

VICINITY MAP  
MAP NOT TO SCALE

LEGEND

R.O.W.	RIGHT OF WAY	□	MONUMENT
No.	NUMBER	○	IRON ROD
enc.	ENCROACHMENT	○	MANHOLE
P.O.B.	POINT OF BEGINNING	⊕	CATCH BASIN
S.F.	SQUARE FEET	—	SIGN
N/F	NOW OR FORMERLY	•	BOLLARD
(100.00')	RECORD	—	FENCE LINE
150.00	MEASURED	—	GUARD RAIL
N	NORTH	—	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
S	SOUTH	—	TRAFFIC FLOW ACCESS AREA
E	EAST	—	WATER SHUT OFF
W	WEST	—	WATER VALVE
tel.	TELEPHONE	—	HYDRANT
elec.	ELECTRIC	—	GAS VALVE
L	LIBER	—	STREET LIGHT
P.	PAGE	—	LIGHT POLE
•	HANDICAPPED PARKING SPACE	—	TREE SIZE AND TYPE
•	CLEAN OUT	—	TRC= CONIFEROUS TREE
—	STORM LINE	—	TRD= DECIDUOUS TREE
—	SEWER LINE	—	CONCRETE
—	WATER LINE	—	PAVEMENT
—	GAS LINE	—	AREA TO BE CONVEYED IN NOTE NO.1
—	UNDERGROUND ELECTRIC	—	
---	EXISTING CONTOURS	---	

PROPERTY INFORMATION NOTES

1. LAST KNOWN CONVEYANCE FROM JOHN QUADRINI TO JOHN QUADRINI ENTERPRISES LLC IN LIBER 2550 P.66.  
QUADRINI LLC QUIT CLAIM AND ALL RIGHT TITLE AND INTEREST IF ANY, IN AND TO THE STRIP OF LAND, BEING A PORTION OF TAX LOT No. 64.28-1-1 (No. 34 TYRON COURT REAR) TO 1206-1210 WESTERN REALTY LLC, IN LIBER 2963 AT PAGE 705;  
1206-1210 WESTERN REALTY LLC TO 1200 WESTERN AVE. LLC IN LIBER 3085 AT PAGE 189, STATES BEING AND HEREBY INTENDING TO CONVEY THE SAME PREMISES AS CONVEYED IN LIBER 2963 AT PAGE 705.

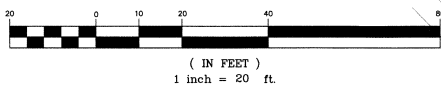
MAP REFERENCES

MAP OF TRYON SUBDIVISION IN THE 13TH WARD OF CITY OF ALBANY, N.Y., PROPERTIES OF JOHN QUADRINI AND LEAN AMODEO, MADE BY BEN B. HERSHBERG, C.E., DATED AUGUST 5, 1959, REVISED NOVEMBER 20, 1959 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON DECEMBER 15, 1959 AS MAP 3736.

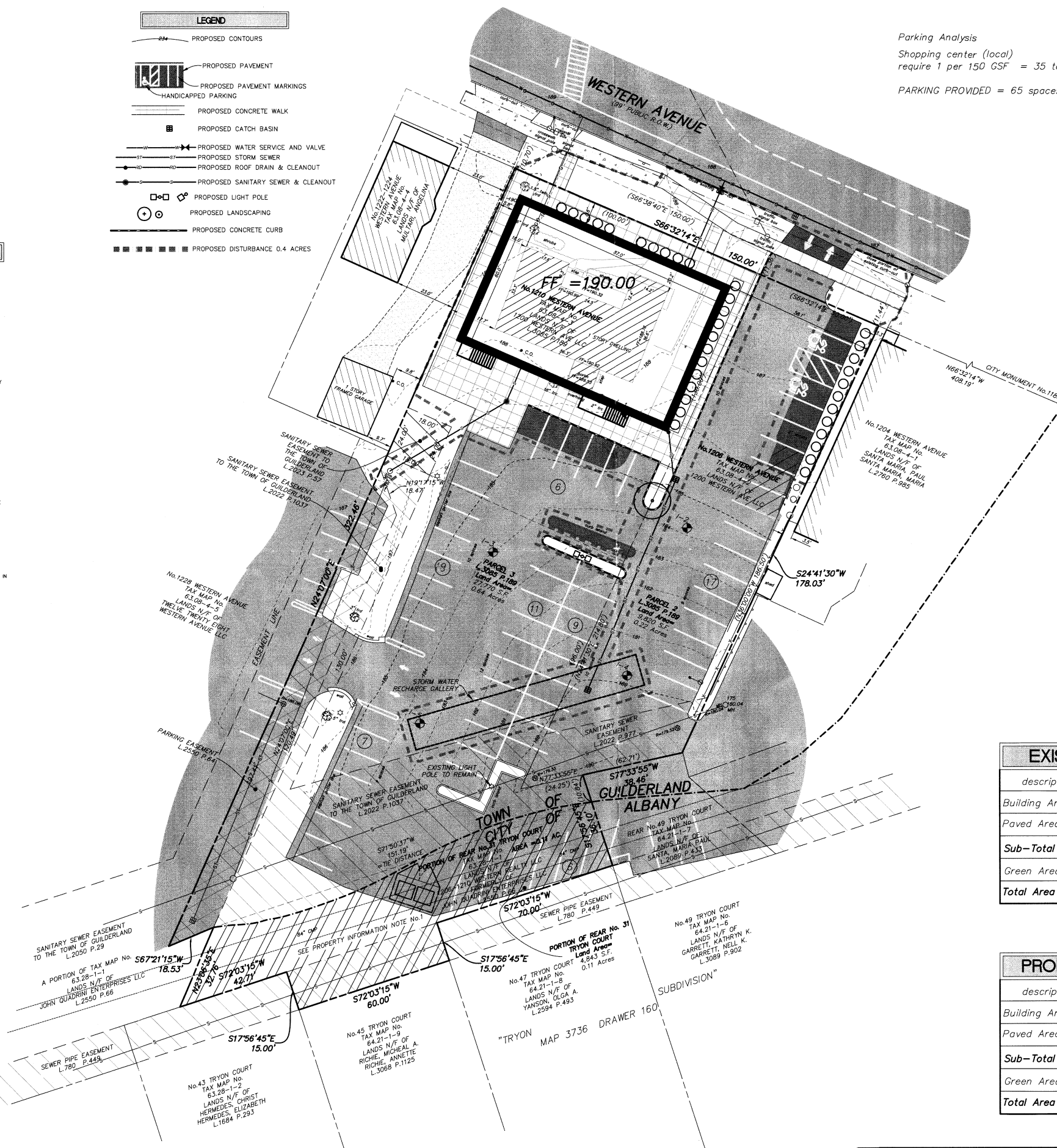
ZONING TABLE

ZONING DISTRICT	GB GENERAL BUSINESS
MAX. LOT COVERAGE	75%
FRONT SET BACK	50'
SIDE SET BACK	25'
REAR SET BACK	50'
MAX. BLDG. HT.	3 STORY 50'

GRAPHIC SCALE



LEGEND	
—	PROPOSED CONTOURS
—	PROPOSED PAVEMENT
—	PROPOSED PAVEMENT MARKINGS
—	HANDICAPPED PARKING
—	PROPOSED CONCRETE WALK
—	PROPOSED CATCH BASIN
—	PROPOSED WATER SERVICE AND VALVE
—	PROPOSED STORM SEWER
—	PROPOSED ROOF DRAIN & CLEANOUT
—	PROPOSED SANITARY SEWER & CLEANOUT
—	PROPOSED LIGHT POLE
—	PROPOSED LANDSCAPING
—	PROPOSED CONCRETE CURB
—	PROPOSED DISTURBANCE 0.4 ACRES



Parking Analysis  
Shopping center (local)  
require 1 per 150 GSF = 35 total spaces  
PARKING PROVIDED = 65 spaces including 2 handicapped

EXISTING SITE COVERAGE STATISTICS

description	s.f.	acres	%
Building Area	1,984	0.05	5.3
Paved Area	25,129	0.58	66.8
Sub-Total Impervious Area	27,113	0.63	72.1
Green Area	10,478	0.23	27.9
Total Area	37,591	0.86	100.0

PROPOSED SITE COVERAGE STATISTICS

description	s.f.	acres	%
Building Area	5,220	0.12	13.9
Paved Area	26,990	0.62	71.8
Sub-Total Impervious Area	32,210	0.74	85.7
Green Area	5,381	0.12	14.3
Total Area	37,591	0.86	100.0

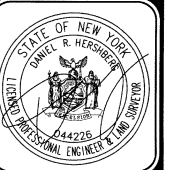
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ALTERATION OF THIS  
DOCUMENT EXCEPT BY A  
LICENSED PROFESSIONAL  
ENGINEER OR LAND  
SURVEYOR, IS ILLEGAL



DATE	4/27/16
REMARKS	BUILDING REUSED
REVISIONS	

PROPOSED SITE PLAN FOR  
No. 1206-1210 WESTERN AVENUE  
TOWN OF GUILDERLAND  
ALBANY COUNTY, NEW YORK

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