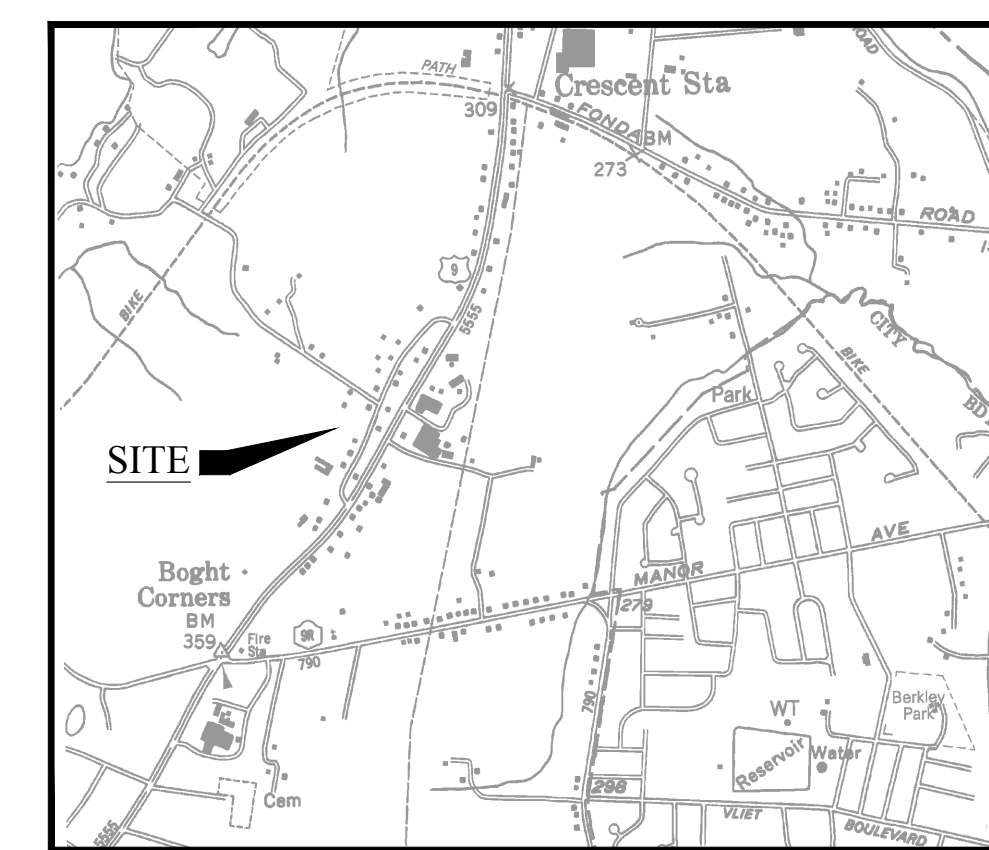
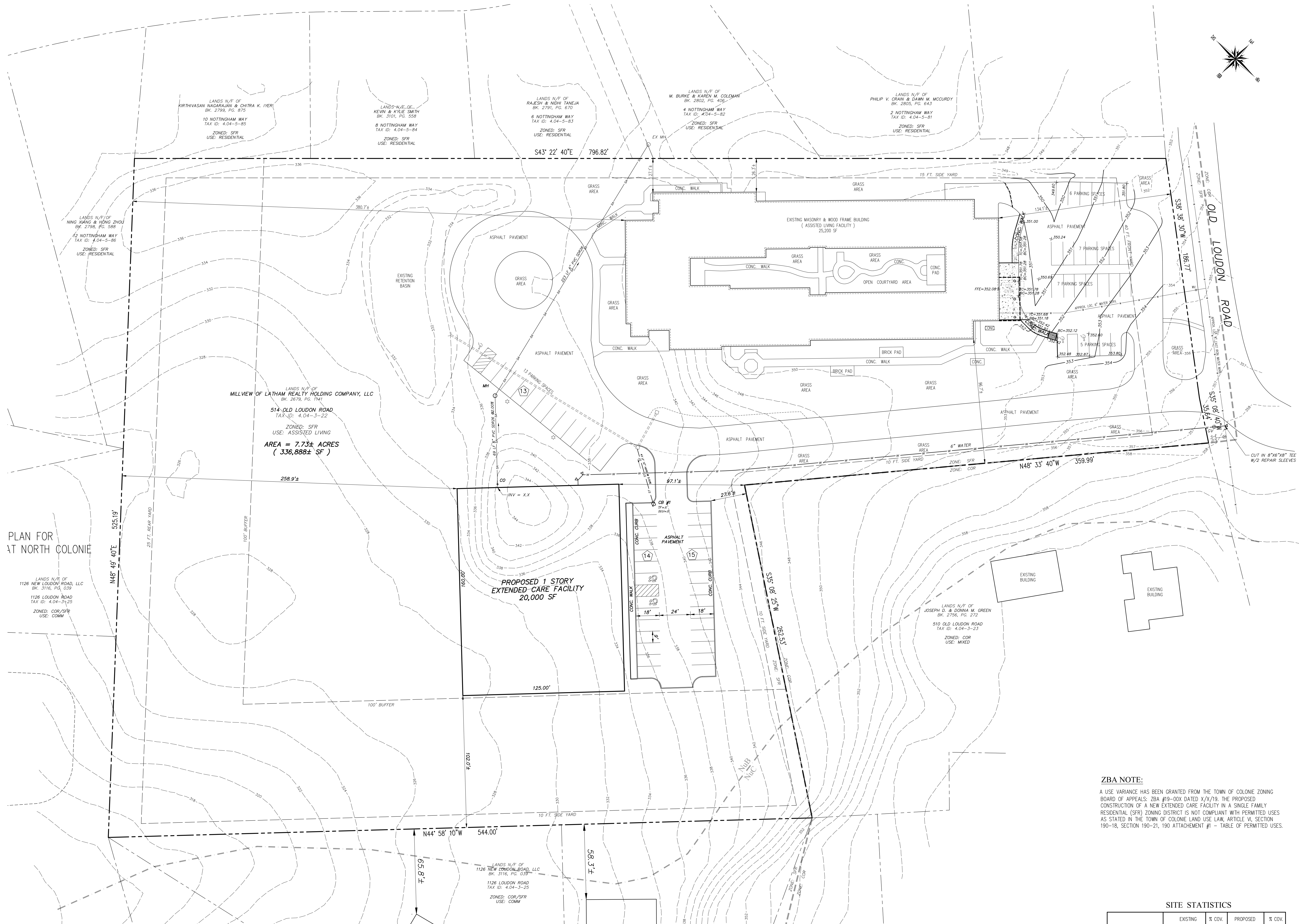


ZONING MAP
N.T.S.



SITE LOCATION MAP
N.T.S.



PLAN FOR
AT NORTH COLONIE

- STANDARD NOTES:**
1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN GRADING LAW, AND THE TOWN FLOOD PLANS MANAGEMENT.
 2. THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
 3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS ARE SATISFACTORILY COMPLETED AND THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS ISSUED WRITTEN AUTHORIZATION TO THE BUILDING DEPARTMENT.
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATERIAL WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
 5. ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR HIGHWAYS.
 6. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z601-1989) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
 7. NO PORTION OF THIS SITE SHALL BE USED FOR STORAGE OR DISPLAY OF ANY PRODUCT OR MATERIAL, OR FOR PARKING OF ANY VEHICLES, OR FOR THE CONDUCT OF ANY OTHER BUSINESS OPERATIONAL UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
 8. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL AND THE DEPT. OF PUBLIC WORKS AND BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ANY SOIL DISTURBANCE OR ISSUANCE OF ANY GRADING PERMIT.
 9. PRIOR TO OBTAINING A SEWER CONNECTION PERMIT, CONTRACTOR SHALL PERFORM A TEST PIT TO DETERMINE THE ACTUAL LOCATION & ELEVATION OF THE EXISTING LATERAL IN THE PRESENCE OF A DIVISION OF PURE WATERS INSPECTOR. THE EXISTING LATERAL MAY REQUIRE CCTV TO CONFIRM THE CONDITIONS OF THE LATERAL. IF THERE IS A DISCREPANCY, CONTRACTOR TO NOTIFY THE ENGINEER AND THE DIVISION OF PURE WATERS. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF EXISTING LATERAL, IF NECESSARY.

- SITE DATA:**
- EXISTING:**
- PROPERTY ADDRESS: 514 OLD LOUDON ROAD
 AREA: 7.73± AC (± 336,888 SF)
 TAX MAP PARCEL NO: 404 - 3 - 22
 FRONTAGE: 222.41' ALONG OLD LOUDON ROAD
 EXISTING LAND USE: HEALTH BUILDING
 TOPOGRAPHY: MODERATELY SLOPING
 UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE
- 1) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
 - 2) THE PROJECT SITE IS LOCATED ON THE WESTERN SIDE OF OLD LOUDON ROAD AND IS SUBJECT TO ROADWAY TRAFFIC NOISE AND SHOCK.
 - 3) THE PROJECT SITE IS NOT SUBJECT TO ANY SIGNIFICANT OR UNUSUAL VISUAL FEATURES.
 - 4) THE SUBJECT PROPERTY LIES IN A SFR ZONE.
 - 5) THE SUBJECT PROPERTY DOES NOT CONTAIN ANY FEDERAL WETLANDS AND/OR NYS WETLANDS.
 - 6) THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
 - 7) THE SUBJECT PROJECT SITE IS LOCATED IN THE BOOTH COMMUNITY FIRE DISTRICT.

- SURVEY NOTES:**
1. INFORMATION SHOWN HEREON WAS COMPILED FROM THE MAP REFERENCE AND RECORD INFORMATION AND DOES NOT CONSTITUTE A SURVEY BY ADVANCE ENGINEERING & SURVEYING, PLLC.
 2. TAX MAP DESIGNATION: 404 - 3 - 22.
- MAP REFERENCE:**
1. UPDATE SURVEY SHOWING IMPROVEMENTS TO PROPERTY OF MILLVIEW OF LATHAM REALTY HOLDING COMPANY, LLC, TOWN OF COLONIE, ALBANY COUNTY, NEW YORK, DATED JULY 26, 2010, AS PREPARED BY BRIAN R. HOLBITTER, P.L.S.

ZBA NOTE:

A USE VARIANCE HAS BEEN GRANTED FROM THE TOWN OF COLONIE ZONING BOARD OF APPEALS. ZBA #19-001 DATED 11/21/19. THE PROPOSED CONSTRUCTION OF A NEW EXTENDED CARE FACILITY IN A SINGLE FAMILY RESIDENTIAL (SFR) ZONING DISTRICT IS NOT COMPLIANT WITH PERMITTED USES AS STATED IN THE TOWN OF COLONIE LAND USE LAW, ARTICLE VI, SECTION 190-18, SECTION 190-21, 190 ATTACHMENT #1 - TABLE OF PERMITTED USES.

SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	336,888 S.F.		UNCHANGED	
LOT WIDTH	222.41'		UNCHANGED	
PAVEMENT AREA	45,997 S.F.	13.6	57,963 S.F.	17.2
GREEN SPACE	295,691 S.F.	78.9	233,725 S.F.	69.4
BUILDING AREA	25,200 S.F.	7.5	45,200 S.F.	13.4
TOTAL	336,888 S.F.	100.0	336,888 S.F.	100.0

PARKING ANALYSIS:

PROPOSED EXTENDED CARE FACILITY:

PARKING REQUIRED: 1 SPACE PER 3 RESIDENTS + 1 SPACE PER EMPLOYEE

PARKING PROVIDED:

67 SPACES (INCLUDES 4 HANDICAP SPACES)

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			BUILDING AND LOT REQUIREMENTS			YARD REQUIREMENTS ³		
		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 MINIMUM (feet)	SIDE SETBACK MINIMUM OF TWO SIDES ⁴ (feet)	REAR SETBACK MINIMUM (feet)
SFR (SINGLE FAMILY RESIDENTIAL)	40	30% OF LOT AREA	18,000 ⁵	80	35%	2 ⁶	---	40	10/25	25

SOIL TYPES:

NuB - NUNDA SILT LOAM
3 - 8% SLOPES
ABOUT 18 TO 24 INCHES TO WATER TABLE

NuC - NUNDA SILT LOAM
8 - 15% SLOPES
ABOUT 18 TO 24 INCHES TO WATER TABLE

OWNER/APPLICANT:
MILLVIEW OF LATHAM REALTY HOLDING COMPANY, LLC
514 OLD LOUDON ROAD
COHOES NY 12047

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



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

SKETCH PLAN
PROPOSED EXTENDED CARE BUILDING
LANDS N/E OF MILLVIEW OF LATHAM REALTY HOLDING COMPANY, LLC
514 OLD LOUDON ROAD
TOWN OF COLONIE
COUNTY OF ALBANY
DATE: MAY 1, 2019
SCALE: 1" = 30'

SITE

SHEET NO.
1 OF 2 17005-SITE-1.DWG

NO.	BY	APPRO.	DATE	REVISION
1			06-10-19	

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E-MAIL: ecor@advancepllc.com
NICHOLAS COSTA, P.E.