

SITE LOCATION MAP
N.T.S.

SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	104,168 S.F.		UNCHANGED	
LOT WIDTH	226.00'		UNCHANGED	
PAVED AREA	5,083 S.F.	4.9	8,531 S.F.	8.2
GREEN SPACE	94,091 S.F.	90.3	92,119 S.F.	88.4
BUILDING AREA	4,994 S.F.	4.8	3,518 S.F.	3.4
TOTAL	104,168 S.F.	100.0	322,780 S.F.	100.0

PARKING ANALYSIS:
 PARKING REQUIRED (GENERAL OFFICE BUILDING) GFA = 200 SQ/FT
 1947 S.F./ 200 S.F. = ± 10 PARKING SPACES
 PARKING PROVIDED = 11 SPACES (INCLUDING 2 ACCESSIBLE SPACE)

SURVEY NOTES:
 1. BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREON WAS PROVIDED FROM JOHN J. DUNN, L.S. AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
 2. TAX MAP DESIGNATION: 134.13-13-4.

MAP REFERENCES:
 1. SURVEY OF PORTION OF LANDS OF PREMISES KNOWN AS 434 NORTH GREENBUSH, TOWN OF NORTH GREENBUSH, RENSSELAER COUNTY, NEW YORK, DATED APRIL 11, 2026, PREPARED BY JOHN J. DUNN, L.S.

NORTH GREENBUSH RD
N.Y.S. ROUTE 4

ZONING AND LAND USE:
TOWN OF NORTH GREENBUSH
197 ZONING ATTACHMENT 2
TABLE 2 SCHEDULE OF AREA AND BULK REGULATIONS

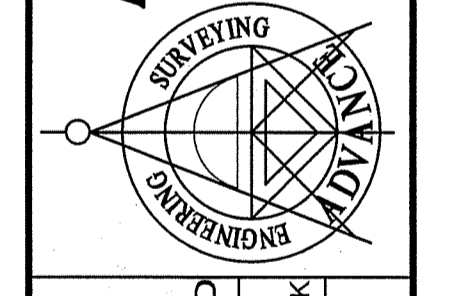
DISTRICT	MINIMUM LOT SIZE (square feet)	BUILDING HEIGHT MAXIMUM (stories/feet)	WIDTH AT SETBACK (feet)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM (feet)	REAR SETBACK MINIMUM (feet)	MAXIMUM LOT COVERAGE (PERCENTAGE)	MINIMUM AREA PER DWELLING (square feet)
BN (NEIGHBORHOOD) (BUSINESS DISTRICT)	20,000	2/40	110	30	20	35	75	5,000

NO.	REVISION	BY	DATE
1)			

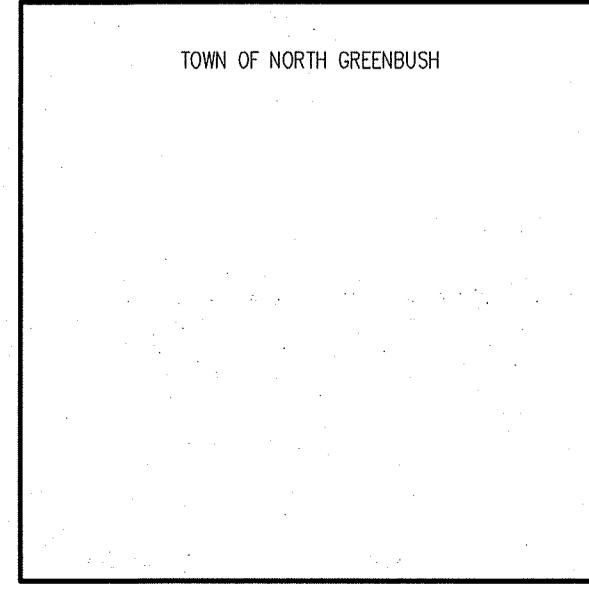
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Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
 CONSULTING IN -
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING & DEVELOPMENT
 COMMERCIAL AND RESIDENTIAL
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 PHONE: (518) 688-3772 E-MAIL: NCSURF@aimail.com



CONCEPT SITE PLAN
 OF LANDS KNOWN AS
 ST. NO. 434 N. EAST GREENBUSH ROAD
 COUNTY OF RENSSELAER STATE OF NEW YORK
 DATE: MAY 1, 2026 SCALE: 1" = 20'



SHEET NO.
CONC.

