HOLDINGS, LLC
 52 HUNSTLEIGH DR
 LOUDONVILLE NY 12211

APPLICANT:
 SCOTT NOEL
 53 HAYWOOD LANE
 RENNELLAER NY 12144
 518-669-2220

MAP REFERENCE:
 1. MAP TITLED "SITE PLAN PROPOSED SPORTS FACILITY" PREPARED BY KLEINKE ASSOCIATE, DATED 3/27/25

SITE DATA CHART		
CURRENT ZONING: BG-BUSINESS GENERAL		
TAX MAP NUMBER(S) 145.-7-3		
	REQUIRED PER ZONING	PROPOSED
PARCEL SIZE	20,000 SFT	1.79 AC.
SETBACKS		
FRONT	30 FEET	10 FEET*
SIDE	20 FEET	20 FEET
REAR	30 FEET	10.5 FEET*
BUILDING SET		28,028 ST
CONCRETE/PAVEMENT SET		20,188± SF
MAXIMUM LOT COVERAGE	75 PERCENT	62 PERCENT
GREEN SPACE	25 PERCENT	38 PERCENT
LOT WIDTH	110 FEET	365± FEET
MAXIMUM BUILDING HEIGHT	45 FEET	
PARKING STALL SIZE	9' x 18'	9' x 18'
PARKING REQUIREMENTS		
RECREATION		60
ADA REQUIRED SPACES [1 TO 25 - MINIMUM 1 SPACES] [26 TO 50 - MINIMUM 2 SPACES] [51 TO 75 - MINIMUM 3 SPACES]	3	3
*VARIANCES NEEDED		

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 Education Law.
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 signature in red ink, and
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HART ENGINEERING
 1988 FERRISLE ROAD
 CASTLETON NY, 12033
 Phone: (518) 479-4014
 Fax: (518) 477-6371

STEVEN P. HART, P.E. #06030

NO.	DATE	DESCRIPTION	REV'D	CK'D

SKETCH PLAN
 NOEL SPORTSPLEX
 BLOOMINGROVE DRIVE
 COUNTY: RENNELLAER STATE: NEW YORK

TOWN OF NORTH GREENBUSH PLANNING BOARD

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