



**YARD REQUIREMENTS:**

BUSINESS NEIGHBORHOOD (B-N)	PROPOSED
LOT AREA	12.88 AC.
FRONTAGE	>50 FT.
FRONT SETBACK	>15 FT.
SIDE SETBACK	>25 FT.
REAR SETBACK	>35 FT.
MAXIMUM LOT COVERAGE	35%
MAXIMUM FLOOR HEIGHT	35 FEET OR 2.5 STORIES
PARKING SPACES	439 FT.
SPECIFIC ZONES	201

\* LOTS >2 AC. ALL IMPROVEMENTS SHALL BE SET BACK 100 FT FROM THE ADJACENT RESIDENTIAL LOT LINE.  
 \*\* BUFFER BETWEEN RESIDENTIAL & NON-RESIDENTIAL SHALL BE MAINTAINED A MINIMUM OF 25 FT. AND SHALL BE PLANTED WITH A MATURED OR EMERGING AND DECIDUOUS PLANTS OR TREES.

NOTES:  
 1. RESIDENTIAL 100' BUFFER WILL NEED VARIANCE

No.	DATE	DESCRIPTION	BY
1.			

PROJ. MANAGER:	SEAL
CHIEF DESIGNER:	SEAL
REVIEWED BY:	DATE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF THIS DOCUMENT IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

SCALE:

HORIZ.: 1" = 50'
VERT.:

DATUM:

HORIZ.:
VERT.:

GRAPHIC SCALE

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**FUSS & O'NEILL**  
*Discipline to Deliver*

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PAGE PARK ASSOCIATES  
 CONCEPT SITE PLAN  
 FAIRVIEW COMMONS  
 NEW YORK

PROJ. NO.: 20071410A1N  
 DATE: SEPTEMBER, 2007  
**C2**