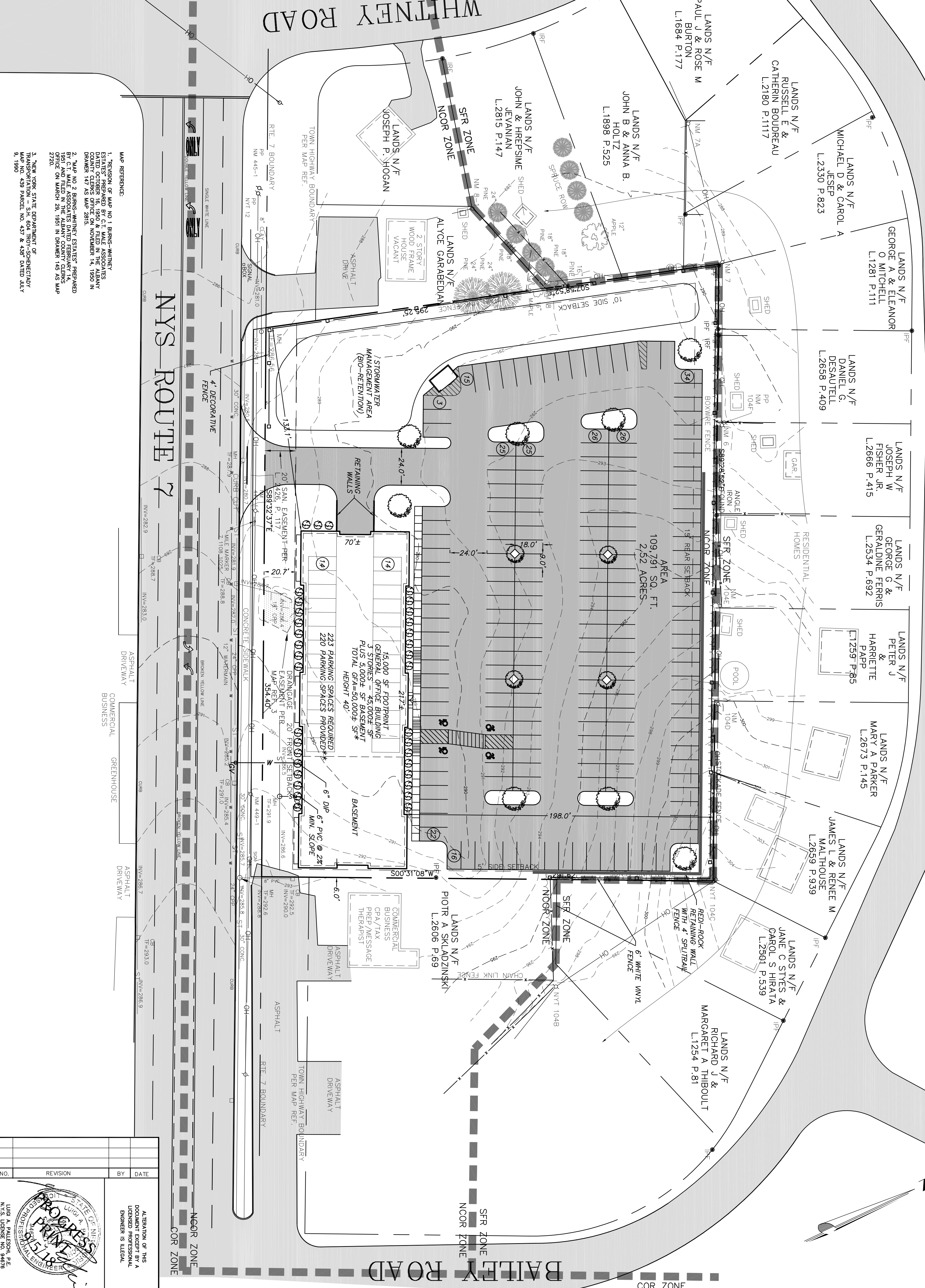


AUDREY ROAD



MAP REFERENCE:
 1. REVISION OF MAP NO. 1 BURNS-WHITNEY ESTATES PREPARED BY C.T. MALE ASSOCIATES, INC. IN OCTOBER, 1963, AND AMENDED BY THE ALBANY COUNTY ENGINEER ON NOVEMBER 14, 1960 IN DRAWING 147 AS MAP 2815.
 2. MAP NO. 2 BURNS-WHITNEY ESTATES PREPARED BY C.T. MALE ASSOCIATES DATED FEBRUARY 14, 1961, AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON MARCH 29, 1961 IN DRAWER 145 AS MAP 2720.
 3. NEW YORK STATE DEPARTMENT OF TRANSPORTATION - S.H. 604 TROY - SCHENECTADY MAP NO. 439 PARCEL NO. 437 & 438 DATED JULY 9, 1960.

OWNER:
 THOMAS STEIN
 5100 WESTBURY PIKE
 ALBANY, NY 12009

APPLICANT:
 J LUKE CONSTRUCTION CO., LLC
 796 BURDECK STREET
 SCHENECTADY, NY 12306

TOWN OF COLONIE PLANNING BOARD

SKETCH PLAN
50,000± SF OFFICE BUILDING
 767 TROY-SCHENECTADY ROAD

TOWN OF COLONIE
 STATE OF NEW YORK
ENGINEERS, LLP
 411 Union Street
 Schenectady, NY 12305
 518-377-0315 Fax: 518-377-0379
 www.abdnyc.com

DATE: MAY 7, 2018
 SCALE: 1" = 30'
 DWG: 31851-767-54
 SHEET OF 1

NO.	REVISION	BY	DATE

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IS ILLEGAL.

PROFESSIONAL ENGINEER
 LUKE CONSTRUCTION CO., LLC
 N.Y.S. LICENSE NO. 94975

COVERAGE STATISTICS			
BUILDINGS:	15,000 SF	13.7%	
PAVEMENT:	61,604 SF	56.1%	
GREEN SPACE: 35% MIN. (38,427 SF)	33,187 SF	30.2%	***
TOTAL	109,791 SF (2.52 ACRES)	100%	

PARKING REQUIREMENTS:
 GENERAL OFFICE: 50,000 SF // 1 SPACE PER 225 SF = 223 REQUIRED
 TOTAL = 220 PROVIDED
 ** PARKING WAIVER REQUIRED FOR 3 SPACES

REQUIRED:	REQUIRED:
ZONING: NCOR - NEIGHBORHOOD COMMERCIAL OFFICE RESIDENTIAL	6,000 SF MIN.
LOT AREA:	60 MIN.
LOT WIDTH:	15,000 SF MAX.
BLDG. FOOTPRINT:	40' MAX.
BLDG. HEIGHT:	35% MIN.
GREEN SPACE:	18,000 SF / AC*
BASE COMMERCIAL DENSITY:	20' MIN.
SETBACKS:	5' (15' TOTAL BOTH SIDES)
FRONT:	15 MIN.
SIDE:	
REAR:	

NOTES:
 1. BLAST MAPPING PREPARED BY ABE ENGINEERS & SURVEYORS FROM MAP REFERENCE.
 2. THE PLANS SHOW SOME KNOWN STRUCTURE ABOVEGROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED IN APPROXIMATE LOCATION OF SUCH PIPE LINES. SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR WITH GREAT CARE IN EXCLUDING ANY WORK 48 HOURS BEFORE YOU DIG, DRILL OR BLAST. CALL U.P.O. (1-800-982-7823) TOLL FREE.

