



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

**1** SITE PLAN - PROPOSED  
A101 SCALE: 1"= 20'-0"

**SITE STATISTICS**

SITE ZONING:	LOCAL BUSINESS DISTRICT (LB) BUSINESS NON-RESIDENTIAL PROFESSIONAL (BNRP) SINGLE-FAMILY RESIDENTIAL (R-15)	
TOTAL LOT :	0.9573 +/- ACRES (41,700 SF)	
BUILDING USE:	MIXED-USE BUILDING, NEIGHBORHOOD	
	<u>REQ'D / ALLOWED</u>	<u>PROVIDED</u>
MAX. GROSS FLOOR AREA:	15,000 SF	13,107 SF (SEE A101)
MAX. LOT COVERAGE (70%):	29,190 SF	29,085 SF (69.75%) (INCLUDING BANKED PARKING)
MAX. BUILDING HEIGHT:	35 FT	31.33 FT
BUILDING SETBACKS:		
FRONT YARD:	25 FT (BNRP & LB)	68.92 FT (BUILDING) 5 FT (PARKING) **
SIDE YARD:	10 FT (BNRP) 15 FT (LB)	20.58 FT (BUILDING) 10.5 FT (PARKING) 5.75 FT (EXISTING BUILDING) 4.16 FT (EXISTING PARKING)
REAR YARD:	IF ADJACENT TO RESIDENTIAL ZONE 40 FT (BNRP & LB)	16.67 FT (EXISTING), 25.75 FT **

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:**
- 3,867 SQUARE FEET OF RETAIL @ 4:1,000 (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)

**NOLAN ENGINEERING PLLC**  
DESIGNING YOUNG BUILDINGS

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WARNING:  
THIS IS A VIOLATION OF NEW YORK STATE E.O. 141 AND 142. ANY ENGINEER ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER SHALL BE RESPONSIBLE FOR ANY WAY ANY PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE SEAL OF PROFESSIONAL ENGINEER HAS BEEN APPLIED.

**RECORD OF WORK:**

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  
OWNER: CHRISTOPHER LAVIANO

START DATE:  
STAMP:



DATE: 01.31.2023

FILE:  
PAGE CONTENT:

SITE PLAN - PROPOSED

DESIGNER: J. CANDIDA  
ENGINEER: NOLAN

PAPER SIZE: D (24"x36")  
SCALE: AS NOTED

SHEET: A-101