



**SITE LOCATION MAP**  
APPROX. SCALE 1" = 2000'

**SITE STATISTICS:**

TOTAL AREA = 100,302± SQ. FT. OR 2.30± ACRES

CURRENT BUILDING AREA = 4,500 SQ. FT. (4.5%)

CURRENT PAVED/GRAVEL AREA = 69,026 SQ. FT. (68.8%)

CURRENT GREEN AREA = 26,776 SQ. FT. (26.7%)

PROPOSED BUILDING AREA = 21,000 SQ. FT. (20.9%)

PROPOSED PAVED/GRAVEL AREA = 49,650 SQ. FT. (49.5%)

PROPOSED GREEN AREA = 29,652 SQ. FT. (29.6%)

**TOWN OF COLONIE ZONING DISTRICT INFORMATION**

DESCRIPTION	REQUIRED	PROPOSED
ABA - AIRPORT BUSINESS AREA		
MAXIMUM BLDG HEIGHT	75'-0"	<75'-0"
MAXIMUM BLDG FOOTPRINT	N/A	21,000± S.F.
MINIMUM LOT AREA	20,000± S.F.	100,302± S.F.
MINIMUM LOT WIDTH	100 FT.	280.19 FT.
MINIMUM GREEN SPACE	35%	27%
MINIMUM FRONT SETBACK	50 FT. **	66 FT.
MINIMUM SIDE SETBACK	20/50 FT. ***	20 FT.
MINIMUM REAR SETBACK	15 FT.	15 FT.

\*\* THE MINIMUM LOT WIDTH SHALL BE MAINTAINED CONTINUOUSLY BETWEEN THE FRONT LOT LINE AND THE FRONT BUILDING SETBACK LINE AND SHALL BE PROVIDED AT ALL POINTS ALONG THE FRONT BUILDING SETBACK LINE, FROM EACH FRONT VARIOUS TOTAL OF BOTH SIDES TO BE A MINIMUM OF 20 FT.

\*\*\* TOTAL OF BOTH SIDES TO BE A MINIMUM OF 50 FT.

- CONSTRUCTION NOTES:**
- ALL EXISTING TREES ALONG SICKER ROAD MUST BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
  - NO TREES SHOULD BE PLANTED WITHIN 10 FT. OF ANY EXISTING OR PROPOSED PUBLIC OR PRIVATE SEWER MAIN.
  - NO TREES, SPRINKLERS, EXTERIOR LANDSCAPING, OR STORMWATER MANAGEMENT SYSTEMS WILL BE INSTALLED WITHIN 10 FT. OF ANY EXISTING OR PROPOSED PUBLIC OR PRIVATE SEWER MAIN.
  - EXISTING WATER SERVICES SHALL BE ABANDONED AND NEW CUT-IN CONNECTIONS SHALL BE MADE WITH TWO SOLD SLICES AND A 6" GATE VALVE AT THE OWNERS EXPENSE.
- MAP REFERENCES:**
- MAP ENTITLED "MAP OF A PORTION OF LANDS OF HOWARD HOFFMAN FOR PROPOSED COMMERCIAL SITES", PREPARED BY T.C. NICOLLA, DATED MAY 1985 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON MAY 14, 1985 AS MAP NO. 4023.
  - MAP ENTITLED "MAP OF HOWARD D. HOFFMAN COMMERCIAL SITES", PREPARED BY T.C. NICOLLA AND DATED DECEMBER 1, 1988.
  - MAP ENTITLED "BOUNDARY SURVEY, HOWARD HOFFMAN INDUSTRIAL PARK", PREPARED BY G. ALAN GRODINSKYMAN, DATED APRIL 11, 1971 AND REVISION "THRU SURVEY" 1/7, 1974.

**SKETCH PLAN FOR IMPROVEMENTS TO 160 SICKER ROAD**

TOWN OF COLONIE ALBANY COUNTY, N.Y.

SCALE : 1" = 30'

NOVEMBER 29, 2017

JOB NO. : 12-1397-17 CADD FILE : concept 3.2

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UNAUTHORIZED ADDITION OR ALTERATION TO THIS MAP IS A VIOLATION OF ARTICLE 146, SECTION 7209, SUB-PARAGRAPH 2 OF NEW YORK STATE EDUCATION LAW.

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