

GENERAL INFORMATION

**CURRENT PROPERTY OWNER**  
JACQUELIN EYENHOUSE  
284 COLLEGE NEW DRIVE  
LODOVILLIE, NEW YORK 12011

**TAX MAP IDENTIFICATION**  
1442-4-1

**CURRENT PROPERTY CLASS**  
20 - SINGLE FAMILY RESIDENTIAL  
(FORMERLY SCHOOLHOUSE AND COMMERCIAL BUSINESS)

**PROPOSED USE OF SITE**  
CANNABIS DISPENSARY (PERMITTED BY RIGHT)  
CLASSIFIED AS GROUND FLOOR RETAIL PER  
CHAPTER 197.7 - TABLE 1 (USE SCHEDULE)

**PROFESSIONAL CERTIFICATION**  
THIS SITE PLAN WAS PREPARED BY THE OFFICE OF MODELLI DESIGN  
& CONSTRUCTION AND CERTIFIED BY MARK P. BERGERON, P.E. LICENSED  
TO PRACTICE IN THE STATE OF NEW YORK, AND DEEMED TO BE  
ACCURATE FOR LANDS NOW OR FORMERLY OF JACQUELIN EYENHOUSE

SITE STATISTICS

ZONING DISTRICT • BN (NEIGHBORHOOD BUSINESS DISTRICT)  
LOT SIZE • 0.56 ACRES (APPROX. 24,394 SQ. FT.)  
EXISTING BUILDING • 900 SQ. FT.  
PROPOSED ADDITION • 960 SQ. FT.  
CURRENT USE • VACANT  
PROPOSED USE • CANNABIS DISPENSARY (PERMITTED BY RIGHT)  
PROPERTY OWNER • JACQUELIN EYENHOUSE

YARD REQUIREMENTS

CHAPTER 197.8 - TABLE 2 (BULK SCHEDULE)  
FRONT YARD • 30'-0"  
REAR YARD • 35'-0"  
SIDE YARDS • 20'-0"  
MAX. BLDG. HT. • (2) STORIES  
MAX. LOT  
COVERPAGE • 75%

PROPOSED PAVEMENT & GREENSPACE TABULATIONS

TOTAL BUILDING AREA	•	1,860 SQ. FT.	(63)
PAVEMENT / PARKING	•	8,800 SQ. FT.	(363)
CONCRETE WALKS	•	500 SQ. FT.	(23)
GABION / RIP RAP AREA	•	3,000 SQ. FT.	(123)
GREENSPACE	•	10,234 SQ. FT.	(423)
TOTAL	•	24,394 SQ. FT.	(1003)

PARKING REQUIREMENTS

REQUIREMENTS FOR SPECIALTY RETAIL STORES - PER CHAPTER 197.9, TABLE 3)  
1,860 SQ. FT. OF FLOOR AREA • 150 SQ. FT. • (124) SPACES REQUIRED  
PROPOSED (ON-SITE) • (10) STANDARD SPACES  
PROPOSED ADA (ON-SITE) • (2) ACCESSIBLE SPACE  
PROPOSED (TOTAL) • (12) TOTAL SPACES

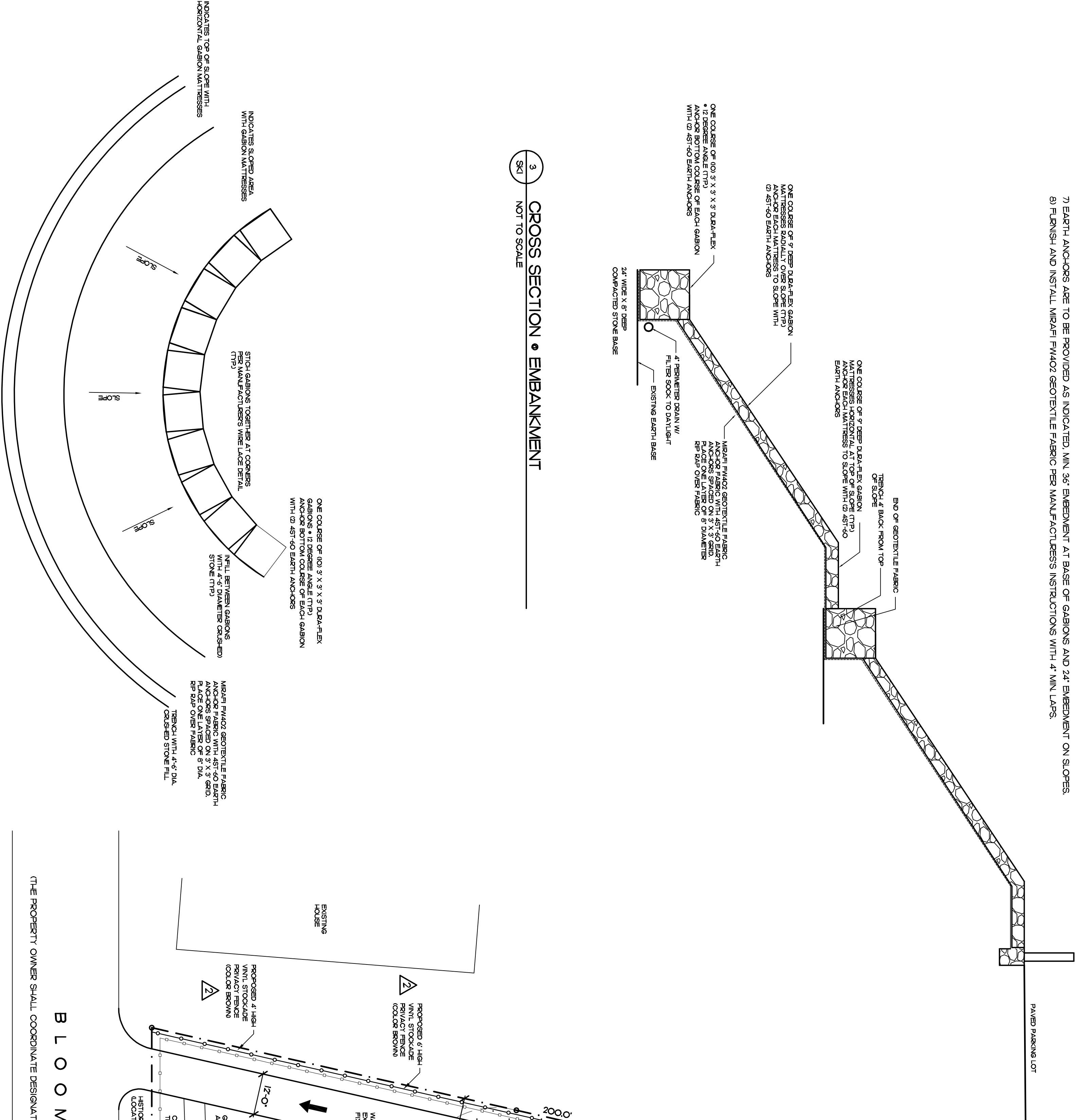
MISCELLANEOUS REQUIREMENTS

1. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH CHAPTERS 197.120 THRU 197.122 OF THE TOWN OF NORTH GREENBUSH ZONING LAW FOR NEIGHBORHOOD BUSINESS DISTRICTS.
2. PROPOSED STORMWATER AND DRAINAGE FACILITIES SHALL BE IMPLEMENTED AND MAINTAINED.
3. EXISTING PRIVATE WATER SUPPLY AND SEWAGE FACILITIES SHALL BE USED AND MAINTAINED.
4. AN ENCLOSED REFUSE AREA SHALL BE CONSTRUCTED PER THE TOWN ZONING LAW.
6. NEW SITE LIGHTING SHALL BE INSTALLED ON THE STRUCTURE AND IN THE PARKING LOT AND SHALL COMPLY WITH THE TOWN ZONING LAW.
7. ALL SIGNAGE SHALL COMPLY WITH CHAPTERS 197.33 THRU 197.39 OF THE TOWN ZONING LAW AND SHALL BE BY OTHERS. WALL SIGNAGE SHALL BE PRE-APPROVED BY THE TOWN OF NORTH GREENBUSH PLANNING COMMISSION PRIOR TO INSTALLATION.
8. PROPOSED FENCING SHALL BE INSTALLED PER CHAPTERS 197.16 (D) AND 197.39 OF THE TOWN ZONING LAW.
9. A NEW PARKING AREA SHALL BE DEVELOPED, STRIPED, AND LANDSCAPED PER CHAPTER 197.21 OF THE TOWN ZONING LAW.

EMBANKMENT STABILIZATION NOTES

- 1) REMOVE ANY EXISTING DEBRIS AND LEVEL BASE OF EMBANKMENT TO ACCEPT NEW GABIONS.
- 2) GABION SIZES AND MATERIALS ARE BASED ON GABION SUPPLY PRODUCTS.
- 3) GABION CAGES ARE DURA-FLEX GALVANIZED TWISTED WIRE 3" WIDE X 3' LONG X 3' HIGH.
- 5) ALL GABION CAGES ARE TO BE ASSEMBLED WITH HOG SINGS • 4" OC PER MANUFACTURER'S DETAILS.
- 6) ALL GABION CAGES ARE TO BE ASSEMBLED AND INSTALLED PER MANUFACTURER'S DETAILS.
- 7) EARTH ANCHORS ARE TO BE PROVIDED AS INDICATED. MIN. 36" EMBEDMENT AT BASE OF GABIONS AND 24" EMBEDMENT ON SLOPES.
- 8) FURNISH AND INSTALL MRAFI PM402 GEOTEXTILE FABRIC PER MANUFACTURER'S INSTRUCTIONS WITH 4" MIN. LAPS.

CROSS SECTION • EMBANKMENT

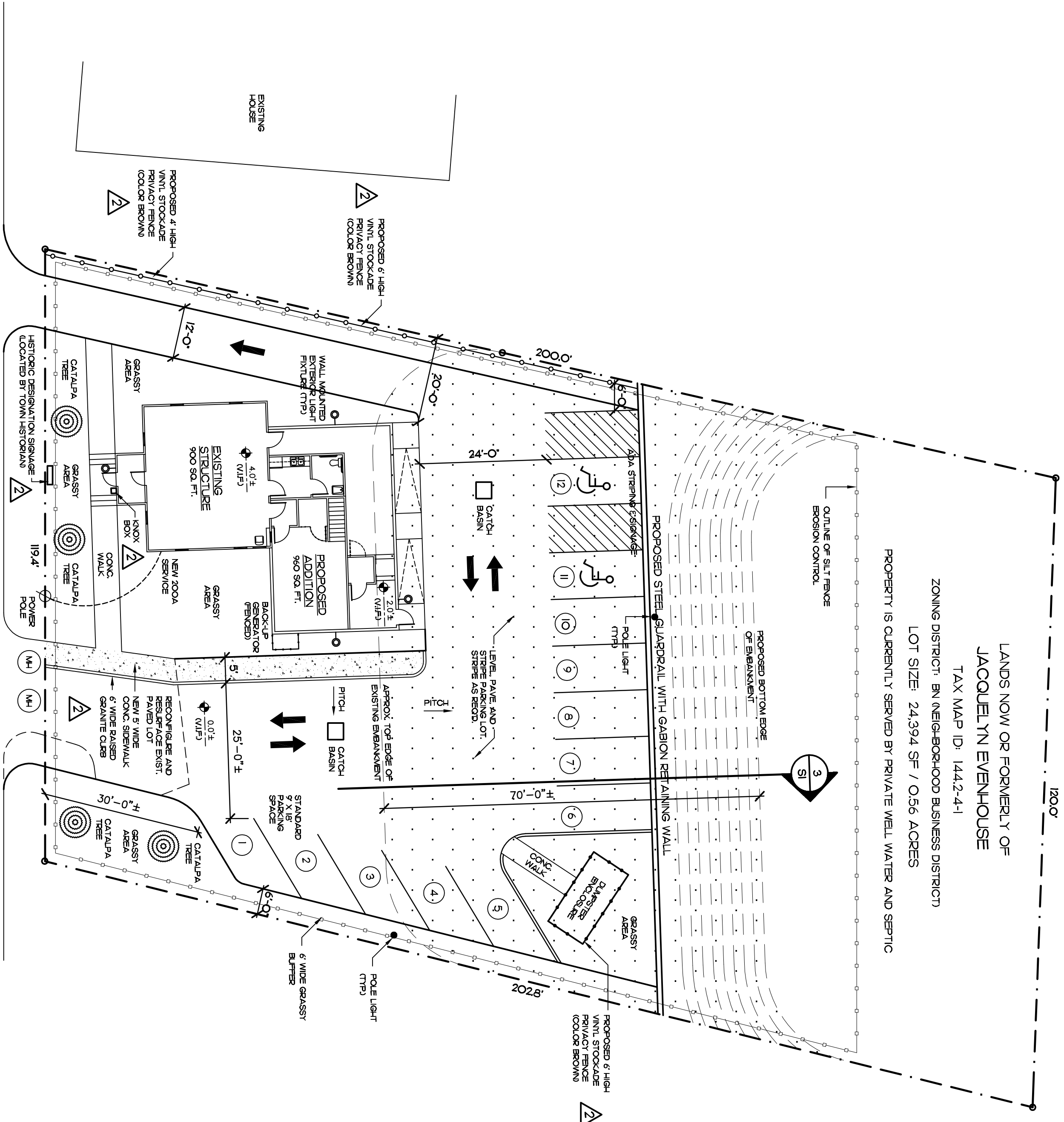


PLAN VIEW • EMBANKMENT

NOT TO SCALE

ADDITIONAL REQUIREMENTS FOR SITE PLAN APPROVAL

1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR DESIGNATING THE SECTION OF BLOOMINGROVE DRIVE IN FRONT OF THE BUSINESS AS A "NO PARKING ZONE" AND COORDINATE WITH THE TOWN BOARD.
2. THE TOWN HISTORIAN SHALL BE RESPONSIBLE FOR PROVIDING, INSTALLING, AND LOCATING THE HISTORIC DESIGNATION SIGNAGE ON THE PROPERTY.
3. ALL NEW PRIVACY FENCING SHALL BE VINYL STOCKADE COLOR BROWN AS APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.
4. THE ROUTE 4 GUIDELINES SHALL BE STRICTLY ADHERED TO FOR ALL EXTERIOR IMPROVEMENTS TO THE PROPERTY.
5. SNOW REMOVAL SHALL BE PERFORMED OFF HOURS AND THE SNOW SHALL BE PUSHED TO THE REAR OF THE PROPERTY, PAST THE STEEL GABION WALL, AND OVER THE EMBANKMENT, WHERE IT WILL DISOLVE INTO THE PROPOSED RIP RAP DRAINAGE SYSTEM. SNOW REMOVAL SHALL NOT INFRINGE STRIPED PARKING SPACES.
6. SHADED PARKING AGREEMENTS WITH NEIGHBORING BUSINESSES, IF REQUIRED, SHALL BE OBTAINED IN WRITING.
7. NEW YORK STATE OFFICE OF CANNABIS MANAGEMENT APPROVAL SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

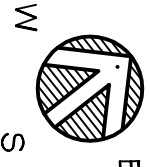


BLOOMINGROVE DRIVE

(THE PROPERTY OWNER SHALL COORDINATE DESIGNATING THE SECTION OF BLOOMINGROVE DRIVE IN FRONT OF THE BUSINESS AS A "NO PARKING ZONE")

PROPOSED SITE PLAN

NOT TO SCALE



CALLED NORTH

Modelli Design & Construction

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Revision No.	Description	Date
1	ADDED NOTES	11-27-23
2	DETAILS FOR	
3	PUBLIC HEARING	
4	REVISED PER PLANNING	12-06-23
5	BOARD COMMENTS AT	
6	11-27-23 PUBLIC MEETING	

PROPOSED BLOOM CANNABIS DISPENSARY

716 BLOOMINGROVE DRIVE

TOWN OF NORTH GREENBUSH, NEW YORK

SITE PLAN

SK1

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