



SITE LOCATION  
N.T.S

SITE STATISTICS ZONE: COMMERCIAL OFFICE RESIDENTIAL (COR)			
	REQUIRED	EXISTING	PROPOSED
PARCEL SIZE	20,000 SF MIN	271,621 SF	271,621 SF
BUILDING FOOTPRINT	30,000 SF MAX	14,694 SF (5.4%)	17,000 SF (6.3%)
PAVEMENT AREA	N/A	12,393 SF (4.6%)	100,555 SF (37.0%)
GREENSPACE AREA	35% MIN.	244,534 SF (90.0%)	154,066 SF (56.7%)
FRONT SETBACK	20'	59'	69'
SIDE SETBACK	0'	66'	32'
REAR SETBACK	15'	246'	215'

PARKING ANALYSIS		
DESCRIPTION	REQUIRED	PKG SPACES REQ'D
MOTOR VEHICLE SALE AREA	1 SPACE/500 SF	19 SPACES
EMPLOYEE	1 SPACE/EMPLOYEE	30 SPACES
SERVICE	3 SPACES/BAY	27 SPACES
TOTAL SPACES REQUIRED		76 SPACES PLUS ANY SPACES REQUIRED FOR DISPLAY & INVENTORY
TOTAL SPACES PROVIDED		80 SPACES PLUS AN ADDITIONAL 121 FOR DISPLAY & INVENTORY 201 SPACES TOTAL
INTERIOR GREENSPACE		4,040 SF REQ'D 4,933 SF PROVIDED

**PARKING ZONES:**

- VEHICLE SALES VISITORS PARKING - 20 SPACES
- EMPLOYEE PARKING AREA - 32 SPACES
- SERVICE VEHICLE PARKING AREA - 28 SPACES
- DISPLAY PARKING AREA - 57 SPACES
- INVENTORY PARKING AREA - 64 SPACES

- MAP REFERENCES:**
- "Proposed Preliminary Site Plan for DePaula Maserati and Alfa Romeo" Town of Colonie, Albany County, New York prepared by Hershberg & Hershberg Consulting Engineers & Land Surveyors, Dated February 28, 2017, Bearing Dwg. No. 170046.

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
7/23/19	REVISED PER TOWN COMMENTS	MAC	FGP	FGP

<b>CONCEPT PLAN</b>	
<b>DEPAULA MAZDA 947 TROY SCHENECTADY ROAD</b>	
TOWN OF COLONIE	ALBANY COUNTY, NEW YORK
<b>C.T. MALE ASSOCIATES</b>	
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SHEET 1 OF 1	
DWG. NO: 18-0506	