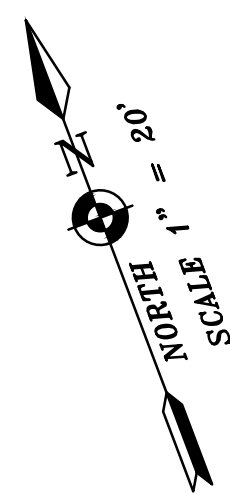


SITE DATA CHART		
CURRENT ZONING: BG-BUSINESS GENERAL		
TAX MAP NUMBER(S) 134-1-4.4		
PARCEL SIZE	REQUIRED PER ZONING	PROPOSED
	20,000 SF	46,976± SF
SETBACKS		
FRONT (WEST)	30 FEET	170.1 FEET
SIDE (NORTH)	20 FEET	20 FEET
SIDE (SOUTH)	20 FEET	28.5 FEET
REAR (EAST)	30 FEET	30 FEET
BUILDING SET		9,000 SF
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

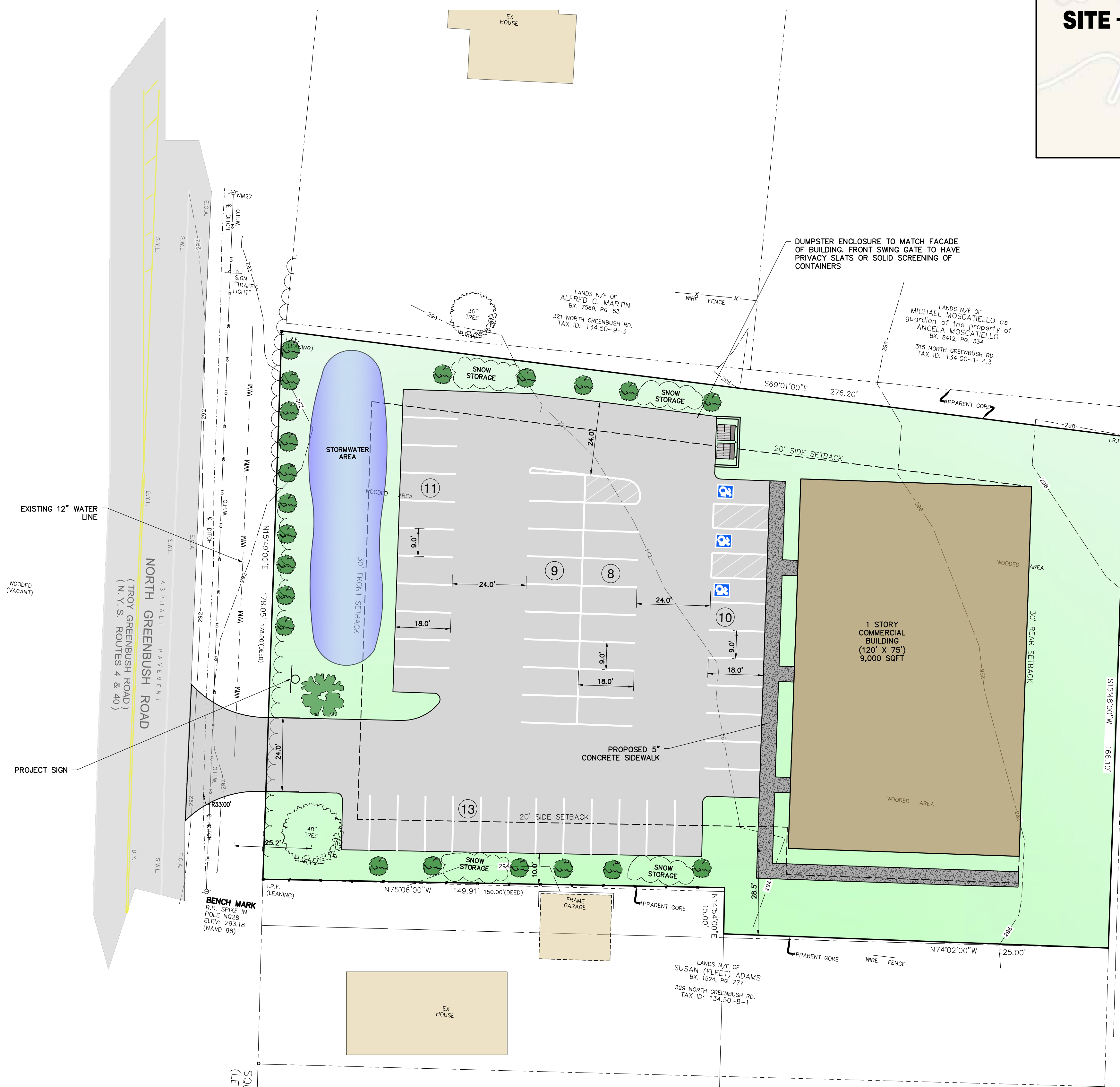


MAP REFERENCE:
 MAP TITLED "SURVEY & MAP OF LANDS NOW OR FORMERLY F L & S FIACCO FAMILY LIMITED PARTNERSHIP, PROVIDED BY ADVANCE ENGINEERING & SUVERYING, PLLC, DATED NOVEMBER 1, 2021

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

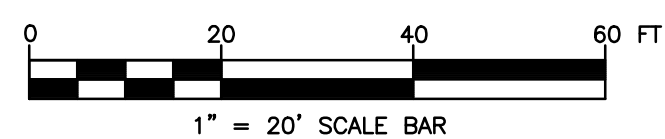


SITE LOCATION:
 NTS

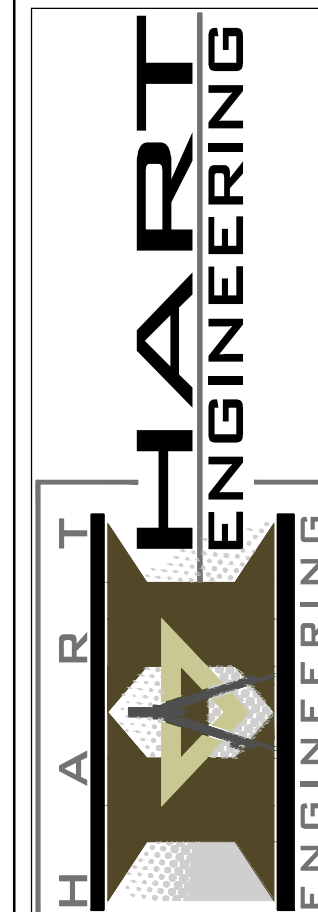


- NOTES:
1. THIS PARCEL IS LOCATED WITHIN WATER DISTRICT #12
 2. A SEWER DISTRICT EXTENSION WILL BE REQUIRED

TOWN OF NORTH GREENBUSH PLANNING BOARD



Drawing Copyright © 2018
 NOTE: Unauthorized alteration of this map is a violation of section 209 of the subdivision map act of the state of New York.
 Only copies from the original of this map bearing an embossed seal of the engineer and the embossed seal of the drafter are to be used and considered to be true and valid copies.



STEVEN P. HART, P.E. #06039
 1988 FERDIALE ROAD
 CASTLETON NY, 12033
 Phone: (518) 479-4014
 Fax: (518) 477-6371

NO.	DATE	DESCRIPTION	REV'D	CK'D
1	4/23/26	ADDED LANDSCAPE	DAH	SPH

SITE PLAN
 L & S FIACCO COMMERCIAL BUILDING
 NORTH GREENBUSH ROAD
 TOWN: NORTH GREENBUSH COUNTY: RENSSELAER STATE: NEW YORK

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