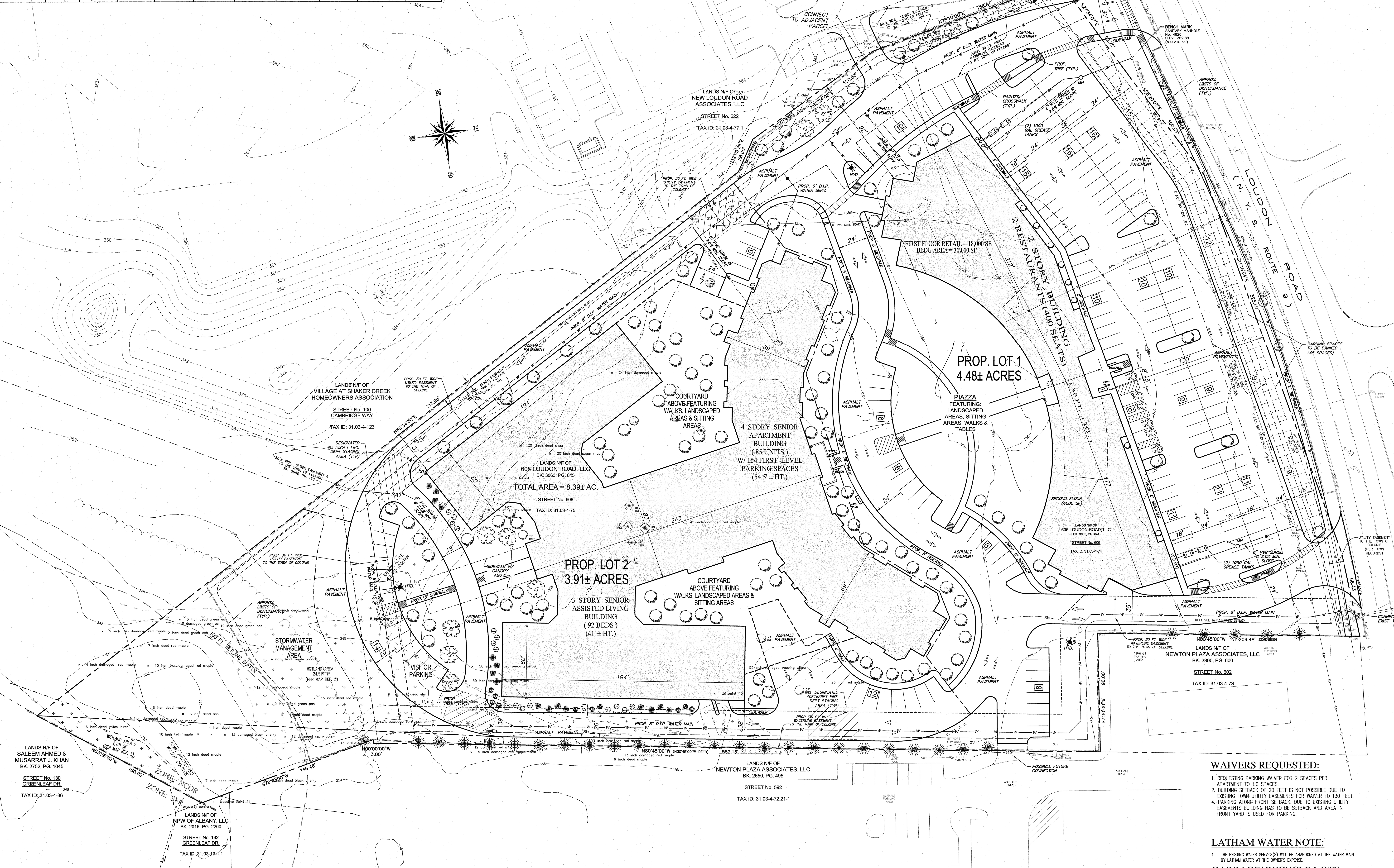
ZONING AND LAND USE:

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] (feet)	BUILDING AND LOT REQUIREMENTS: MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM[2] (feet)	BUILDING AND LOT REQUIREMENTS: MINIMUM GREEN SPACE COVERAGE[3]	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	YARD REQUIREMENTS[3]: FRONT SETBACK[4] MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet)[5]	REAR SETBACK MINIMUM (feet)[5]
NCOR (NEIGH. COMMERCIAL OFFICE RESIDENTIAL)	40	15,000	6,000	60	35%	SEE NOTE 9	18,000[9]	20	5/15	15



SURVEY NOTES:

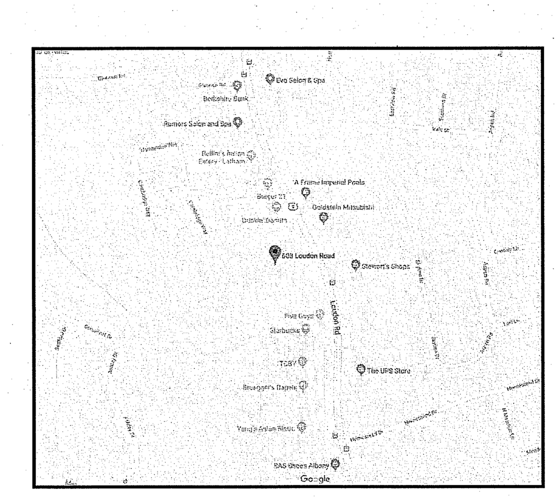
1. BOUNDARY EVIDENCE AND PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC IN THE MONTH OF JUNE AND REFLECTS VISIBLE CONDITIONS EXISTING ON THOSE OCCASIONS.
2. TAX MAP DESIGNATION: 31.03 – 4 – 74 & 75.
3. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.
6. THE DEED DESCRIPTION OF THE SUBJECT PROPERTY DOES NOT MATHEMATICALLY CLOSE ONTO ITSELF. THIS SURVEY SHOWS DEED AND COMPUTED BEARINGS AND/OR DISTANCES FOR THE SUBJECT PROPERTY BOUNDARY LINES.

MAP REFERENCES:

1. SURVEY OF LANDS TO BE CONVEYED TO DAVID HOFFMAN, TOWN OF COLONIE, ALBANY COUNTY, DATED MAY 12, 1987, LAST REVISED DECEMBER 11, 2000, AS PREPARED BY O.J. MEYER.
2. SUBDIVISION AMENDMENT PLAT, 622 NEW LOUDON, 1 & 2 WINTER CREEK, US ROUTE 9–LOUDON ROAD, DATED FEBRUARY 27, 2017, LAST REVISED MARCH 13, 2017, AS PREPARED BY GERALD R. GRAY, PLS.
3. MAP SHOWING LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF NO. 606 & NO. 608 LOUDON ROAD A.K.A. ROUTE 9, TOWN OF COLONIE, COUNTY OF ALBANY, STATE OF NEW YORK, DATED AUGUST 17, 2015, AS PREPARED BY HERSHBERG & HERSHBERG.
4. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE APPROPRIATION OF PROPERTY, STATE HIGHWAY NO. 119, ALBANY COUNTY, MAP NO.'S 29–B, 32, 28R1 & 27R1, DATED AUGUST 5, 1930, PREPARED BY NEW YORK STATE DEPARTMENT OF PUBLIC WORKS.
5. PORTION OF THE LOUDON PT 2 S.H. 119 TO BE ABANDONED BETWEEN STA 182+51 AND STA 188+23 AND BETWEEN STA 198+50 AND STA 204+20 BASE LINE, SURVEY OF 1901, TON OF COLONIE, COUNTY OF ALBANY, R.C. 2157.
6. MAXWELL ESTATES SEC. II LANDS OF JEAN & ROLAND DAIGLE, TOWN OF COLONIE, COUNTY OF ALBANY, NEW YORK, DATED APRIL 30, 1971, LAST REVISED DECEMBER 29, 1971, AS PREPARED BY C.T. MALE ASSOCIATES AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON AUGUST 16, 1972 IN DRAWER 166 AS MAP NO. 4802.

ZONING MAP

N.T.S.



SITE LOCATION MAP

N.T.S.

SITE DATA:

EXISTING:
PROPERTY ADDRESS: 606 & 608 LOUDON RD. (U.S. ROUTE 9)
AREA: 8.39 ± AC.
TAX MAP PARCEL NO.: 31.03–4–74 & 75.
FRONTAGE: 586.69' ALONG LOUDON ROAD.
EXISTING LAND USE: FORMER "HOFFMAN'S PLAYLAND"–VACANT
TOPOGRAPHY: MODERATELY SLOPING
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE.
EXISTING PARKING SPACES: 150

A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
B) THE PROJECT SITE IS LOCATED ON THE WESTERLY SIDE OF U.S. ROUTE 9 (LOUDON ROAD) 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 (NCOR) 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 (LOT1)

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	195,177 S.F.		UNCHANGED	
LOT WIDTH	586.69'		UNCHANGED	
PAVED AREA	114,332 S.F.	58.6	101,733 S.F.	52.1
GREEN SPACE	72,448 S.F.	37.1	67,444 S.F.	34.6
BUILDING AREA	8,397 S.F.	4.3	26,000 S.F.	13.3
TOTAL	195,177 S.F.	100.0	195,177 S.F.	100.0

SITE STATISTICS (LOT2)

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	170,431 S.F.		UNCHANGED	
LOT WIDTH	586.69'		UNCHANGED	
PAVED AREA	14,742 S.F.	8.6	37,373 S.F.	21.9
GREEN SPACE	148,550 S.F.	87.2	70,244 S.F.	41.2
BUILDING AREA	7,139 S.F.	4.2	62,814 S.F.	36.9
TOTAL	170,431 S.F.	100.0	170,431 S.F.	100.0

PARKING ANALYSIS:

PROPOSED RETAIL SPACE:
18,000 SF/200 SF PER PARKING SPACE
=90 PARKING SPACES REQUIRED

PROPOSED RESTAURANTS:
400 SEATS/3 SEATS PER PARKING SPACE
=134 PARKING SPACES
+ 10 EMPLOYEES = 10 PARKING SPACES
144 PARKING SPACES REQUIRED

SENIOR APARTMENTS:
85 APARTMENTS X 2 PARKING SPACES PER APARTMENT=170 PARKING SPACES

SENIOR ASSISTED LIVING:
92 BEDS W/VISITORS PARKING RATIO OF 1 PER 10 BEDS = 9.2
10 PARKING SPACES REQUIRED

OVERALL TOTAL REQUIRED PARKING SPACES:
414 PARKING SPACES

A WAIVER WILL BE REQUESTED TO ONLY REQUIRE 1 PARKING SPACE PER SENIOR APARTMENT, THEREFORE, THE ABOVE VALUE OF 170 PARKING SPACES WILL BE REDUCED TO 85 PARKING SPACES.

414 PARKING SPACES – 85 PARKING SPACES = 329 PARKING SPACES REQUIRED.

TOTAL PARKING SPACES PROVIDED = 402 PARKING SPACES

73 PARKING SPACES EXTRA; APPLICANT PROPOSES TO BANK 45 PARKING SPACES LOCATED ALONG THE FRONT OF THE PARCEL.

WAIVERS REQUESTED:

1. REQUESTING PARKING WAIVER FOR 2 SPACES PER APARTMENT TO 1.0 SPACES.
2. BUILDING SETBACK OF 20 FEET IS NOT POSSIBLE DUE TO EXISTING TOWN UTILITY EASEMENTS FOR WAIVER TO 130 FEET.
4. PARKING ALONG FRONT SETBACK. DUE TO EXISTING UTILITY EASEMENTS BUILDING HAS TO BE SETBACK AND AREA IN FRONT YARD IS USED FOR PARKING.

LATHAM WATER NOTE:

1. THE EXISTING WATER SERVICE(S) WILL BE ABANDONED AT THE WATER MAIN BY LATHAM WATER AT THE OWNER'S EXPENSE.

GARBAGE/ RECYCLE NOTE:

1. GARBAGE AND RECYCLE FACILITIES WILL BE HANDLED INSIDE THE BUILDINGS.

FIRE SERVICE NOTE:

1. STANDPIPE SYSTEMS WILL BE REQUIRED IN THE RESIDENTIAL BUILDINGS. A FIRE HYDRANT WILL BE REQUIRED WITHIN 100 FT. OF THE FIRE DEPARTMENT STANDPIPE CONNECTIONS OF THE RESIDENTIAL BUILDINGS.

O.D.A. NOTE:

1. PROPOSED LOT 2 DOES NOT HAVE FRONTAGE ALONG A TOWN ROAD AND WILL REQUIRE AN OPEN DEVELOPMENT AREA (O.D.A.)

CROSS EASEMENT NOTE:

1. CROSS EASEMENTS BETWEEN PROPOSED LOT NO. 1 AND LOT NO. 2 WILL BE REQUIRED FOR ACCESS AND UTILITIES.

TOWN OF COLONIE PLANNING AND ECONOMIC DEVELOPMENT APPROVAL

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NO.	REVISION	BY	APPD.	DATE
1)	ISSUED FOR SKETCH PLAN REVIEW	R.D.D.	N.C.	12-10-18
2)	ISSUED FOR CONCEPT PLAN REVIEW	R.D.D.	N.C.	02-19-19
3)	REVISED PER T.D.E. COMMENTS	R.D.D.	N.C.	06-05-19
4)	REVISED BUILDING LAYOUT	T.M.	N.C.	06-24-19
5)	REVISED BUILDING AND PARKING LAYOUT	T.M.	N.C.	09-05-19

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NICHOLAS COSTA, P.E.

04-05-19

CONCEPT SITE PLAN
GALLERIA AT LOUDONVILLE

STREET No.'S 606 & 608 LOUDON ROAD
TOWN OF COLONIE
COUNTY OF ALBANY NEW YORK
DATE: DECEMBER 10, 2018 SCALE : 1" = 30'

SHEET NO.
CNCPT
1 OF 1 15032-SITE14

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