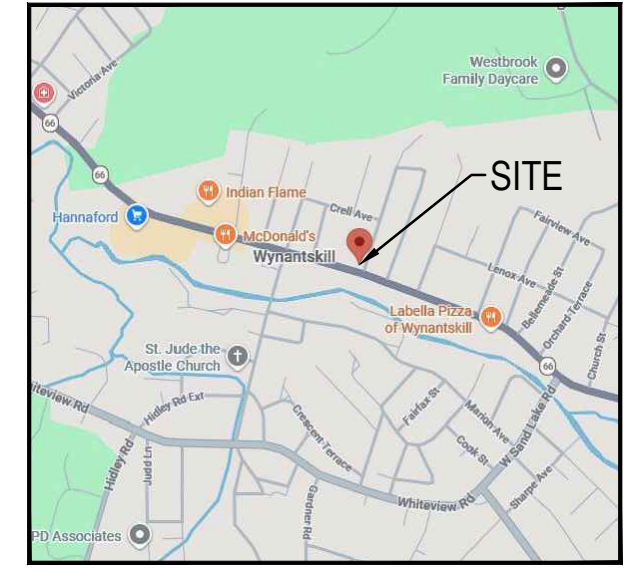


LANDS N/F OF
RICHARD M. & MARY K.
HERNICK
BK. 1283, PG. 855
STREET No. 7
TAX ID: 124.05-3-19

LANDS N/F OF
NORTH GREENBUSH
MEMORIAL POST NO.
1489 AMERICAN
LEGION, INC.
BK. 1015, PG. 25
STREET No. 111
TAX ID: 124.05-3-15



1 STORY MASONRY BUILDING
"HATCHET HARDWARE"
GFA=10,801 SF
LANDS N/F OF
ARTHUR P. HOFFMANN
BK. 9377, PG. 39
STREET No. 115
TAX ID: 124.05-3-20
AREA = 25,513 ± SF



SITE LOCATION MAP
N.T.S.

ZONE: H - HAMLET	
LOT AREA:	REQUIRED 20,000 SF MIN.
LOT WIDTH:	110' MIN. AT SETBACK
BLDG. HEIGHT:	3 STORIES / 40' MAX.
MAX LOT COVERAGE:	75%
MIN. AREA PER DWELLING:	5,000 SF
SETBACKS	
FRONT:	25' MIN.
SIDE:	20' MIN.
REAR:	35' MIN.

MAP NOTES:

- BASE MAPPING SHOWN HEREON WAS PROVIDED PER THE MAP REFERENCE AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY BY ABD ENGINEERS & SURVEYORS LLP.
- TAX MAP DESIGNATION: 124.05 - 3 - 20.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

MAP REFERENCE:

- "SITE PLAN, LANDS KNOWN AS, STREET No. 115 MAIN AVENUE, TOWN OF NORTH GREENBUSH, COUNTY OF RENSSELAER, STATE OF NEW YORK", DATED FEBRUARY 8, 2021, LAST REVISED FEBRUARY 23, 2021, AS PREPARED BY ADVANCE ENGINEERING & SURVEYING, PLLC.

COVERAGE STATISTICS	EXISTING	PROPOSED
BUILDINGS:	10,801 SF 42.3%	10,801 SF 42.3%
IMPERVIOUS:	14,037 SF 55.1%	14,037 SF 55.1%
GREEN SPACE:	675 SF 2.6%	675 SF 2.6%
TOTAL:	25,513± SF (0.59± ACRES)	

PARKING REQUIREMENTS:

HARDWARE / PAINT STORES

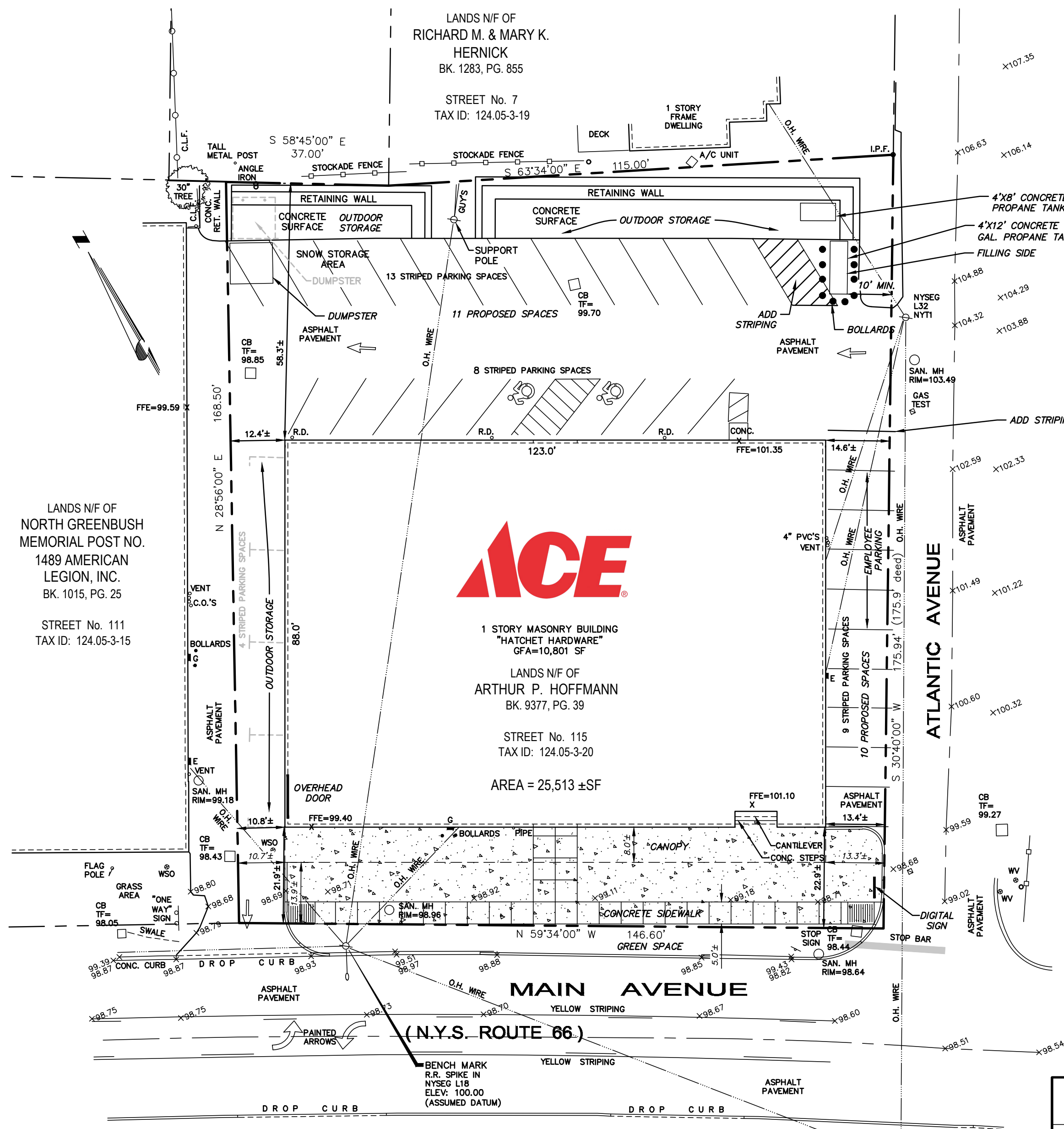
REQUIREMENT PER CODE: TOTAL GFA / 150 SF

PARKING REQUIRED: 10,801 SF GFA / 150 SF = 72 SPACES

PARKING PROVIDED: 31 PREVIOUSLY APPROVED, 29 PROPOSED*

NOTE: THE TOWN OF NORTH GREENBUSH ZONING BOARD OF APPEALS GRANTED A PARKING REQUIREMENT VARIANCE FOR THE PROPOSED HARDWARE USE ON APRIL 7, 2021.

*VARIANCE REQUESTED



6.24.26	DATE	ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL
DK	BY	
ZBA SUBMISSION	REVISION	
1.	NO.	
<p>LUIGI A. PALLESCI, P.E. N.Y.S. LICENSE NO. 94676</p>		

SITE PLAN
OF LANDS KNOWN AS
STREET No. 115 MAIN AVENUE

TOWN OF NORTH GREENBUSH COUNTY OF RENSSELAER

STATE OF NEW YORK

ABD ENGINEERS & SURVEYORS
411 Union Street Schenectady, N.Y. 12305
518-377-0315 Fax: 518-377-0379
www.abdeng.com

DATE: MAY 29, 2026	SCALE: 1" = 20'	DWG. 5958A-SITE-1	SHEET OF 1 1
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