

LANDS N/F OF
UPSTATE SPECIALTY PROP LLC
BK. 3130, PG. 1035
ZONING: HCOR
USE: VETERINARY CLINIC

2 STORY
OFFICE BUILDING
10,000 SF GROUND LEVEL
(20,000 SF TOTAL)
LOT No. 1
AREA = 73,877± SF
OR 1.70 AC

TOTAL AREA =
123,552± SF
(2.84± ACRES)

1 STORY
SELF STORAGE FACILITY
10,783 SF (17 UNITS)

LOT No. 2
AREA = 49,675± SF
OR 1.14 AC

SITE DATA:

EXISTING:
PROPERTY ADDRESS: 37 OLD SPARROWBUSH ROAD
AREA: 123,552± SF (2.84 ± AC.)
TAX MAP PARCEL NO.: 19.01 - 2 - 1.1.
FRONTAGE: 498.75' ALONG OLD SPARROWBUSH ROAD.
EXISTING LAND USE: VACANT LAND
TOPOGRAPHY: MODERATELY SLOPING
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE.
EXISTING PARKING SPACES: 0

- A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
- B) THE PROJECT SITE IS LOCATED ON THE WESTERLY SIDE OF OLD SPARROWBUSH RD. AND 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 HIGHWAY COMMERCIAL OFFICE RESIDENTIAL (HCOR) ZONE.
- E) THE SUBJECT PROPERTY CONTAINS 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	% COV.	PROPOSED Lot No. 1	% COV.	PROPOSED Lot No. 2	% COV.
LOT SIZE	123,552 S.F.		73,877 S.F.		49,675 S.F.	
LOT WIDTH	498.75'		100.00'		398.75'	
PAVED AREA	0 S.F.	0.0	33,940 S.F.	46.0	16,432 S.F.	33.1
GREEN SPACE	123,552 S.F.	100.0	29,937 S.F.	40.5	22,460 S.F.	45.2
BUILDING AREA	0 S.F.	0.0	10,000 S.F.	13.5	10,783 S.F.	21.7
TOTAL	123,552 S.F.	100.0	73,877 S.F.	100.0	49,675 S.F.	100.0

PARKING ANALYSIS:

PROPOSED OFFICE (GENERAL):
PROPOSED USE: 20,000 SF OFFICE (GENERAL)
PARKING REQUIRED: 1 SPACE PER 225 SF GROSS FLOOR AREA
20,000 x 1 SPACE/225 SF = 89 SPACES
PARKING PROVIDED: 89 SPACES (INCLUDES 4 ACCESSIBLE SPACES)

PROPOSED SELF STORAGE FACILITY:
PROPOSED USE: 10,783 SF SELF STORAGE FACILITY (17 UNITS)
PARKING REQUIRED: 1 SPACE PER 40 UNITS
PARKING PROVIDED: 20 SPACES (INCLUDES 1 ACCESSIBLE SPACE)

SURVEY NOTES:

- BASE MAPPING, INCLUDING BOUNDARY LINE, PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS SUPPLIED IN ELECTRONIC FORMAT BY S.Y. KIM LAND SURVEYOR, P.C. AND DOES NOT CONSTITUTE A FIELD SURVEY BY ADVANCE ENGINEERING & SURVEYING, P.L.C.
- TAX MAP DESIGNATION: 19.01 - 2 - 1.1.

MAP REFERENCE:

SITE PLAN FOR LANDS OF MICHAEL GIOVANONE (37 OLD SPARROWBUSH ROAD), TOWN OF COLONIE, ALBANY COUNTY, N.Y., DATED MARCH 13, 2007, LAST REVISED JULY 14, 2010, AS PREPARED BY S.Y. KIM LAND SURVEYOR, P.C. AND RECEIVED TOWN OF COLONIE SITE PLAN APPROVAL SEPTEMBER 30, 2010.

APPLICANT / DEVELOPER
MICHAEL GIOVANONE
C/O CONCORD POOLS
156 SPARROWBUSH ROAD
LATHAM N.Y. 12110

PLANNING AND ECONOMIC DEVELOPMENT
DEPARTMENT

ZONING AND LAND USE:
CHAPTER 190 ATTACHMENT 2
TOWN OF COLONIE
DIMENSIONAL TABLE

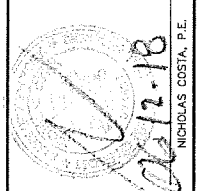
[AMENDED 6-28-2007 BY L.L. No. 10-2007; 8-28-2008 BY L.L. No. 8-2008; 5-21-2009 BY L.L. No. 4-2009; 4-11-2013 BY L.L. No. 5-2013]

DISTRICT	MAXIMUM HEIGHT ¹	BUILDING AND LOT REQUIREMENTS			BUILDING AND LOT REQUIREMENTS			YARD REQUIREMENTS ¹		
		MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA (square feet)	LOT WIDTH AND FRONTAGE MINIMUM ² (feet)	MINIMUM GREEN SPACE COVERAGE ³	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK ⁴ MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet) ⁵	REAR SETBACK MINIMUM (feet) ⁵
HCOR (HIGHWAY COMMERCIAL OFFICE RESIDENTIAL)	75	---	20,000	100	35%	SEE NOTE 9	18,000 ⁹	20	20/50	15

MAXIMUM SETBACK:
1. ON MINOR ROAD, THE MAXIMUM SETBACK SHALL BE 20 FEET.
2. ON MAJOR ROAD THE MAXIMUM SETBACK SHALL BE 25 FEET.

NO.	REVISION	BY	APPD.	DATE
1)	ISSUED FOR SKETCH PLAN REVIEW <td>R.D.D. <td>N.E.L. <td>06.12.18</td> </td></td>	R.D.D. <td>N.E.L. <td>06.12.18</td> </td>	N.E.L. <td>06.12.18</td>	06.12.18

ADVANCE ENGINEERING & SURVEYING, P.L.C.
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL



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NICHOLAS COSTA, P.E.



SKETCH PLAN
PROPOSED MIX-USE
ST. NO. 37 OLD SPARROWBUSH ROAD
TOWN OF COLONIE
COUNTY OF ALBANY
STATE OF NEW YORK

DATE: JUNE 12, 2018
SCALE: 1" = 30'

SHEET NO.
SKETCH
1 OF 1 18080-SITE

