

EXISTING SITE COVERAGE STATISTICS			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	300,017	6.89	100.00%
IMPERVIOUS AREA	22,456	0.51	7.4
BUILDING COVERAGE	6,911	0.15	2.2
PAVEMENT/SIDEWALK COVERAGE	15,545	0.36	5.2
PERVIOUS AREA	277,561	6.38	92.6

PROPOSED SITE COVERAGE STATISTICS			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	300,017	6.89	100.00%
IMPERVIOUS AREA	126,815	2.91	42.3
BUILDING COVERAGE	26,260	0.60	8.8
PAVEMENT/SIDEWALK COVERAGE	100,555	2.31	33.5
PERVIOUS AREA	173,202	3.98	57.7

PROPOSED SITE COVERAGE STATISTICS WITH BANKED PARKING			
DESCRIPTION	S.F.	ACRES	%
GROSS SITE AREA	300,017	6.89	100.00%
IMPERVIOUS AREA	138,692	3.18	46.2
BUILDING COVERAGE	26,260	0.60	8.8
PAVEMENT/SIDEWALK COVERAGE	112,432	2.58	37.4
PERVIOUS AREA	161,325	3.7	53.8

PARKING ANALYSIS TABLE			
description	requirement	quantity	# required
omusement	1/50 sf	10,000 sf	200
total spaces required			200
total spaces provided (INCLUDING 6 H.C.)			208
BANKED PARKING			35

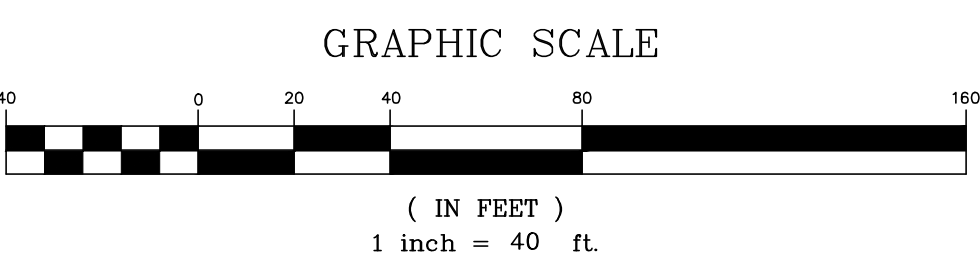
**ZONING INFORMATION**  
 ABA DISTRICT  
 AIRPORT BUSINESS AREA

MIN. FRONT YARD<sup>4</sup> 50 FEET  
 MIN. SIDE YARD<sup>5</sup> 20 FEET MINIMUM EACH SIDE  
 50 FEET TOTAL OF BOTH SIDES  
 MIN. REAR YARD<sup>5</sup> 15 FEET  
 MAX. BUILDING HEIGHT<sup>1</sup> 75 FEET  
 MIN. LOT AREA 20,000 S.F.  
 MIN. LOT WIDTH & FRONTAGE 100 FEET  
 MIN. GREEN SPACE COVERAGE 35%

1. WITH THE EXCEPTION OF CHURCH TOWERS, SPIRES, OR BELFRIES; FLAGPOLES; WATER TANKS; ELEVATOR BULKHEADS; OR STAIRWAY ENCLOSURES; A PARAPET WALL MAY EXTEND NOT MORE THAN EIGHT FEET ABOVE THE MAXIMUM HEIGHT. THE PEAK OF A PITCHED ROOF MAY NOT EXTEND MORE THAN 15 FEET ABOVE THE MAXIMUM HEIGHT. BUILDING-MOUNTED ACCESSORY STRUCTURES SUCH AS COMMUNICATIONS ANTENNAE SHALL NOT EXCEED THE MAXIMUM HEIGHT OR THE HIGHEST POINT OF THE BUILDING, WHICHEVER IS GREATER.  
 2. THE MINIMUM LOT WIDTH SHALL BE MAINTAINED CONTINUOUSLY BETWEEN THE FRONT LOT LINE AND THE FRONT BUILDING SETBACK LINE, AND SHALL BE PROVIDED AT ALL POINTS ALONG THE FRONT BUILDING SETBACK LINE. FOR EACH FRONT YARD, THE MINIMUM LOT FRONTAGE SHALL APPLY TO EACH STREET ON A CORNER LOT OR THROUGH LOT.  
 4. MINIMUM FRONT YARD SETBACKS APPLY ONLY TO NEW CONSTRUCTION AND NOT TO RENOVATION OF EXISTING STRUCTURE.  
 5. ALL NON-RESIDENTIAL STRUCTURES AND RELATED PARKING, LOADING, REFUSE, CONTAINMENT AREAS, AND STORAGE AREAS MUST BE SET BACK A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE BOUNDARY OF ANY ADJACENT LOT WITH AN EXISTING SINGLE-FAMILY USE, EXCEPT IN THE NCR DISTRICT.

ZONING INFORMATION ADOPTED FROM:  
 WWW.COLONIE.ORG

SETBACK LINES DEPICT CURRENT ZONING REGULATIONS AND DO NOT NECESSARILY CORRESPOND WITH REGULATIONS WHEN SUBJECT PARCEL WAS DEVELOPED.



**NOTES**

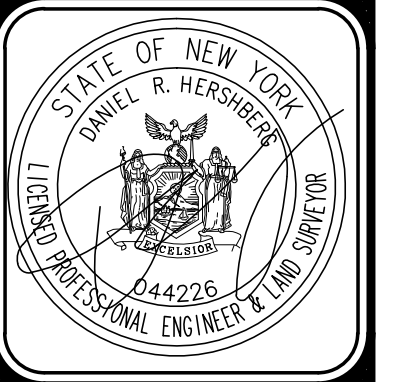
1. ALL EXISTING WATER SERVICES FROM BUILDINGS TO BE DEMOLISHED MUST BE ABANDONED.
2. WATER SERVICES TO BE ABANDONED BY LWD ARE AT THE OWNER'S EXPENSE.

NOTE:  
 TOPOGRAPHIC AND PROPERTY LINE SURVEY PROVIDED BY OWNER

FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION

**HERSHBERG & HERSHBERG**  
 Consulting Engineers and Land Surveyors  
 18 Locust Street  
 Albany, New York 12203

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL



DATE	REVISIONS

**SITE PLAN**  
 941 ALBANY SHAKER ROAD  
 TOWN OF COLONIE  
 ALBANY COUNTY, NY

APPLICANT: FERRARO ENTERTAINMENT INC.  
 1035 STATE ROUTE 9  
 QUEENSBURY, NY 12084

FILE: 170369  
 DATE: 6/27/18  
 SCALE: 1"=40'

