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PROJECT MILESTONE

CONCEPT PLAN

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

CLIENT: LUIZZI BROS. CONTRACTING, INC.

TOWN OF EAST GREENBUSH, NEW YORK

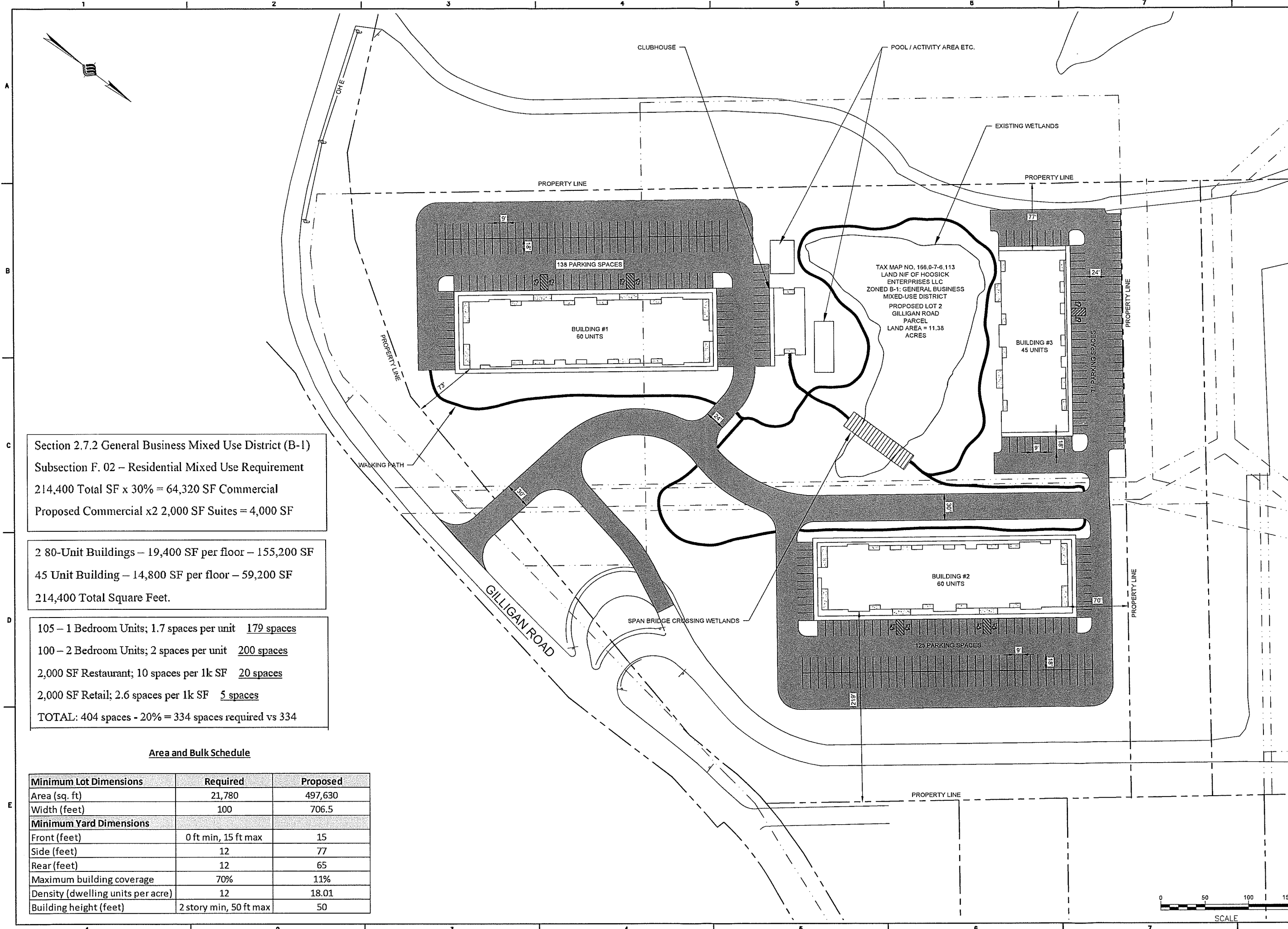
PROJECT: EAST GREENBUSH RESIDENTIAL DEVELOPMENT

DRAWN	TCH
DESIGNED	TCH
CHECKED	AJF
SCALE	1"=150'
DATE	NOVEMBER 2021
PROJECT	18572.00

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWING TITLE  
CONCEPT PLAN

DRAWING NUMBER  
GP-01  
1 OF 1



Section 2.7.2 General Business Mixed Use District (B-1)  
 Subsection F. 02 – Residential Mixed Use Requirement  
 214,400 Total SF x 30% = 64,320 SF Commercial  
 Proposed Commercial x2 2,000 SF Suites = 4,000 SF

2 80-Unit Buildings – 19,400 SF per floor – 155,200 SF  
 45 Unit Building – 14,800 SF per floor – 59,200 SF  
 214,400 Total Square Feet.

105 – 1 Bedroom Units; 1.7 spaces per unit 179 spaces  
 100 – 2 Bedroom Units; 2 spaces per unit 200 spaces  
 2,000 SF Restaurant; 10 spaces per 1k SF 20 spaces  
 2,000 SF Retail; 2.6 spaces per 1k SF 5 spaces  
 TOTAL: 404 spaces - 20% = 334 spaces required vs 334

Area and Bulk Schedule

Minimum Lot Dimensions	Required	Proposed
Area (sq. ft)	21,780	497,630
Width (feet)	100	706.5
Minimum Yard Dimensions		
Front (feet)	0 ft min, 15 ft max	15
Side (feet)	12	77
Rear (feet)	12	65
Maximum building coverage	70%	11%
Density (dwelling units per acre)	12	18.01
Building height (feet)	2 story min, 50 ft max	50

