

ZONING AND LAND USE:
CHAPTER 190 ATTACHMENT 2
TOWN OF COLONIE
DIMENSIONAL TABLE
[AMENDED 6-28-2007 BY L.L. No. 10-2007; 8-28-2008 BY L.L. No. 8-2008;
5-23-2009 BY L.L. No. 4-2009; 4-11-2013 BY L.L. No. 5-2013]

DISTRICT	BUILDING AND LOT REQUIREMENTS						YARD REQUIREMENTS ¹		
	MAXIMUM HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM (feet)	MINIMUM GREEN SPACE COVERAGE ³	BASE RESIDENTIAL DENSITY (units/acre)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet) ²	REAR SETBACK MINIMUM (feet) ²
IND (INDUSTRIAL)	75	-----	20,000	100	35%	-----	50	2050	15

SITE STATISTICS (17A INTERSTATE)

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	450,636 S.F.		201,672 S.F.	
LOT WIDTH	50'		150.00'	
PAVED/GRAVEL AREA	1,017 S.F.	0.2%	57,340 S.F.	28.5%
GREEN SPACE	449,619 S.F.	99.8%	123,707 S.F.	61.3%
BUILDING AREA	0 S.F.	0.0%	20,625 S.F.	10.2%
TOTAL	450,636 S.F.	100.0%	201,672 S.F.	100.0%

SITE STATISTICS (17 INTERSTATE)

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	53,588 S.F.		166,596 S.F.	
LOT WIDTH	478.17'		370.23'	
PAVED/GRAVEL AREA	26,079 S.F.	48.7%	73,206 S.F.	43.9%
GREEN SPACE	14,107 S.F.	26.3%	59,263 S.F.	35.7%
BUILDING AREA	13,402 S.F.	25.0%	34,027 S.F.	20.4%
TOTAL	53,588 S.F.	100.0%	166,596 S.F.	100.0%

SITE STATISTICS (18 KAIRNES)

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	45,119 S.F.		196,875 S.F.	
LOT WIDTH	746'		254.94'	
PAVED/GRAVEL AREA	27,988 S.F.	62.0%	70,055 S.F.	37.5%
GREEN SPACE	4,756 S.F.	10.6%	74,395 S.F.	39.8%
BUILDING AREA	12,375 S.F.	27.4%	42,375 S.F.	22.7%
TOTAL	45,119 S.F.	100.0%	186,825 S.F.	100.0%

SITE STATISTICS (TOTAL SITE)

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	548,343 S.F.		555,093 S.F.	
LOT WIDTH	775.17'		UNCHANGED	
PAVED/GRAVEL AREA	55,094 S.F.	10.0%	202,318 S.F.	36.5%
GREEN SPACE	468,482 S.F.	85.3%	255,748 S.F.	46.0%
BUILDING AREA	25,777 S.F.	4.7%	97,027 S.F.	17.5%
TOTAL	548,343 S.F.	100.0%	555,093 S.F.	100.0%

PARKING ANALYSIS:

(18 KAIRNES STREET)
REQUIRED:
WAREHOUSE: 1 SPACES PER 1.5 EMPLOYEES ON SHFT OF GREATEST EMPLOYMENT
6 PROPOSED EMPLOYEES/1.5 X 1 SPACES/UNIT = 4 SPACES REQUIRED.
PROVIDED:
35 SPACES (INCLUDES 2 HANDICAP SPACES)
(17 INTERSTATE AVE)
REQUIRED:
WAREHOUSE: 1 SPACES PER 1.5 EMPLOYEES ON SHFT OF GREATEST EMPLOYMENT
6 PROPOSED EMPLOYEES/1.5 X 1 SPACES/UNIT = 4 SPACES REQUIRED.
PROVIDED:
9 SPACES (INCLUDES 1 HANDICAP SPACES)
(17A INTERSTATE AVE)
REQUIRED:
WAREHOUSE: 1 SPACES PER 1.5 EMPLOYEES ON SHFT OF GREATEST EMPLOYMENT
6 PROPOSED EMPLOYEES/1.5 X 1 SPACES/UNIT = 4 SPACES REQUIRED.
PROVIDED:
16 SPACES (INCLUDES 1 HANDICAP SPACES)

SURVEY NOTES:

- INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD MAPPING AND THE MAP REFERENCES AND DOES NOT CONSTITUTE A FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
- TAX MAP DESIGNATION: 53.05-3-38.11, 53.06-2-49.4, & 53.06-2-56.

MAP REFERENCES:

- LOT LINE ADJUSTMENT OF PROPERTY LOCATED AT 80 LOCKROW BOULEVARD AND 49 RAILROAD AVENUE, TOWN OF COLONIE, ALBANY COUNTY, NEW YORK, DATED JUNE 1, 2009, AS PREPARED BY C.I. MALE ASSOCIATES, P.C.
- MAP OF SURVEY, 80 LOCKROW BOULEVARD & 17 INTERSTATE AVENUE, TOWN OF COLONIE, COUNTY OF ALBANY, STATE OF NEW YORK, DATED MAY 24, 2016, AS PREPARED BY BOSWELL ENGINEERING.

SOIL TYPES:

- CO- COLONIE LOAMY FINE SAND ROLLING SOMEWHAT EXCESSIVELY DRAINED MORE THAN 80 INCHES TO WATER TABLE
- U- UDDSAMMENTS URBAN LAND COMPLEX COARSE SAND SOMEWHAT EXCESSIVELY DRAINED MORE THAN 80 INCHES TO WATER TABLE
- U- URBAN LAND
- U- UDDSAMMENTS, SMOOTHED 0-49% SLOPES WELL DRAINED MORE THAN 80 INCHES TO WATER TABLE



TOTAL SITE AREA = 550,885± SF (12.640± ACRES)

ALL PROPERTIES ALONG RAILROAD AVENUE, KAIRNES STREET AND INTERSTATE AVENUE ARE INDUSTRIAL USE.

DATE: JULY 17, 2017	BY: APPROVED	DATE:
RENDER SITE PLAN	BY: APPROVED	DATE:
17, 19 & 21 INTERSTATE AVE. and 18 KAIRNES STREET	BY: APPROVED	DATE:
TOWN OF COLONIE	BY: APPROVED	DATE:
ALBANY COUNTY NEW YORK	BY: APPROVED	DATE:
SCALE: 1" = 40'	BY: APPROVED	DATE:
SHEET NO.	BY: APPROVED	DATE:
RENDER	BY: APPROVED	DATE:
1 OF 1 16017-SITE7.DWG	BY: APPROVED	DATE:

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
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