



**STANDARD NOTES:**

1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY ACT (SEQA), AND ALL APPLICABLE LOCAL ORDINANCES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY MATERIALS OR EQUIPMENT UNLESS SUCH USE IS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT OR UNLESS SUCH USE IS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. ALL UTILITIES SHALL BE SHOWN AND LOCATED IN ACCORDANCE WITH THE RECORD DRAWINGS AND THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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**MAP REFERENCES:**

1. PROPOSED COMMERCIAL SUBDIVISION OF 100 AC. 100-1-1-1, 100-1-1-2, 100-1-1-3, 100-1-1-4, 100-1-1-5, 100-1-1-6, 100-1-1-7, 100-1-1-8, 100-1-1-9, 100-1-1-10, 100-1-1-11, 100-1-1-12, 100-1-1-13, 100-1-1-14, 100-1-1-15, 100-1-1-16, 100-1-1-17, 100-1-1-18, 100-1-1-19, 100-1-1-20, 100-1-1-21, 100-1-1-22, 100-1-1-23, 100-1-1-24, 100-1-1-25, 100-1-1-26, 100-1-1-27, 100-1-1-28, 100-1-1-29, 100-1-1-30, 100-1-1-31, 100-1-1-32, 100-1-1-33, 100-1-1-34, 100-1-1-35, 100-1-1-36, 100-1-1-37, 100-1-1-38, 100-1-1-39, 100-1-1-40, 100-1-1-41, 100-1-1-42, 100-1-1-43, 100-1-1-44, 100-1-1-45, 100-1-1-46, 100-1-1-47, 100-1-1-48, 100-1-1-49, 100-1-1-50, 100-1-1-51, 100-1-1-52, 100-1-1-53, 100-1-1-54, 100-1-1-55, 100-1-1-56, 100-1-1-57, 100-1-1-58, 100-1-1-59, 100-1-1-60, 100-1-1-61, 100-1-1-62, 100-1-1-63, 100-1-1-64, 100-1-1-65, 100-1-1-66, 100-1-1-67, 100-1-1-68, 100-1-1-69, 100-1-1-70, 100-1-1-71, 100-1-1-72, 100-1-1-73, 100-1-1-74, 100-1-1-75, 100-1-1-76, 100-1-1-77, 100-1-1-78, 100-1-1-79, 100-1-1-80, 100-1-1-81, 100-1-1-82, 100-1-1-83, 100-1-1-84, 100-1-1-85, 100-1-1-86, 100-1-1-87, 100-1-1-88, 100-1-1-89, 100-1-1-90, 100-1-1-91, 100-1-1-92, 100-1-1-93, 100-1-1-94, 100-1-1-95, 100-1-1-96, 100-1-1-97, 100-1-1-98, 100-1-1-99, 100-1-1-100.
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**WAIVER REQUESTED:**

- 1) PARKING WITHIN 15 FEET OF AUTO PARK DRIVE.

**SITE DATA:**

**EXISTING:**  
 PROPERTY ADDRESS: 14, 15 & 16 PLAZA DRIVE (PRIVATE DRIVE)  
 AREA: 68,778 SQ. FT. (1.25 AC.)  
 TAX MAP PARCEL NO.: 100-3-1-1, 100-3-1-2, 100-3-1-3 & 100-3-1-4  
 FRONTAGE: SETBACK ALONG AUTO PARK DR.  
 EXISTING LAND USE: OFFICE BUILDING & VACANT.  
 TOPOGRAPHY: MODERATELY SLOPING.  
 UTILITIES: MUNICIPAL WATER ALONG ROAD FRONTAGE AND SANITARY SEWER AVAILABLE OFF-SITE TO THE NORTH ALONG PLAZA DRIVE.  
 EXISTING PARKING SPACES: 109

- A) THE PROPERTY IS LOCATED PARTIALLY WITHIN THE LATHAM WATER DISTRICT.
- B) THE PROJECT SITE IS LOCATED ON THE NORTHERLY SIDE OF AUTO PARK DR. AND THE EASTERN SIDE OF THE ADIRONDACK NORTHWAY (87) IS SUBJECT TO ROADWAY TRAFFIC NOISES AND ODORS.
- C) THE PROJECT SITE IS NOT SUBJECT TO ANY SIGNIFICANT OR UNUSUAL VISUAL FEATURES.
- D) THE SUBJECT PROPERTY LIES IN A COMMERCIAL OFFICE (CO) ZONE.
- E) THE SUBJECT PROPERTY DOES NOT CONTAIN ANY FEDERAL WETLANDS AND/OR NYS WETLANDS.
- F) THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
- G) THE SUBJECT PROJECT SITE IS LOCATED IN THE LATHAM FIRE DISTRICT.

**SITE STATISTICS**

	EXISTING	% CHG.	PROPOSED	% CHG.
LOT SIZE	68,778 SF		UNCHANGED	
LOT WIDTH	687.8 FT		UNCHANGED	
PAVED AREA	85,000 SF	135	34,354 SF	39.3
OPEN SPACE	34,778 SF	50.4	33,424 SF	96.1
BUILDING AREA	18,400 SF	2.8	21,282 SF	11.3
TOTAL	68,778 SF	100.0	68,778 SF	100.0

**PARKING ANALYSIS:**  
 PROPOSED OFFICE SPACE:  
 PARKING REQUIRED: 271,888 SF G.F.A. OFFICE SPACE / 285 = 954 SPACES  
 PARKING PROVIDED: 1,203 SPACES (INCLUDES 29 HANDICAP)

**OWNER/APPLICANT:**  
 FIRST COLUMBIA CENTURY PLAZA, LLC  
 22 CENTURY HILL DRIVE  
 LATHAM, N.Y. 12110

**ZONING AND LAND USE:**  
 CHAPTER 190 ATTACHMENT 2  
 TOWN OF COLONIE DIMENSIONAL TABLE  
 (AMENDED 6-28-2007 BY L.L. NO. 16-2007, 8-28-2009 BY L.L. NO. 8-2009, 8-21-2009 BY L.L. NO. 8-2009, 8-11-2010 BY L.L. NO. 8-2010)

DISTRICT	MINIMUM BUILDING HEIGHT (feet)	MINIMUM BUILDING FOOTPRINT COVERAGE (%)	LOT AREA (square feet)	LOT WIDTH AND FRONTAGE (feet)	MINIMUM GREEN SPACE COVERAGE (%)	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (units/acre)	FRONT SETBACK (feet)	SIDE SETBACK (feet)	REAR SETBACK (feet)	MINIMUM YARD WIDTH (feet)
CO (COMMERCIAL OFFICE)	35	—	28,000	100	15%	—	18,000 <sup>10</sup>	25	20 ft	15	—

**ADVANCE ENGINEERING & SURVEYING, LLC**  
 CONSULTING IN CIVIL ENGINEERING, SURVEYING, LAND SURVEYING & DEVELOPMENTAL COMMERCIAL AND RESIDENTIAL PROJECTS  
 1000 ROUTE 92, SUITE 100, LATHAM, NY 12110  
 PHONE: (518) 832-7272  
 FAX: (518) 832-7273  
 EMAIL: info@aesllc.com  
 WWW: www.aesllc.com

**PROJECT:** PROPOSED OFFICE BUILDINGS  
**STREET NO.:** 14, 15 & 16 PLAZA DRIVE  
**TAX ID:** 100-3-1-1, 100-3-1-2, 100-3-1-3 & 100-3-1-4  
**TOWN OF COLONIE:** TOWN OF COLONIE  
**COUNTY OF ALBANY:** COUNTY OF ALBANY  
**DATE:** DECEMBER 12, 2016  
**SCALE:** 1" = 40'

**SHEET NO.:** SITE  
 3 OF 10 18173-SITE2

Call 811 before you dig