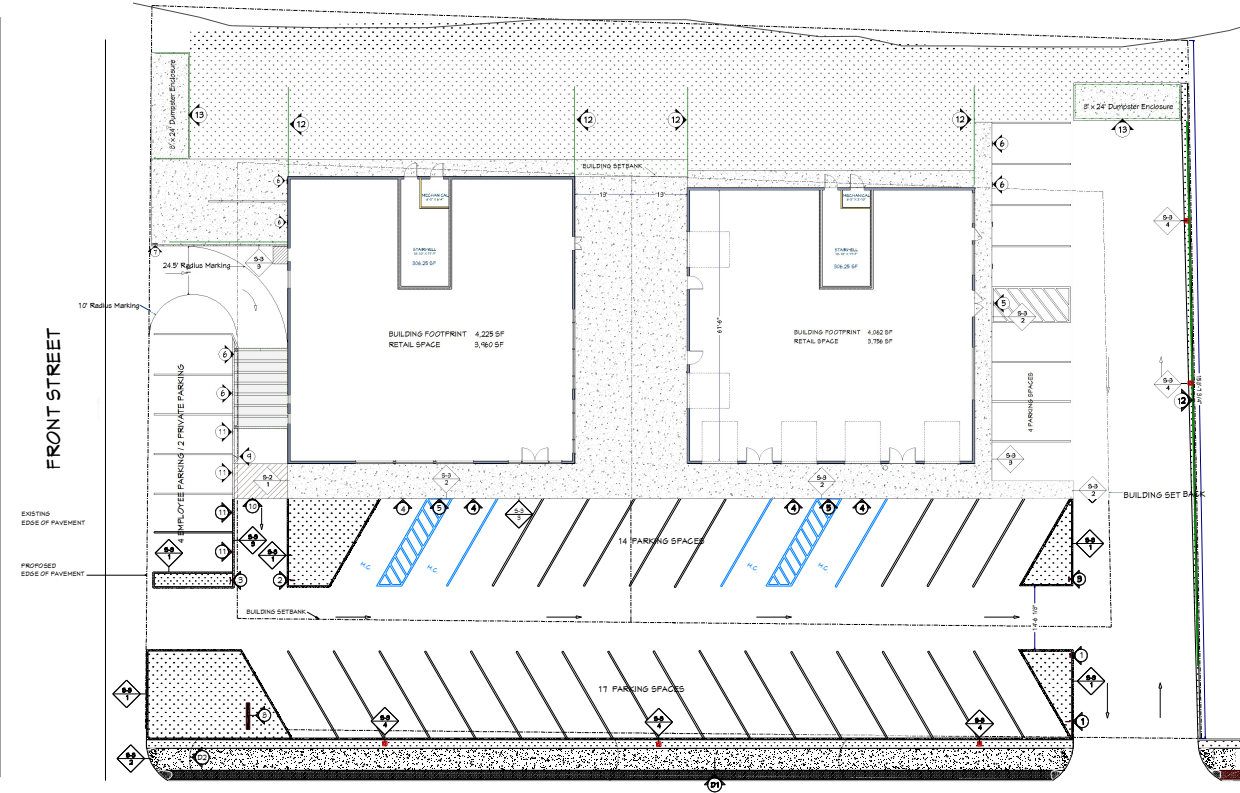


WYNANTSKILL CREEK



MAIN AVE ROUTE 66
128 & 130 MAIN AVE

PROJECT SUMMARY

SITE: 124.56-15.1 & 124.56-15.2
TAX I.D. NOS: MIXED USE-HAMLET
ZONING DESIGNATION: 31.115 +/- SF
TOTAL SITE: 38,200 +/- SF
DISTURBANCE AREA: 1,848 SF, 21.1%
GREEN SPACE:
BUILDING: 1ST FLOOR AREA COMMERCIAL 3,960 SF X 2 = 7,920 SF
2ND FLOOR RESIDENTIAL UNITS 2 UNITS X 2 = 4 UNITS
MAXIMUM HEIGHT 40' PROPOSED HEIGHT 32' +/-

SITE NOTES

1. STOP SIGN
2. STOP / LEFT TURN ONLY SIGN COMBINATION
3. DO NOT ENTER SIGN
4. HANDI-CAP SIGN
5. NO PARKING SIGN
6. PRIVATE PARKING SIGN
7. DRIVE THRU SIGN WITH DIRECTIONAL ARROW
8. BUSINESS SIGN T&D
9. MIRROR
10. CROSSWALK MARKINGS
11. EMPLOYEE PARKING ONLY SIGN
12. 6' HIGH VINYL FENCING (COLOR & STYLE TBD)
13. 8' HIGH CHAINLINK FENCE W/ VINYL SLATS

- D1 REMOVE EXISTING CURBOUT AND INSTALL PAVK TO MATCH EXISTING
D2 RELOCATE EXISTING SIDEWALK RAMP TO PROPERTY LINE AT FRONT STREET
T&D WATER & SEWER CONNECTIONS TO BE WORKED OUT WITH TOWN DEPARTMENTS
T&D UTILITIES SUBJECT TO NATIONAL GRID AND NYSEG
T&D SITE LIGHTING TO BE DESIGNED WITH COMBINATION OF STREET LAMPS & BUILDING

ZONING REQUIREMENTS

	REQD	Proposed	VARIANCE REQUIRED
PARKING:			
COMMERCIAL 1,542 SF / 150 PER	52	34	
(HANDI-CAP SPACES - 4 TOTAL)	8	8	
RESIDENTIAL			
TOTAL PARKING	60	41	YES
SETBACK:			
MAIN AVE BUILDING SETBACK	25'	60'	NO
MAIN AVE PARKING SETBACK	15'	0' - 5'	YES
FRONT ST. BUILDING SETBACK	20'	30'	NO
EASTSIDE BUILDING SETBACK	20'	15'	YES
FRONT ST. PARKING SETBACK	15'	15' - 20.8'	YES
WESTSIDE BUILDING SETBACK	20'	15' / 44'	YES
WESTSIDE PARKING SETBACK	6'	21'	NO
REAR BUILDING SETBACK	35'	35' / 34.75'	NO
REAR PARKING SETBACK	6'	11.4'	NO
LOT COVERAGE	15% MAX	22.25%	
MAXIMUM BUILDING FOOTPRINT (per lot)	5,000 SF	4,225 SF	

SHEET TITLE:
SITE PLAN

PROJECT DESCRIPTION:
128-130 Main Stream LLC
Mix Use
128 & 130 Main Ave
Wynantskill NY 12198

DRAWINGS PROVIDED BY:
CLAUDE RILEY LLC

DATE:
04JULY2025

SCALE:
1" = 20'

SHEET:
S-1

NO.	DESCRIPTION	BY	DATE
1	REDUCED 128 Main	TD	28JULY2025