

U.S. ROUTE 20 (A.K.A WESTERN AVE)



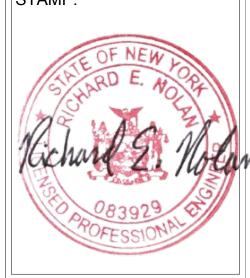
BUSINESS NON-RESIDENTIAL PROFESSIONAL (BNRP) SINGLE-FAMILY RESIDENTIAL (R-15) MIXED-USE BUILDING, NEIGHBORHOOD PROVIDED 13,107 SF (SEE A101) MAX. LOT COVERAGE (70%): 29,085 SF (69.75%) 29,190 SF (INCLUDING BANKED PARKING) 31.33 FT MAX. BUILDING HEIGHT: 35 FT BUILDING SETBACKS: 68.92 FT (BUILDING) FRONT YARD: 25 FT (BNRP & LB) 5 FT (PARKING) \*\* SIDE YARD: 10 FT (BNRP) 20.58 FT (BUILDING) 10.5 FT (PARKING) 15 FT (LB) 5.75 FT (EXISTING BUILDING) 4.16 FT (EXISTING PARKING) REAR YARD: IF ADJACENT TO RESIDENTIAL ZONE 16.67 FT (EXISTING), 25.75 FT \*\* 40 FT (BNRP & LB) FOR MIXED-USE BUILDING, MIN. # OF PARKING SPACES SHALL BE (3) SPACES PER 1,000 SF OF GROSS FLOOR AREA FOR NON-RESIDENTIAL USE and 1.5 SPACES PER DWELLING UNIT FOR RESIDENTIAL USE. FOR RETAIL USE, (4) SPACES PER 1,000 SF MIN. PARKING SPACES: 39 ( 7 SPACES BANKED ) 3,867 SQUARE FEET OF RETAIL @ 4:1,000 SEE LAYOUT (NEIGHBORHOOD SHOPPING CENTER USE) = 12.1 PARKING SPACES REQUIRED 4,058 SQUARE FEET OF OFFICE @ 3:1,000 (MIXED USE BUILDING) = 15.4 PARKING SPACES REQUIRED 4 DWELLING UNITS @ 1.5 SPACES PER UNIT = 6 PARKING SPACES REQUIRED • EXISTING RETAIL = 5 PARKING SPACES PARKING SPACE DIMENSIONS: 9 FT X 18 FT DEFINITION OF MIXED-USE BUILDING, NEIGHBORHOOD: A MIXED-USE BUILDING WITH A MAXIMUM GROSS FLOOR AREA OF 15,000 SF. THE RESIDENTIAL USE SHALL NOT EXCEED TWO DWELLING UNITS PER BUILDING. NOTE: FIRE WALLS PROVIDED TO SEPARATE BUILDINGS. \*\* DOES NOT MEET ZONING REQUIREMENT (FRONT YARD PARKING SETBACK & REAR YARD BUILDING SETBACK DUE TO RESIDENTIAL ADJACENCY)

DATE: DESCRIPTION: BY:
2.15.23 REVISED SITE PLAN JRS
2.21.23 REVISED SITE PLAN JRS

PROPOSED MIXED-USE COMMERCIAL BUILDING GUILDERLAND, NY 1859-1871 WESTERN AVE GUILDERLAND, NY 12203

START DATE:

STAMP:



DATE: 01.31.2023
FILE:

PAGE CONTENT:

SITE PLAN - PROPOSED

DESIGNER:
J. CANDIDA

PAPER SIZE:
D (24"x36")

ENGINEER:
NOLAN

SCALE:
AS NOTED

SHEET:

A-101