

# SITE DATA CHART

ZONING DISTRICT: OR - OFFICE RESIDENTIAL USE: SCHOOL (PERMITTED USE)			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	142,011± SF	NO CHANGE
MAXIMUM BUILDING FOOTPRINT	30,000 SF	N/A	21,605 SF (15.2% OF SITE)
MINIMUM LOT WIDTH	100 FEET	487± SF	NO CHANGE
MINIMUM GREEN SPACE	35%	100%	61.7% (87,681 SF)
MAXIMUM IMPERVIOUS SPACE	65%	0%	38.3% (54,330 SF)
MAXIMUM BUILDING HEIGHT	40 FEET	N/A	<40 FEET
BASE COMMERCIAL DENSITY (SF/ACRE)	18,000 MAX.	N/A	12,795 SF/AC
<b>BUILDING SETBACKS</b>			
FRONT (MIN.)	20 FEET	N/A	39.7 FEET
FRONT (MAX.)	20 FEET	N/A	*39.7 FEET
SIDE/BOTH SIDES (MIN.)	10/25 FEET	N/A	135.6/342.9 FEET
REAR (MIN.)	15 FEET	N/A	15.4 FEET
<b>OFF-STREET PARKING</b>			
NUMBER OF SPACES (SEE CALCULATIONS BELOW)	94 SPACES (INCLUDING 4 ADA)	0	*78 SPACES (INCLUDING 4 ADA)
FRONT	15 FEET	N/A	18.6 FEET
EDGE OF SIDEWALK	15 FEET	N/A	18.8 FEET
SIDE	10 FEET	N/A	10.6 FEET
REAR	10 FEET	N/A	11.9 FEET
PARKING AREA LANDSCAPING (AREAS > 20 STALLS)	20 SF/STALL; 20 SF x 78 STALLS = 1,560 SF	N/A	*727 SF (9.3 SF/STALL)

### \* PLANNING BOARD WAIVER REQUIRED

#### OFF-STREET PARKING

**EDUCATIONAL USES**  
 1 SPACE PER TEACHER AND STAFF MEMBER, MAXIMUM SHIFT, PLUS  
 1 SPACE PER CLASSROOM

TOTAL CLASSROOMS = 24  
 ASSUMED # OF TEACHERS AND STAFF = 70  
 SPACES REQUIRED (MIN.) = 94  
 MAX. SPACES PERMITTED: 125% OF REQUIRED (EXCLUDING ADA SPACES) = 117

SPACES PROPOSED: 78 SPACES (INCLUDING 4 ACCESSIBLE PARKING SPACES)

#### PROJECT DATA

1. APPLICANT:  
 BBL CONSTRUCTION SERVICES  
 302 WASHINGTON AVENUE EXT.  
 ALBANY, NY 12203

2. PROPERTY AREA:  
 \*LOT 30--2-6.472 = 3.26± AC

#### PROPOSED LAND USE

\* SCHOOL

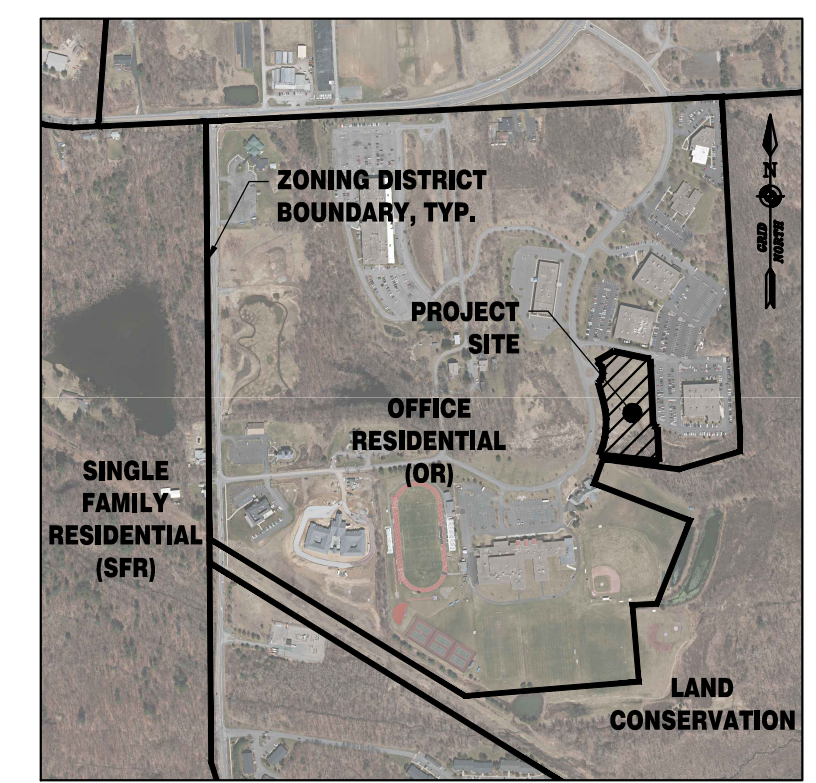
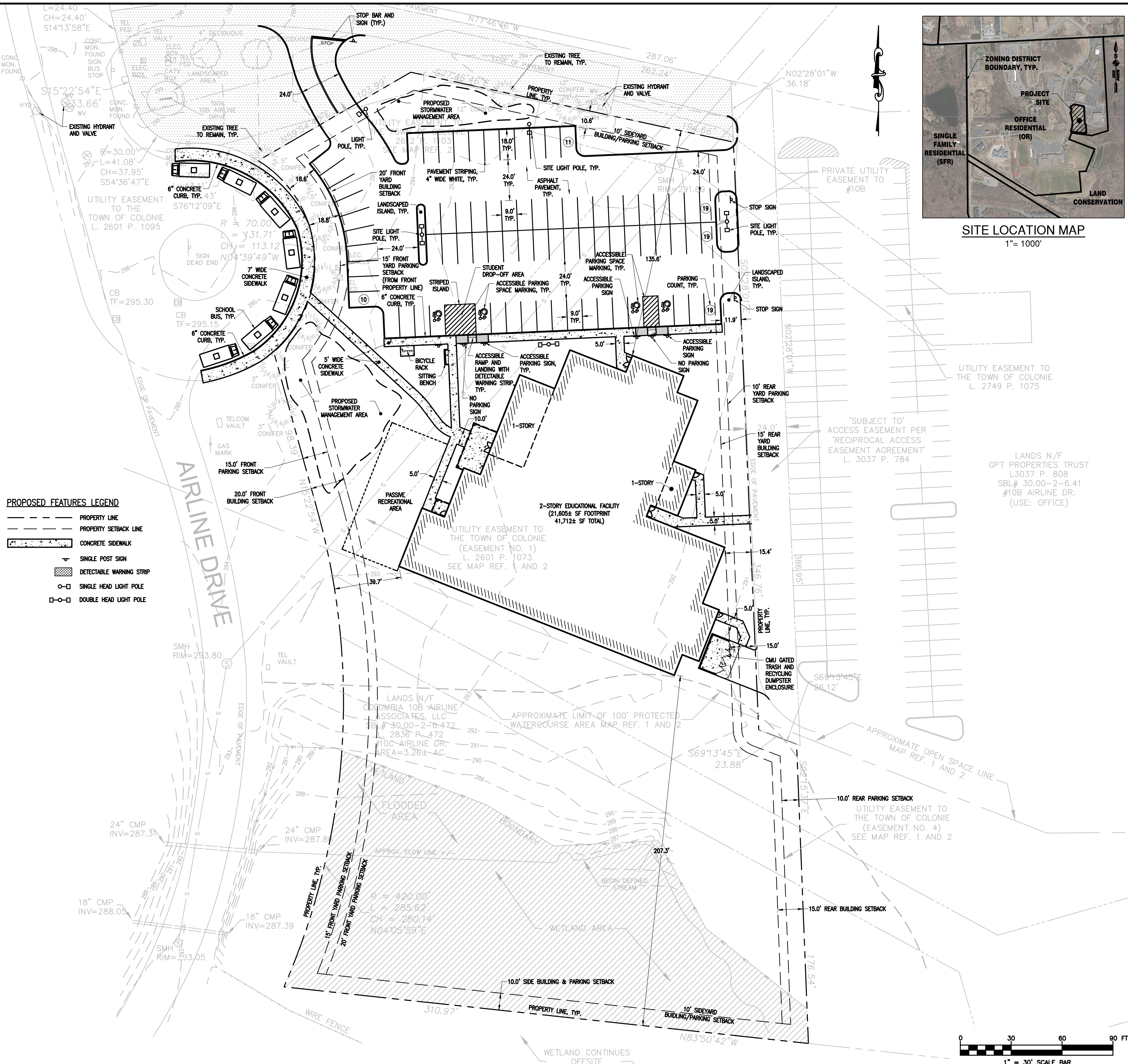
#### CONCEPT PLAN ENVIRONMENTAL NOTES:

- SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAP NO. 3800(C)1770, PANEL NO. 0177 D, DATED MARCH 16, 2015.
- SITE IS NOT LOCATED WITHIN A MAPPED NYSDCE WETLANDS OR 100-FOOT WETLANDS BUFFER PER THE NYSDCE ENVIRONMENTAL RESOURCE MAPPER INTERACTIVE MAPPING APPLICATION AS OF DECEMBER 4, 2018.
- PROJECT PROPERTY CONTAINS ACIDE WETLANDS, HOWEVER, PROJECT SITE DEVELOPMENT IS NOT LOCATED WITHIN AN ARMY CORPS OF ENGINEERS (ACE) WETLANDS PER THE NYSDCE ENVIRONMENTAL RESOURCE MAPPER INTERACTIVE MAPPING APPLICATION, THE US FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WETLANDS MAPPER AND A WETLAND DELINEATION SUMMARY REPORT PREPARED BY INGALLS & ASSOCIATES, LLP, DATED DECEMBER 6, 2018.
- SITE IS LOCATED WITHIN A REGULATED MUNICIPAL SEWER (MS4) COMMUNITY PER THE NYSDCE STORMWATER INTERACTIVE MAP MAPPING APPLICATION AS OF DECEMBER 4, 2018.
- SITE IS LOCATED WITHIN AN AREA DESIGNATED AS A WATERSHED IMPROVEMENT STRATEGY AREA, ANN LEE (SHAWERS) POND WATERSHED, REQUIRING ENHANCED PHOSPHOROUS REMOVAL FROM STORMWATER RUNOFF PER APPENDIX E OF THE NYSDCE SPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY GP-0-15-002, AS OF DECEMBER 4, 2018.
- SITE DISCHARGES TO A NYSDCE SECTION 303(D) IMPAIRED WATERBODY PER THE NYSDCE STORMWATER INTERACTIVE MAP MAPPING APPLICATION AND THE NYSDCE SPDES PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY GP-0-15-002, AS OF DECEMBER 4, 2018.
- SITE IS NOT LOCATED WITHIN A CLASS AA OR AAS WATERSHED PER THE NYSDCE STORMWATER INTERACTIVE MAP MAPPING APPLICATION AS OF DECEMBER 4, 2018.
- SITE CONTAINS AN UNNAMED OR NAMED STREAM PER A WETLAND DELINEATION REPORT PREPARED BY INGALLS & ASSOCIATES, LLC, DATED DECEMBER 6, 2018.
- SITE IS LOCATED OVER A SOLE SOURCE AQUIFER PER USEPA INTERACTIVE MAP OF SSAS AS OF DECEMBER 4, 2018.
- SITE IS NOT LOCATED OVER A NYS PRIMARY AQUIFER PER THE NYSDCE PRIMARY AQUIFERS IN NEW YORK STATE MAP AS OF DECEMBER 4, 2018.
- SITE IS NOT LOCATED WITHIN OR ADJACENT TO A NYS DESIGNATED CRITICAL ENVIRONMENTAL AREA PER THE NYSDCE CRITICAL ENVIRONMENTAL AREA WEBSITE AS OF DECEMBER 4, 2018.
- SITE IS LOCATED WITHIN AN AREA MAPPED AS AN ARCHAEOLOGICAL SENSITIVE AREA PER THE NYS CULTURAL RESOURCE INFORMATION SYSTEM (CRS) WEBSITE AS OF DECEMBER 4, 2018.
- SITE DOES NOT CONTAIN BUILDINGS LISTED ON THE NATIONAL REGISTER BUILDING LISTINGS PER THE NYS CULTURAL RESOURCE INFORMATION SYSTEM (CRS) WEBSITE AS OF DECEMBER 4, 2018.
- SITE DOES NOT CONTAIN ANY NYSDCE RARE PLANTS OR ANIMALS PER THE NYSDCE ENVIRONMENTAL RESOURCE MAPPER INTERACTIVE MAPPING APPLICATION AS OF DECEMBER 4, 2018.
- SITE MAY CONTAIN US FISH AND WILDLIFE (USF&W) THREATENED OR ENDANGERED SPECIES OR CRITICAL HABITATS PER THE USF&W IPAC INFORMATION FOR PLANNING AND CONSULTATION ONLINE SYSTEM AS OF DECEMBER 4, 2018.
- SITE IS NOT LOCATED WITHIN A NYS COASTAL ZONE AREA PER NYS DEPARTMENT OF STATE COASTAL BOUNDARY MAP AS OF DECEMBER 4, 2018.

**NOTES:**  
 1. THIS PLAN IS BASED ON SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", LAST REVISED JANUARY 21, 2019, PREPARED BY INGALLS & ASSOCIATES, LLP.

#### PROPOSED FEATURES LEGEND

- PROPERTY LINE
- - - PROPERTY SETBACK LINE
- ▬ CONCRETE SIDEWALK
- SINGLE POST SIGN
- ▨ DETECTABLE WARNING STRIP
- SINGLE HEAD LIGHT POLE
- DOUBLE HEAD LIGHT POLE

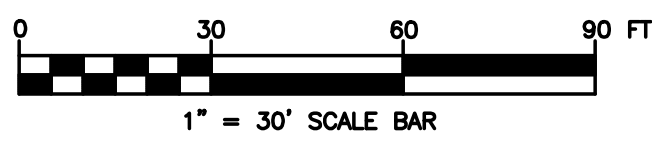


SITE LOCATION MAP  
 1" = 1000'

UTILITY EASEMENT TO THE TOWN OF COLONIE L. 2749 P. 1075

'SUBJECT TO' ACCESS EASEMENT PER 'RECIPROCAL ACCESS EASEMENT AGREEMENT' L. 3037 P. 784

LANDS N/F GPT PROPERTIES TRUST L3037 P. 808 SBL# 30.00-2-6.41 #10B AIRLINE DR. (USE: OFFICE)



# BOCES BUILDING

10C Airline Drive  
 Colonie, NY 12205

## BBL Construction Services

302 Washington Avenue Extension  
 Albany, NY 12203



Bergmann Associates, Architects, Engineers,  
 Landscape Architects & Surveyors, D.P.C.  
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 Albany, NY 12203

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DATE	DESCRIPTION
01/16/2019	UPDATED BLDG. FOOTPRINT, PARKING, & ADDED TRASH ENCLOSURE
01/29/2019	UPDATED PARKING & TRASH ENCLOSURE TO MEET SETBACK REQ'TS.

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Project Manager: <b>G. URSPRUNG, PE</b>	Checked By: <b>S. HARRISON</b>
Drawn By: <b>S. HARRISON</b>	Printed By: <b>W. DARBOUZE, EIT</b>
Date: <b>DECEMBER 13, 2018</b>	Project Number: <b>12989.00</b>

### CONCEPT SITE PLAN

# CP-100