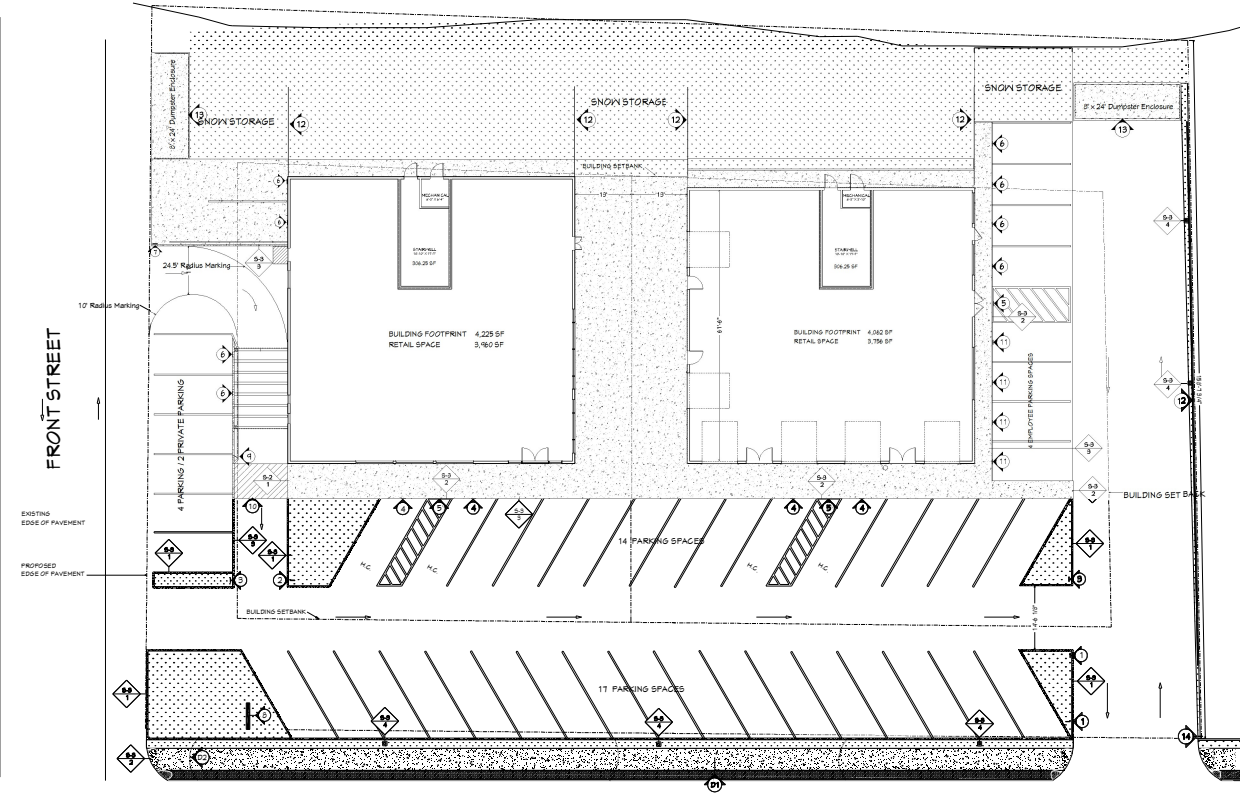
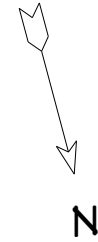


WYNANTSKILL CREEK



MAIN AVE ROUTE 66
128 & 130 MAIN AVE

PROJECT SUMMARY

SITE:
TAX I.D. NOS 124.5-6-15.1 & 124.5-6-15.2
ZONING DESIGNATION MIXED USE-HAMLET
TOTAL SITE 31,415 +/- SF
DISTURBANCE AREA 35,200 +/- SF
GREEN SPACE 1,845 SF 21.1%
BUILDING:
1ST FLOOR AREA COMMERCIAL 3,960 SF X 2 = 7920 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. HAND-CAPI SIGN
 5. NO PARKING SIGN
MOUNT
 6. PRIVATE PARKING SIGN
 7. DRIVE THRU SIGN WITH DIRECTIONAL ARROW
 8. BUSINESS SIGN TSD
 9. MIRROR
 10. CROSSWALK MARKINGS
 11. EMPLOYEE PARKING ONLY SIGN
 12. 6' HIGH VINYL FENCING (COLOR & STYLE TBD)
 13. 3' HIGH CHAINLINK FENCE W/ VINYL SLATS
 14. PRIVATE PARKING ONLY
- D1 REMOVE EXISTING CURBOUT AND INSTALL PAVK TO MATCH EXISTING
D2 RELOCATE EXISTING SIDEWALK RAMP TO PROPERTY LINE AT FRONT STREET
TBD WATER & SEWER CONNECTIONS TO BE WORKED OUT WITH TOWN DEPARTMENTS
TBD UTILITIES SUBJECT TO NATIONAL GRID AND NYSEG
TBD SITE LIGHTING TO BE DESIGNED WITH COMBINATION OF STREET LAMPS & BUILDING

ZONING REQUIREMENTS

	RECD	Proposed	VARIANCE REQUIRED
PARKING:			
COMMERCIAL 1,542 SF / 150 PER	52	34	
(HANDI-CAP SPACES - 4 TOTAL)			
RESIDENTIAL	8	8	
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
2	ADDED NOTES PER COMMENTS	TD	23SEPT2025