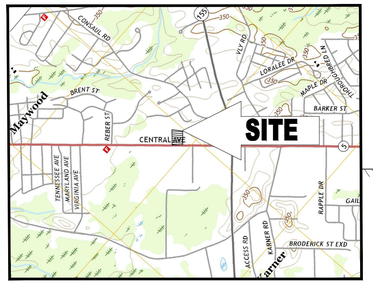
Legend

Zoning Overlay Districts
- Airport Noise Overlay
- Conservation Development Overlay
- Historic Overlay

Zoning Districts
- Airport Business Area (ABA)
- Cemetery (CEM)
- Commercial Office (CO)
- Commercial Office Residential (COR)
- Highway Commercial Office Residential (HCOR)
- Industrial
- Land Conservation
- Multi-Family Residential (MFR)
- Neighborhood Commercial Office Residential (NCOR)
- Office Residential (OR)
- PDD
- Single-Family Residential (SFR)

ZONING MAP

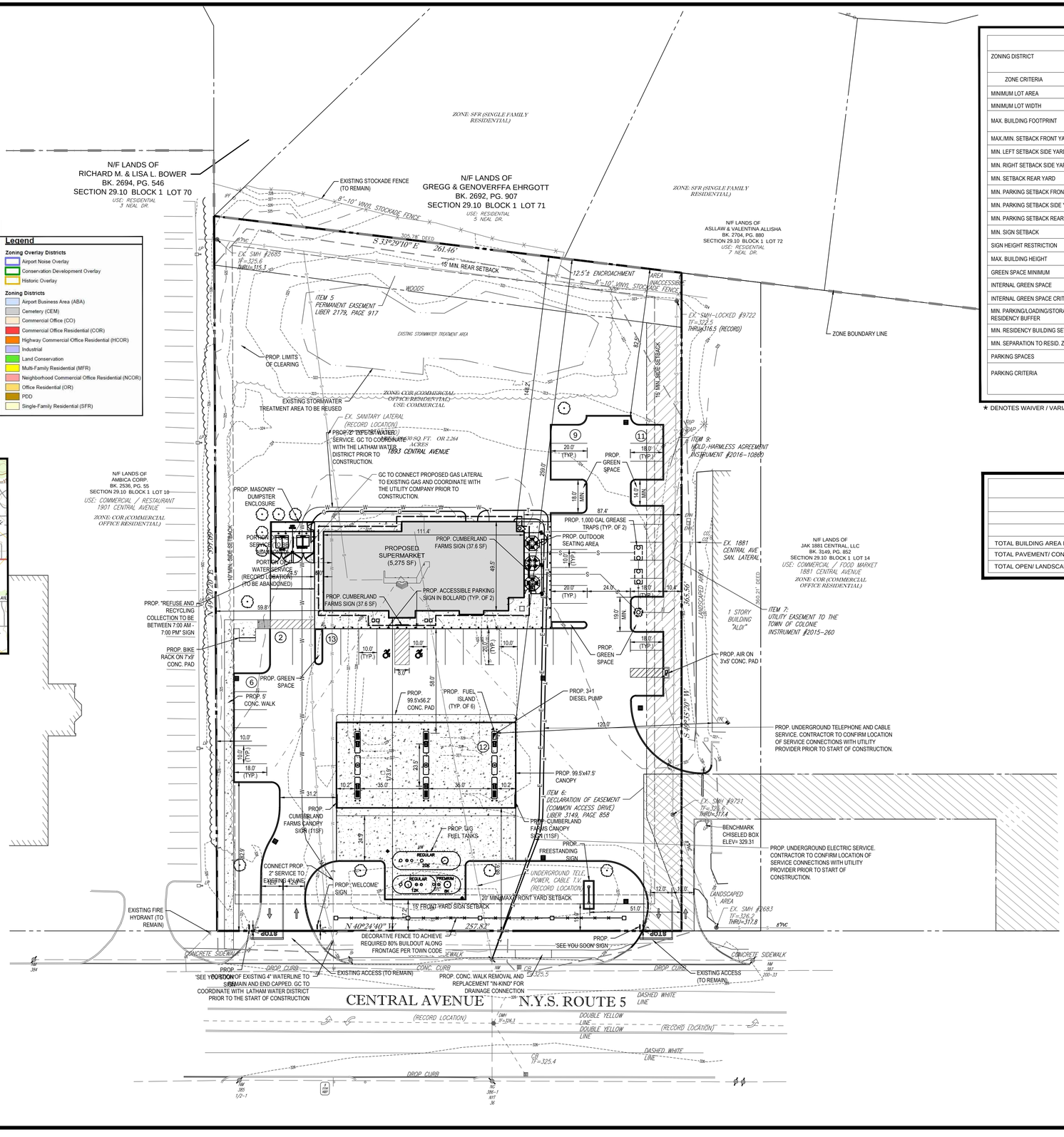
SCALE: NTS



LOCATION MAP

SCALE: 1"=2000'

811 Know what's below. Call before you dig.



ZONING ANALYSIS TABLE

ZONING DISTRICT	COR - COMMERCIAL OFFICE RESIDENTIAL SUPERMARKET IS A PERMITTED USE		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SQFT	98,628 SQFT ±	UNCHANGED
MINIMUM LOT WIDTH	100 FT	258 FT ±	258 FT ±
MAX. BUILDING FOOTPRINT	30,000 SQFT	6,381 SQFT ±	10,001 SQFT
MAX./MIN. SETBACK FRONT YARD	20'	85.4 FT ±	68.6 FT ± *
MIN. LEFT SETBACK SIDE YARD	10' ONE SIDE / 25' TOTAL	82.0 FT ±	59.8 FT ±
MIN. RIGHT SETBACK SIDE YARD	10' ONE SIDE / 25' TOTAL	115.3 FT ±	87.4 FT ±
MIN. SETBACK REAR YARD	15'	157.9 FT ±	148.2 FT ±
MIN. PARKING SETBACK FRONT YARD	15'	111 FT ±	82.9 FT ±
MIN. PARKING SETBACK SIDE YARD	10'	52 FT ±	10.0 FT ±
MIN. PARKING SETBACK REAR YARD	15'	70 FT ±	82.5 FT ±
MIN. SIGN SETBACK	15'	19 FT ±	15 FT ±
SIGN HEIGHT RESTRICTION	20'	20'±	25'-0"
MAX. BUILDING HEIGHT	75'	30'±	32'-10"
GREEN SPACE MINIMUM	35%	40% ±	52% ±
INTERNAL GREEN SPACE	1060 SF	0	1069 SF
INTERNAL GREEN SPACE CRITERIA	20 SF/ PARKING SPACE (BASED ON 53 SPACES) = 1060 SQFT		
MIN. PARKING/LOADING/STORAGE RESIDENCY BUFFER	50 FT	152 FT ±	82.5 FT ±
MIN. RESIDENCY BUILDING SETBACK	100 FT	152 FT ±	148.2 FT ±
MIN. SEPARATION TO RESID. ZONE	100 FT	152 FT ±	148.2 FT ±
PARKING SPACES	53	103	53 (W/ CANOPY PARKING)
PARKING CRITERIA	1 SPACES / 100 SF GROSS FLOSS AREA 5,275 SF / 100 = 53		

* DENOTES WAIVER / VARIANCE REQUIRED.

OVERALL SITE STATISTICS

	EXISTING			PROPOSED		
	S.F.	ACRES	% COV.	S.F.	ACRES	% COV.
	98,630	2.26	100%	98,630	2.26	100%
TOTAL BUILDING AREA FOOTPRINT	6,381	0.15	6.7%	10,171	0.23	10.3%
TOTAL PAVEMENT/ CONC. AREA	57,795	1.33	58.8%	37,468	0.86	38.0%
TOTAL OPEN/ LANDSCAPE AREA	34,184	0.78	34.5%	50,991	1.17	51.7%

TOWN OF COLONIE APPROVAL

30 15 7.5 0 30

1"= 30'

BOHLER ENGINEERING

SITE/CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

UPSTATE NEW YORK
NEW ENGLAND
NEW JERSEY
NEW YORK METRO
NEW YORK, NY
NEW JERSEY

PHILADELPHIA, PA
LEHIGH VALLEY, PA
SOUTH JERSEY, NJ
REHOBOTH BEACH, DE
BALTIMORE, MD
SOUTHERN MARYLAND

NORTHERN VIRGINIA
CENTRAL VIRGINIA
RALEIGH, NC
CHARLOTTE, NC
TAMPA, FL
ORLANDO, FLORIDA

THE ARCHITECTURAL WORKS DEPICTED HEREON ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE PROTECTED BY FEDERAL COPYRIGHT LAWS. ANY UNAUTHORIZED USE OF THESE PLANS, INCLUDING BUILDING FROM THESE PLANS, IS A VIOLATION OF THE LAW. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

PRELIMINARY

PROJECT No.:	B160141
DRAWN BY:	AKS
CHECKED BY:	JRG
DATE:	01/03/2018
SCALE:	AS NOTED
CAD I.D.:	B160141SS00

PROJECT:

SITE DEVELOPMENT PLANS

FOR

Cumberland FARMS

LOCATION OF SITE

1893 CENTRAL AVENUE
TOWN OF COLONIE
ALBANY COUNTY
STATE OF NEW YORK

BOHLER ENGINEERING

17 COMPUTER DRIVE WEST
ALBANY NY, 12205
Phone: (518) 438-9900
Fax: (518) 438-0900
www.BohlerEngineering.com

W.D. GOEBEL
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 071284-1
VERMONT LICENSE No. 7735
CONNECTICUT LICENSE No. 21854
NEW HAMPSHIRE LICENSE No. 10289
MASSACHUSETTS LICENSE No. 42644
OHIO LICENSE No. E-68329

SHEET TITLE:

CONCEPT SITE PLAN

SHEET NUMBER:

2

OF 2

REV 0