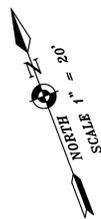


SITE DATA CHART		
CURRENT ZONING: BG-BUSINESS GENERAL		
TAX MAP NUMBER(S) 134.-1-4.4		
PARCEL SIZE	REQUIRED PER ZONING	PROPOSED
	20,000 SF	46,976± SF
SETBACKS		
FRONT (WEST)	30 FEET	170.1 FEET
SIDE (NORTH)	20 FEET	20 FEET
SIDE (SOUTH)	20 FEET	28.5 FEET
REAR (EAST)	30 FEET	30 FEET
BUILDING SET		9,000 SF
CONCRETE/PAVEMENT SET		
MAXIMUM LOT COVERAGE	75 PERCENT	60 PERCENT
GREEN SPACE	25 PERCENT	40 PERCENT
LOT WIDTH	110 FEET	178 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	30 FEET
PARKING STALL SIZE	9' x 18'	9' x 18'
PARKING REQUIREMENTS		
SETBACK		
FRONT	10 FEET	25.2 FEET
SIDE	10 FEET	10 FEET
REAR	10 FEET	NA
SPECIALTY RETAIL		
* 1 SPACE / 150 GSF	60 SPACES	51 SPACES*
ADA REQUIRED SPACES		
[1 TO 25 - MINIMUM 1 SPACES]		
[26 TO 50 - MINIMUM 2 SPACES]	3	3
[51 TO 79 - MINIMUM 3 SPACES]		

\* VARIANCES NEEDED

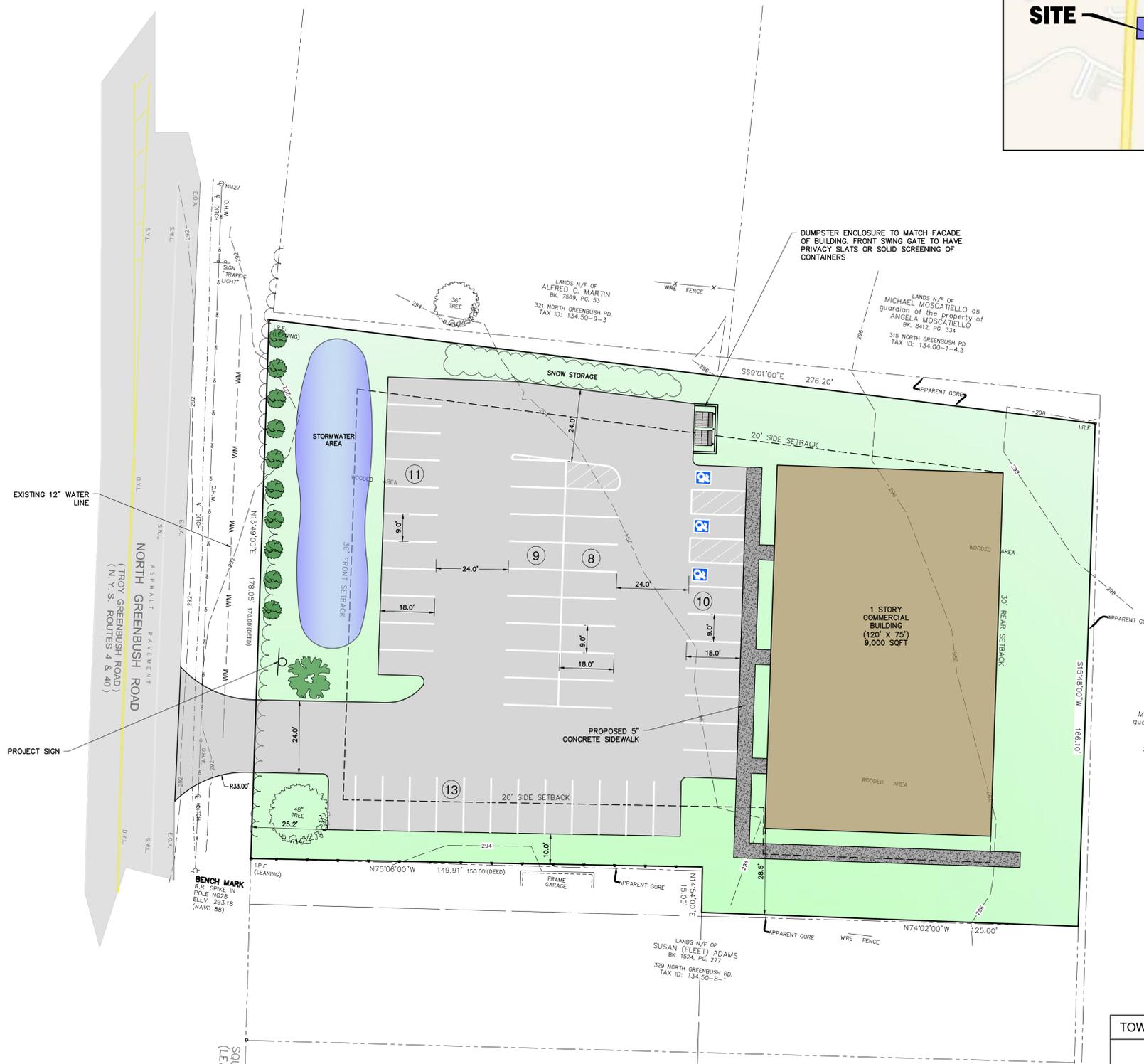


MAP REFERENCE:  
 MAP TITLED "SURVEY & MAP OF LANDS NOW OR FORMERLY F L & S FIACCO FAMILY LIMITED PARTNERSHIP, PROVIDED BY ADVANCE ENGINEERING & SUVERYING, PLLC, DATED NOVEMBER 1, 2021

OWNER/APPLICANT:  
 L & S FIACCO LIMITED PARTNERSHIP  
 30 RED OAK LN  
 RENSSELAER, NY 12144

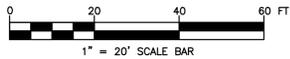


SITE LOCATION:  
 NTS

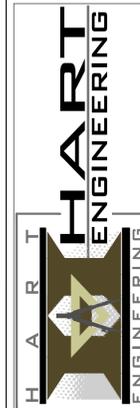


- NOTES:
1. THIS PARCEL IS LOCATED WITHIN WATER DISTRICT #12
  2. A SEWER DISTRICT EXTENSION WILL BE REQUIRED

TOWN OF NORTH GREENBUSH PLANNING BOARD



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STEVEN P. HART, P.E. #066039  
 1988 FERRISDALE ROAD  
 CASTLETON NY, 12033  
 Phone: (518) 479-4014  
 Fax: (518) 477-6371

NO.	DATE	DESCRIPTION	REV'D	CK'D

SKETCH PLAN  
 L & S FIACCO COMMERCIAL BUILDING  
 NORTH GREENBUSH ROAD  
 COUNTY: #000000 STATE: #000000

ENGINEER: STEVEN P. HART, P.E.  
 DRAWN BY: DANIELLE HUNDLEY  
 DATE ISSUED: MARCH 2026  
 SCALE: 1" = 20'  
 DRAWING NUMBER: C100  
 1 OF 1