

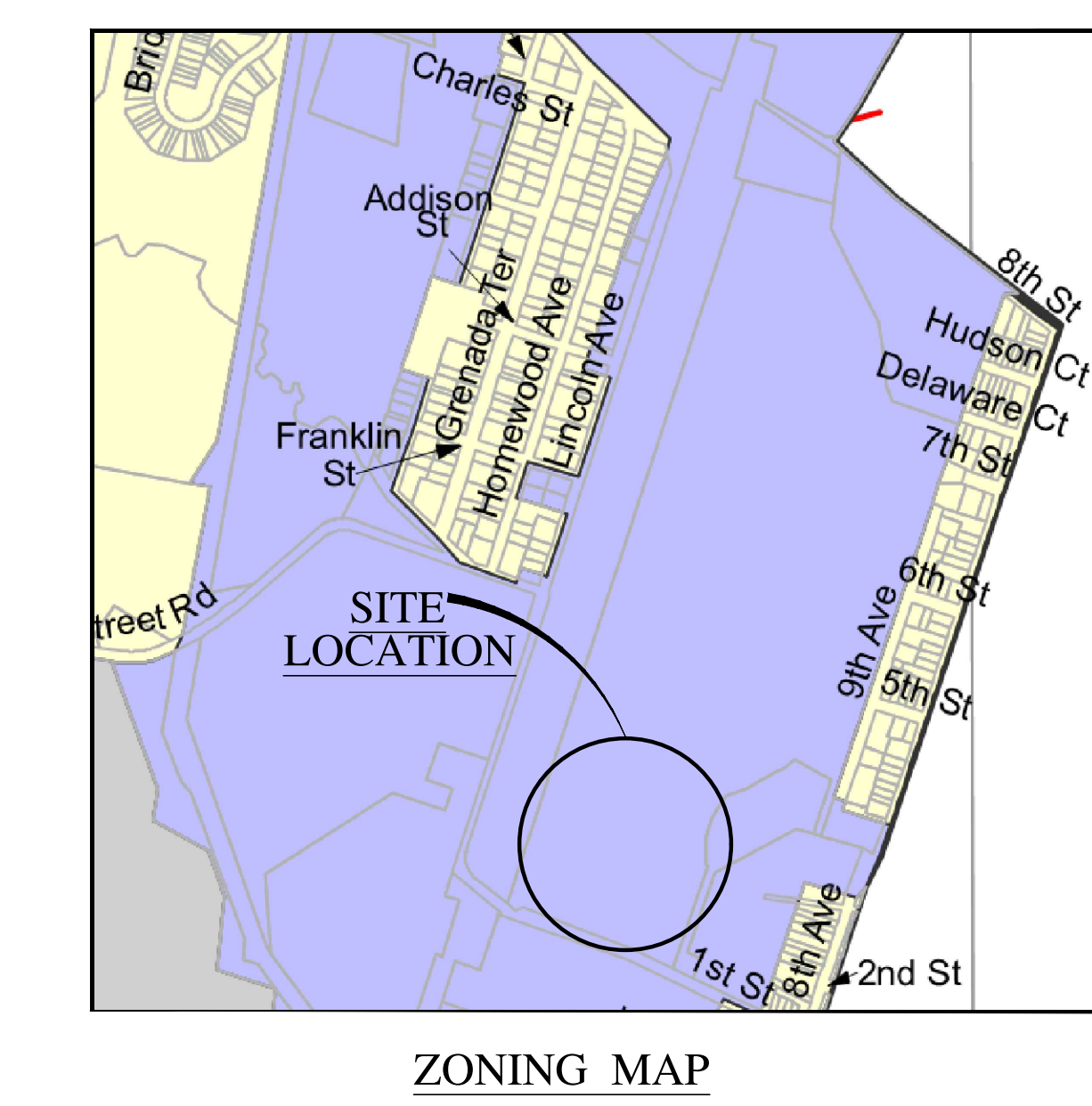
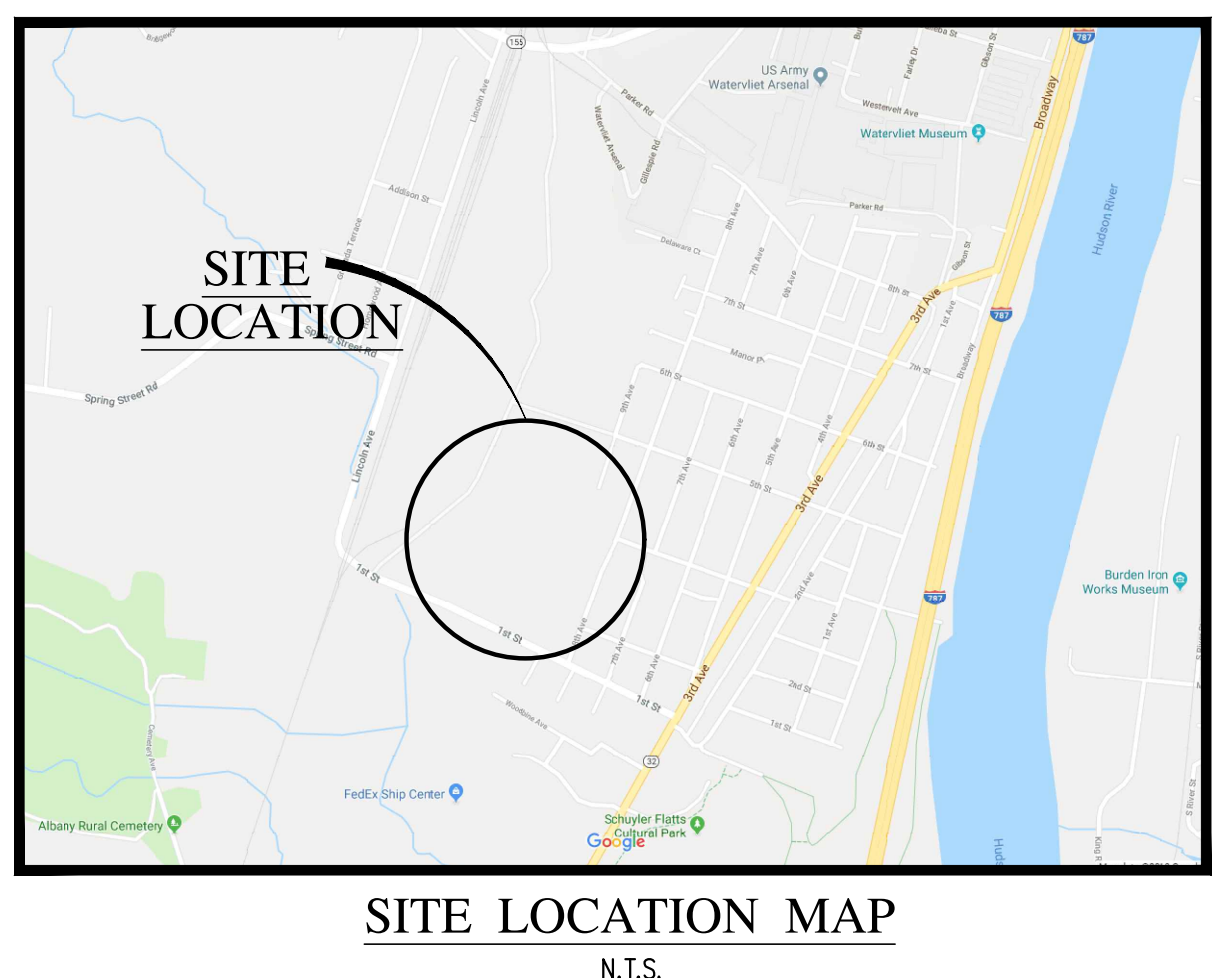
LANDS N/P OF
GUILFORD TRANS IND
BOOK X, PAGE X
TAX ID: 44-10-1-32.1
STREET No. 850 5TH STREET
ZONED: INDUSTRIAL
CURRENT USE: STORAGE

**PROPOSED LOT
AREA = 59.1± AC**

LANDS N/P OF
GUILFORD TRANS IND
TAX ID: 44-10-1-32.1
STREET No. 850
ZONED: IND
CURRENT USE: VACANT

**PROPOSED LOT 1
AREA = 23.0± AC**

LIMITS OF
GRAVEL
STORAGE YARD
AREA = 9.9± AC



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)

BUILDING AND LOT REQUIREMENTS					
DISTRICT	MAXIMUM HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA AND MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM ² (feet)	MINIMUM GREEN SPACE COVERAGE ³
IND (INDUSTRIAL)	75	—	20,000	100	35%

BUILDING AND LOT REQUIREMENTS		YARD REQUIREMENTS		
BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet) ¹	REAR SETBACK MINIMUM (feet) ²
—	18,000 ¹⁰	50	20/50	15

SITE STATISTICS

LOT SIZE	EXISTING	% COV.	PROPOSED	% COV.
LOT AREA	1,000,781 SF		1,000,781 SF	
LOT WIDTH	820.31'		820.31'	
PAVED/GRAVEL	24,985 S.F.	2.5	527,978 SF	52.7
GREEN SPACE	976,796 S.F.	97.5	422,803 S.F.	42.2
BUILDING AREA	0 S.F.	0	51,000 S.F.	5.1
TOTAL	1,000,781 S.F.	100.0	1,000,781 S.F.	100.0

PARKING ANALYSIS:

PROPOSED OFFICE USE:
PARKING REQUIRED: 1 SPACE PER 225 SF
35,000 SF / 225 SF
= 156 SPACES REQUIRED.
PARKING PROVIDED:
156 SPACES (INCLUDES 6 ACCESSIBLE SPACES)

SURVEY NOTES:

- BASE MAPPING SHOWN HEREON WAS COMPILED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
- TAX MAP DESIGNATION: 44-10-1-32.1

OWNER
GUILFORD TRANS IND
IRON HORSE PARK
NORTH BILLERICA, MA 01862

APPLICANT
PETER LUIZZI & BROS.
CONTRACTING, INC.
49 RAILROAD AVENUE
ALBANY, NY 12205

TOWN OF COLONIE APPROVAL AND ECONOMIC DEVELOPMENT OFFICE

OWNER
GUILFORD TRANS IND
IRON HORSE PARK
NORTH BILLERICA, MA 01862

APPLICANT
PETER LUIZZI & BROS.
CONTRACTING, INC.
49 RAILROAD AVENUE
ALBANY, NY 12205

DATE: JUNE 5, 2018

SCALE: 1" = 50'

NO.	BY	APPRO.	DATE	REVISION
1				USED FOR REVIEW

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL

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E-MAIL: east@aesny.com
NICHOLAS COSTA, P.E.

SKETCH PLAN FOR SITE LOCATED AT 950 5TH STREET
TOWN OF COLONIE
COUNTY OF ALBANY NEW YORK
DATE: JUNE 5, 2018
SCALE: 1" = 50'

SHEET NO.
SKETCH
1 OF 1 18084 SKETCH

