

TOWN OF COLONIE ZONING MAP  
1"=2,000'

**PARCEL INFORMATION:**  
 ADDRESS: 1209 TROY SCHENECTADY ROAD  
 TAX ID: 8.03-1-22.1 (TOWN OF COLONIE-ALBANY CO)  
 62.03-2-23.51 (TOWN OF NISKAYUNA - SCH'DY CO)  
 OWNER: LECCE REAL ESTATE, LLC  
 40 BRITISH AMERICAN BOULEVARD  
 LATHAM, NEW YORK 12110  
 APPLICANT: LECCE REAL ESTATE, LLC  
 40 BRITISH AMERICAN BOULEVARD  
 LATHAM, NEW YORK 12110  
 UTILITIES: WATER: TOWN OF COLONIE - LATHAM WATER DISTRICT  
 SEWER: TOWN OF COLONIE - PURE WATERS  
 ELEC/NATURAL GAS: NATIONAL GRID

**SOIL INVESTIGATION:**  
 A SUBSURFACE SOIL INVESTIGATION WAS COMPLETED BY DENTE ENGINEERING DURING DECEMBER OF 2016 WITH TOWN OF COLONIE WITNESSING WORK. THE RESULTS OF THE SOIL TESTING ARE AS FOLLOWS:

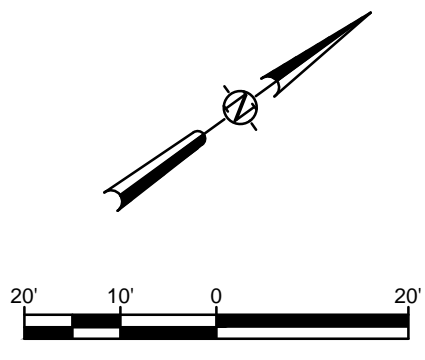
TP1: 0'-3' FILL, DARK BROWN F-M SAND, LITTLE TO SOME SILT AND TREE ROOTS AND ROOTLETS  
 AT 4' MOIST, LOOSE  
 4'-7' ORANGE/TAN F-M SAND, TRACE SILT AND CLAY, SAND WITH MINOR ROOTLETS NOTED (MOIST)  
 7'-10' TAN SILT, SOME TO AND FINE SAND  
 10' MOIST, LOOSE TO FIRM  
 END OF BORING AT 10' FROM GROUND SURFACE  
 NO MEASURABLE GROUNDWATER INSIDE AUGER AT COMPLETION OF DRILLING

TP2: 0'-2' FILL, ORANGE BROWN F-M SAND, LITTLE SILT WITH ROOTLETS AND GRASS (MOIST, LOOSE)  
 2'-6' BROWN F-M SAND, TRACE SILT, COARSE SAND AND GRAVEL (MOIST)  
 6'-7" GRADES WITH OCCASIONAL SILT SEAMS  
 AT 8' MOIST, LOOSE  
 8'-10' TAN SILT, SOME FINE SAND WITH ROOTLETS, NOTED  
 END OF BORING AT 10' FROM GROUND SURFACE  
 NO MEASURABLE GROUNDWATER INSIDE AUGER AT COMPLETION OF DRILLING

11: RUN 1: 35.8 INCHES / HR  
 RUN 2: 23.5 INCHES / HR  
 RUN 3: 23.5 INCHES / HR  
 RUN 4: 23.0 INCHES / HR  
 STABILIZED RATE OF 23.0 INCHES / HR

12: RUN 1: 92.3 INCHES / HR  
 RUN 2: 77.4 INCHES / HR  
 RUN 3: 63.2 INCHES / HR  
 RUN 4: 60.0 INCHES / HR  
 STABILIZED RATE OF 60.0 INCHES / HR

TOWN OF COLONIE  
PLANNING BOARD APPROVAL



**LEGEND:**

36" trd	DECIDUOUS TREE		OVERHEAD WIRE, UTILITY POLE & GUY WIRE		BUILDING		WOODS LINE
12" trc	CONIFEROUS TREE		WATER SHUT OFF		STORM LINE		MINOR CONTOUR
	ELECTRIC PEDESTAL		WATER VALVE		SEWER LINE		MAJOR CONTOUR
	TELEPHONE PEDESTAL		IRRIGATION CONTROL VALVE		WATER LINE		
	VERIZON PEDESTAL		HYDRANT		GAS LINE		
	VENT		GAS VALVE		UNDERGROUND ELECTRIC		
	CLEAN OUT		STREET LIGHT		UNDERGROUND TELEPHONE		
	MANHOLE		LIGHT POLE		PROPERTY LINE		
	CATCHBASIN		UTILITY POLE		EASEMENT LINE		
	SIGN		GUY WIRE		ADJOINING PROPERTY LINE		
	BOLLARD		BENCH MARK		OVERHEAD WIRES		
	FENCE LINE		FOUND IRON PIPE & IRON ROD		STORM SEWER LINE		
			WOOD FENCE				

**SITE STATISTICS:**

ZONING DISTRICT: COR - COMMERCIAL, OFFICE, RESIDENTIAL  
 PROPOSED USE: PROFESSIONAL OFFICE

IN TOWN OF COLONIE:	REQUIRED	EXISTING	PROPOSED
HEIGHT	75' MAX	0'	42'
PARCEL AREA (IN COLONIE)	20,000 S.F. MIN	61,992 S.F.	61,992 S.F.
BUILDING FOOTPRINT:	30,000 SF (MAX)	NA	5,983 SF
LOT WIDTH AND MINIMUM FRONTAGE:	100'	230'	230'
GREEN SPACE COVERAGE:	35% MIN	77%	44%
FRONT SETBACK:	20' MAX	NA	44.6'±
SIDE SETBACK (MIN/TOTAL):	10' / 25'	NA	10'±/81.9'±
REAR SETBACK:	15' MIN	NA	234.9'±

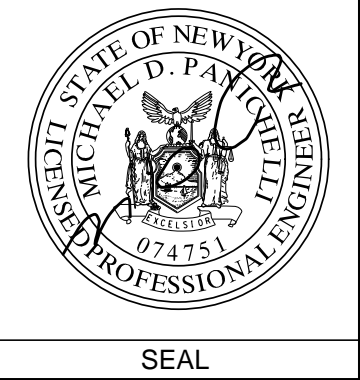
ENTIRE PARCEL:	EXISTING	PROPOSED
PARCEL AREA	64,848 S.F.	64,848 S.F.
GREEN SPACE COVERAGE:	77%	46%

TOWN OF COLONIE CODE 190-47 "PARKING":  
 MINIMUM PARKING REQUIRED: 1 SPACE / 225 SF OF GROSS FLOOR AREA OR 17,949 S.F./225=80 SPACES REQUIRED  
 PROPOSED PARKING: 80 SPACES TOTAL PROVIDED

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS				
No.	DATE	DESCRIPTION	BY	REVIEWED BY:
1	10/19/17	SUBMIT CONCEPT TO TOWN OF COLONIE	TW	JMB

PROJ. MANAGER: JMB  
 CHIEF DESIGNER: SDP  
 DESIGNED BY: TEV  
 DRAWN BY: TEV  
 CHECKED BY: JMB



NOT FOR CONSTRUCTION

**Engineering and Land Surveying, P.C.**  
 1533 Crescent Road - Clifton Park, NY 12065

LECCE REAL ESTATE, LLC  
**PROPOSED SITE PLAN**  
 1209 TROY SCHENECTADY ROAD (N.Y. RT 7)  
 PROFESSIONAL OFFICE BUILDING  
 TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

SCALE: 1"=20'  
 CONTRACT No.: -  
 MJ PROJ. No.: 843.10  
 DATE: 07/05/17  
**C-110**