

REGULATED WETLAND TABULATION	
NO.	AREA
1	10.02± AC.
2	0.36± AC.
TOTAL	10.38± AC.

STREAM TABULATION	
NO.	LENGTH
1	95 ±LF
TOTAL	95 ±LF

SITE DATA:

EXISTING:
 PROPERTY ADDRESS: 261 & 261A TROY SCHENECTADY RD. (NYS ROUTE 2)
 AREA: 46.84 AC.
 TAX MAP PARCEL NO.S: 19.20-3-54 & 55.1
 FRONTAGE: 263.93' ALONG N.Y.S. ROUTE 2.
 EXISTING LAND USE: DWELLING
 TOPOGRAPHY: GENTLY AND MODERATELY SLOPING
 UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGES.
 EXISTING PARKING SPACES: 25

- A) THE PROPERTY IS PARTIALLY LOCATED WITHIN THE LATHAM WATER DISTRICT.
- B) THE PROJECT SITE IS LOCATED ON THE NORTHERLY SIDE OF N.Y.S. ROUTE 2 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 COR AND SFR 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.

SOIL TYPES:

- NuB - NASSAU CHANNERY SILT LOAM, UNULATING
 3 TO 8% SLOPES
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE
- NuC - NUNDA SILT LOAM
 8 TO 15% SLOPES
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE
- RbA - RHINEBECK SILTY CLAY LOAM
 6 TO 9% SLOPES
 SOMEWHAT POORLY DRAINED
 ABOUT 6 TO 18 INCHES TO WATER TABLE
- NuB - NUNDA SILT LOAM
 15 TO 25% SLOPES
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE
- NuE - NUNDA SILT LOAM
 25 TO 35% SLOPES
 MODERATELY WELL DRAINED
 ABOUT 18 TO 24 INCHES TO WATER TABLE

- NOTES:**
- PROPERTY LINE SHOWN HEREON FROM AN ACTUAL FIELD SURVEY PERFORMED BY ADVANCE ENGINEERING & SURVEYING, PLLC IN THE MONTH OF JUNE, 2017.
 - TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREON GENERATED VIA AERIAL METHODS AND SUPPLEMENTED VIA CONVENTIONAL GROUND METHODS.
 - TAX MAP DESIGNATION : 19.20-3-55.1 & 54.
 - SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
 - SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
 - PROJECT LOCATION : LAT : N 42-44-54
 LONG : W 073-44-30

WETLAND NOTES:

- LIMITS OF WETLAND AND WETLAND DELINEATION IDENTIFICATION POINTS SHOWN HEREON ARE BASED ON A FIELD ANALYSIS AND DELINEATION PERFORMED BY NORTH COUNTRY ECOLOGICAL SERVICES JULY 25, 2016 & OCTOBER 31, 2016 AND SUBSEQUENTLY FIELD LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC.

ZONING AND LAND USE:

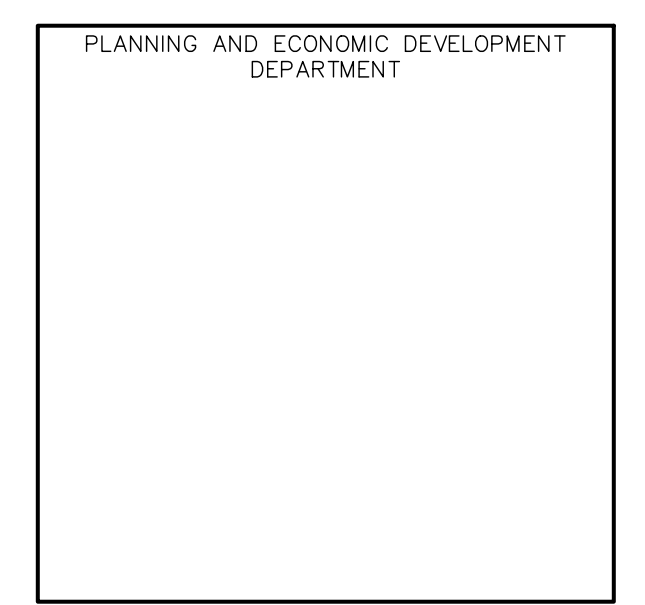
CHAPTER 190 ATTACHMENT 2
 TOWN OF COLONIE
 DIMENSIONAL TABLE
 [AMENDED 6-28-2007 BY L.L. No. 10-2007; 8-28-2008 BY L.L. No. 8-2008;
 5-21-2009 BY L.L. No. 4-2009; 4-11-2013 BY L.L. No. 5-2013]

DISTRICT	MAXIMUM HEIGHT ¹ (feet)	BUILDING AND LOT REQUIREMENTS			BUILDING AND LOT REQUIREMENTS			YARD REQUIREMENTS ¹		
		MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM (feet)	MINIMUM GREEN SPACE COVERAGE ¹	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK (feet)	SIDE SETBACK MINIMUM EACH SIDE TOTAL OF TWO SIDES (feet) ²	REAR SETBACK MINIMUM (feet) ³
SFR (SINGLE FAMILY RESIDENTIAL)	40	90% OF LOT AREA	18,000 ⁶	80	35%	2 ⁶	---	40	1025	25

PROPERTY OWNERS
 NICHOLAS THOMAS, ELIZABETH THOMAS & ELAINA PERRITANO
 261A TROY-SCHENECTADY ROAD
 LATHAM, NY 12110

THELMA THOMAS & ELIZABETH S. THOMAS
 261A TROY-SCHENECTADY ROAD
 LATHAM, NY 12110

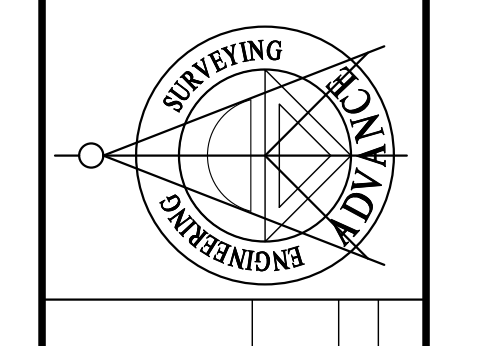
APPLICANT / DEVELOPER
 HALFMOON MATERIALS GROUP LLC
 1 MADISON STREET
 SUITE 300
 TROY N.Y. 12180



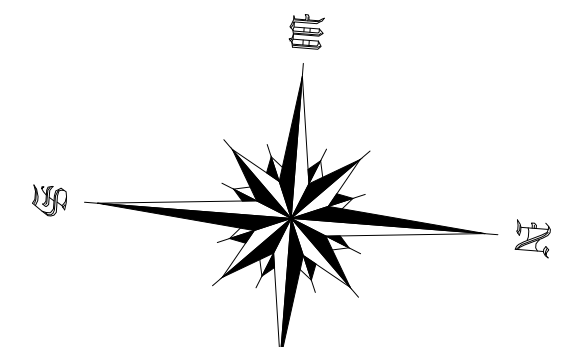
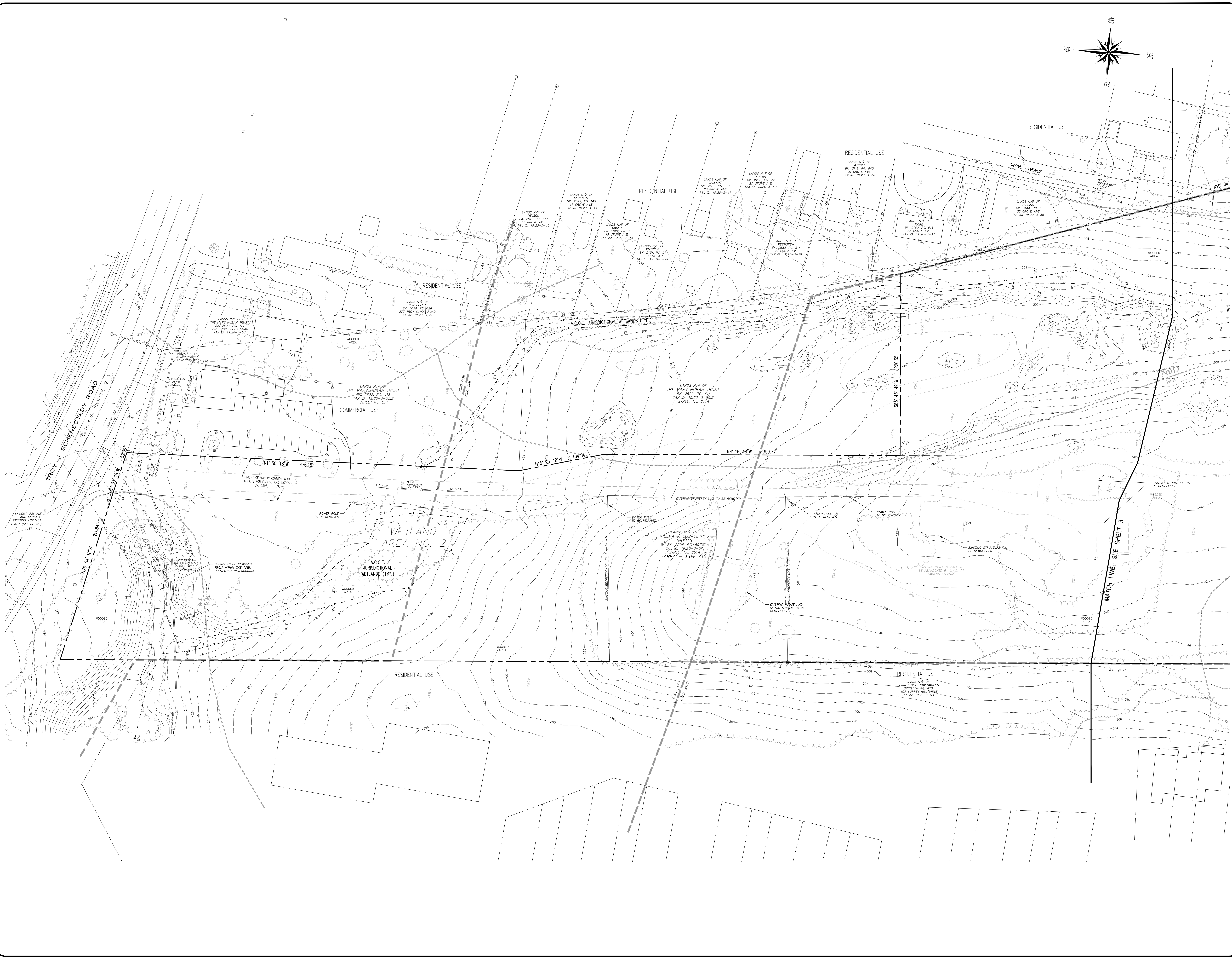
NO.	REVISION	DATE	BY
1	ISSUED FOR SKETCH PLAN REVIEW	10.13.17	
2	ISSUED FOR REVISION SKETCH PLAN REVIEW	11.14.17	

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OVERALL SITE ANALYSIS DIAGRAM
ON THE FARM ESTATES
 MAJOR SUBDIVISION
 LOCATED AT 261 & 261A TROY-SCHENECTADY ROAD
 COUNTY OF ALBANY
 STATE OF NEW YORK
 DATE: MARCH 7, 2017
 SCALE: 1" = 120'



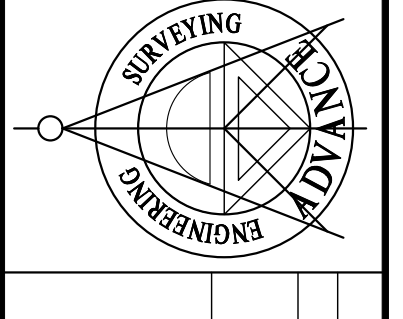
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 NICHOLAS COSTA, P.E.



SITE ANALYSIS DIAGRAM - 1
ON THE FARM ESTATES
 MAJOR SUBDIVISION
 LOCATED AT 261 & 261A TROY-SCHENECTADY ROAD
 TOWN OF COLONIE
 COUNTY OF ALBANY
 STATE OF NEW YORK
 DATE: MARCH 7, 2017

SCALE: 1" = 40'



NO.	REVISION	DATE	BY	APPD.
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NICHOLAS & ELAINI, P.E.

SITE ANALYSIS DIAGRAM - 2

ON THE FARM ESTATES
 MAJOR SUBDIVISION
 LOCATED AT 261 & 26A TROY-SHERMANTON ROAD
 TOWN OF COLONIE
 COUNTY OF ALBANY
 STATE OF NEW YORK

DATE: MARCH 7, 2017

SCALE: 1" = 40'



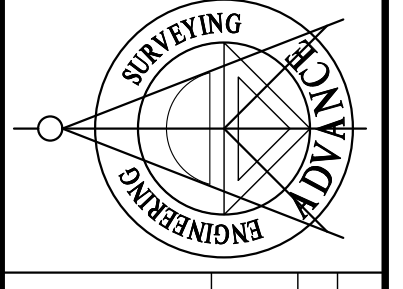
MATCH LINE - SEE SHEET 3

NO.	REVISION	DATE	BY	APPR.	DATE	BY	APPR.	DATE
1	ISSUED FOR SKETCH PLAN REVIEW	10.13.17	RM	NC	10.13.17			
2	ISSUED FOR REVISION SKETCH PLAN REVIEW	11.14.17	TM	NC	11.14.17			

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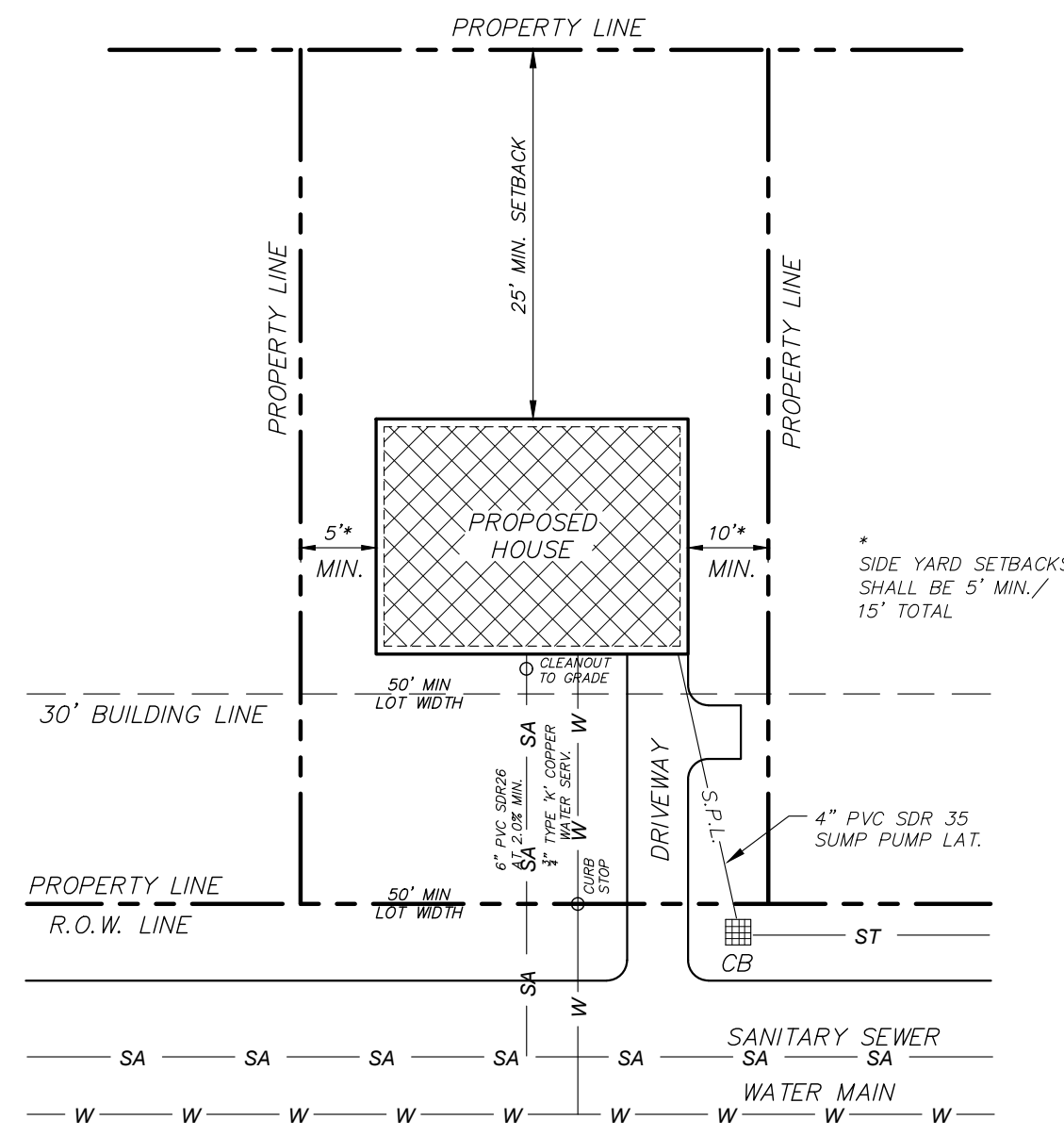


SITE ANALYSIS DIAGRAM - 3
ON THE FARM ESTATES
 MAJOR SUBDIVISION
 LOCATED AT 261 & 261A TROY-SHERMATA ROAD
 TOWN OF COLONIE
 COUNTY OF ALBANY STATE OF NEW YORK
 DATE: MARCH 7, 2017 SCALE: 1" = 40'

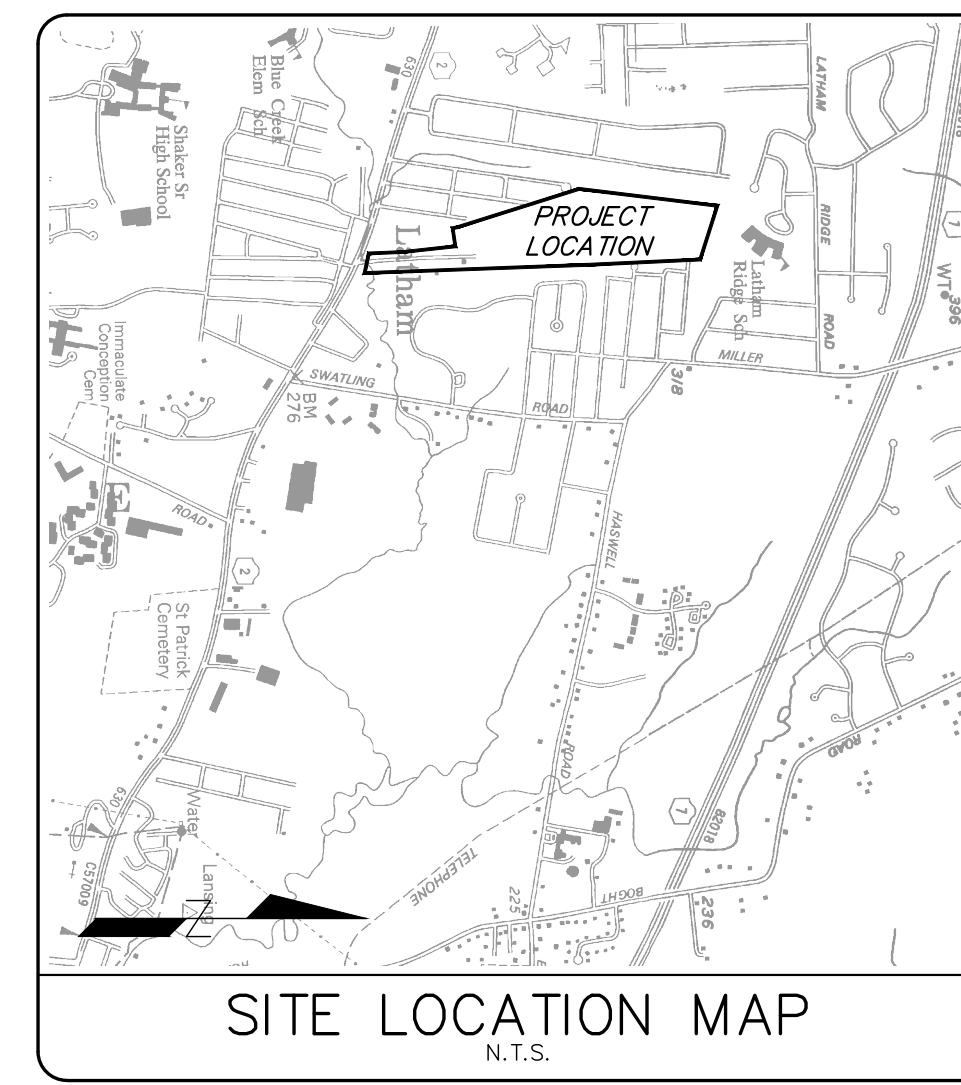
SHEET NO.
ANA 3
 4 OF 4 16102-SUBC1

REGULATED WETLAND TABULATION	
NO.	AREA
1	10.02± AC.
2	0.36± AC.
TOTAL	10.38± AC.

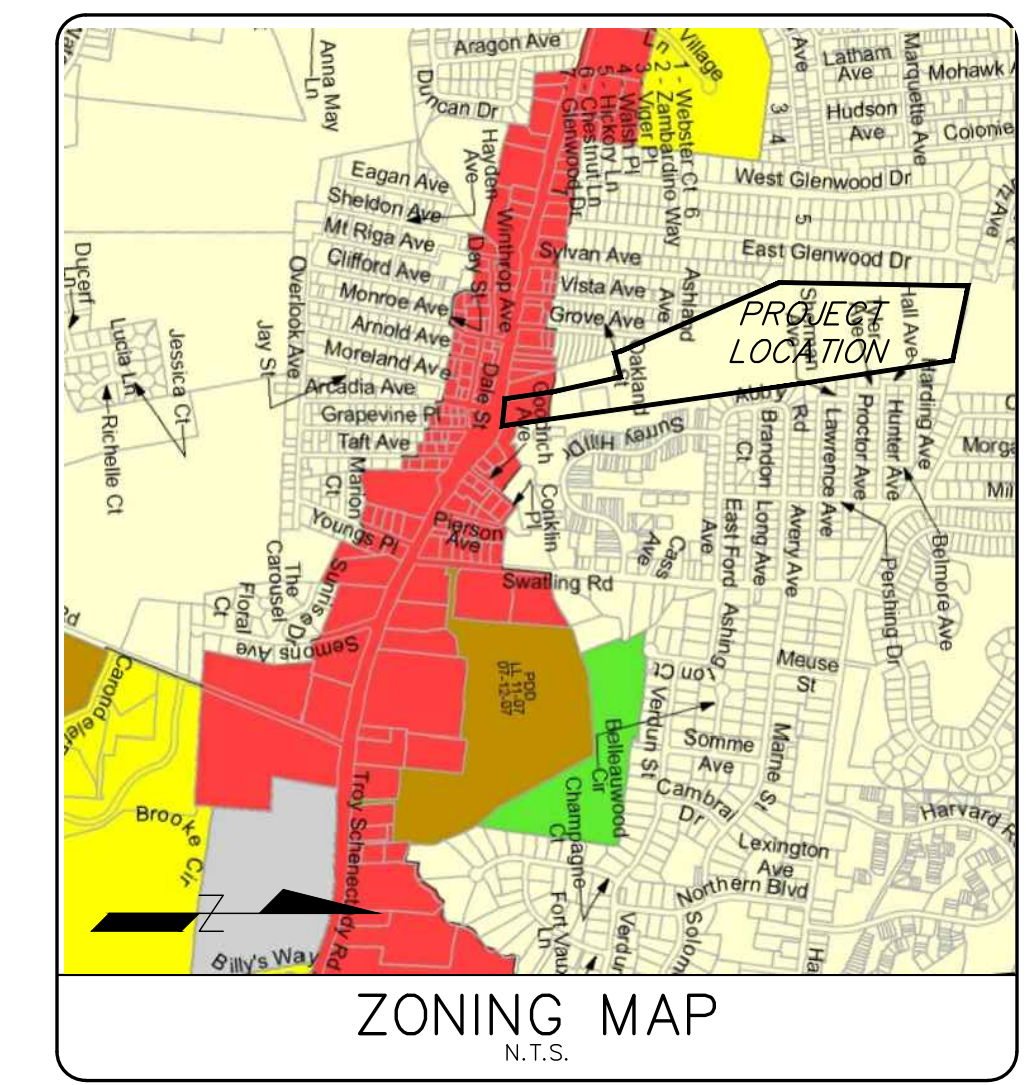
STREAM TABULATION	
NO.	LENGTH
1	95 ±LF
TOTAL	95 ±LF



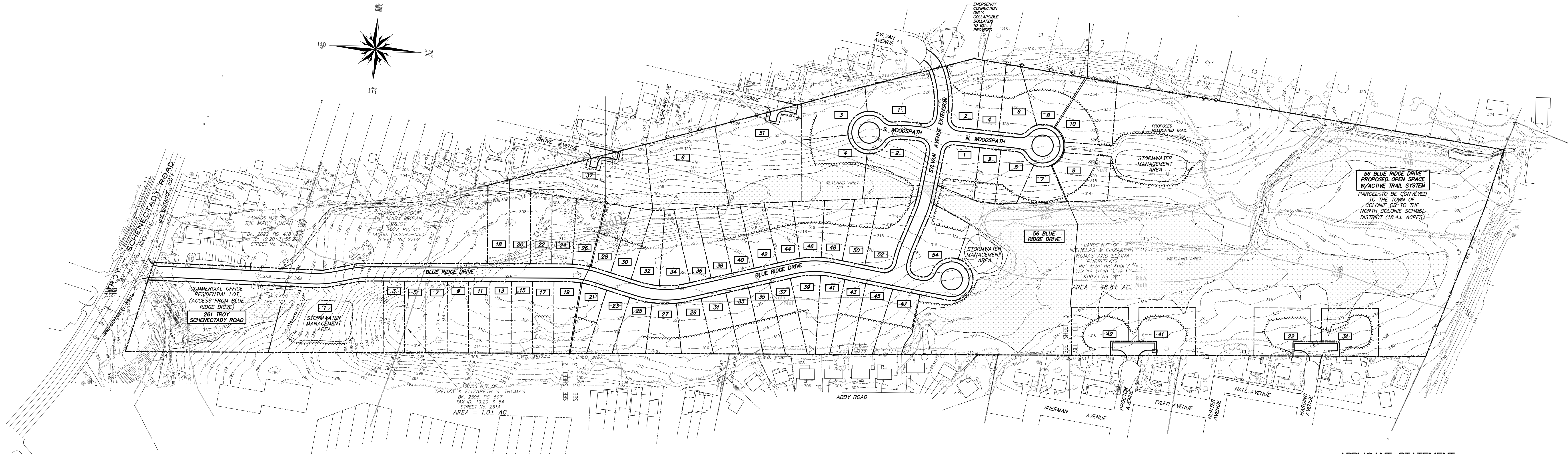
SINGLE FAMILY RESIDENTIAL (SFR)
TYPICAL LOT LAYOUT
N.T.S.



SITE LOCATION MAP
N.T.S.



ZONING MAP
N.T.S.



TOWN OF COLONIE SUBDIVISION NOTES:

- THE DEVELOPMENT IS 48.8± ACRES IN AREA.
- SUBJECT PROPERTY IS KNOWN AS TAX MAP PARCEL NOS. 19.20-3-54 & 55.1.
- THE DEVELOPMENT IS DIVIDED INTO 66 LOTS: 63 RESIDENTIAL LOTS, 1 STORMWATER MANAGEMENT LOT, 1 OPEN SPACE (W/STORMWATER MANAGEMENT AREA) & 1 FUTURE COMMERCIAL OFFICE RESIDENTIAL LOT.
- THE SUBJECT PROPERTY HAS A DWELLING AND GARAGES AND CONSISTS OF BRUSH, WETLANDS AND WOODED AREAS INCLUDE FIRST AND SECONDARY GROWTH DECIDUOUS AND CONIFEROUS TREES.
- THE STORMWATER MANAGEMENT SYSTEM FOR THIS DEVELOPMENT INCLUDES STORMWATER MANAGEMENT BASINS THAT MAY CONTAIN PERIODIC OR PERSISTENT STANDING WATER.
- FEDERAL JURISDICTIONAL WETLAND BOUNDARIES SHOWN HEREON DELINEATED BY NORTH COUNTY ECOLOGICAL SERVICES, INC.
- WETLANDS IDENTIFIED ON THESE PLANS MAY NOT BE DISTURBED WITHOUT APPLICABLE APPROVALS FROM THE U.S. ARMY CORPS OF ENGINEERS. THESE AREAS MAY BE SUBJECT TO PERIODIC OR PERSISTENT STANDING WATER CONDITIONS.
- THE DEVELOPMENT LIES WITHIN THE NORTH COLONIE SCHOOL DISTRICT AND THE LATHAM FIRE DISTRICT.
- 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 LAW.
- ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- CONTOURS SHOWN ON THESE DEVELOPMENT PLANS REPRESENT EXISTING TOPOGRAPHIC CONDITIONS. FOR PROPOSED GRADES, REFER TO GRADING PLANS.
- NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND THE TOWN OF COLONIE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR ANY SOIL DISTURBANCE.
- LOCATION OF ALL EXISTING UTILITIES TO BE VERIFIED AT TIME OF CONSTRUCTION BEFORE ANY EXCAVATION. CONTRACTOR SHALL CALL "DIG SAFE NEW YORK" AT 1-800-962-7962 FOR UTILITY MARK OUT.
- BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS. COMPACT TO 95% MODIFIED PROCTOR.

SOIL TYPES:

- NuB - NUNDA SILT LOAM**
3 TO 8% SLOPES
MODERATELY WELL DRAINED
ABOUT 18 TO 24 INCHES TO WATER TABLE
- NuC - NUNDA SILT LOAM**
8 TO 15% SLOPES
MODERATELY WELL DRAINED
ABOUT 18 TO 24 INCHES TO WATER TABLE
- RhA - RHINEBECK SILTY CLAY LOAM**
0 TO 3% SLOPES
SOMEWHAT POORLY DRAINED
ABOUT 6 TO 18 INCHES TO WATER TABLE
- NuB - NASSAU CHANNERY SILT LOAM, UNULATING**
3 TO 8% SLOPES
SOMEWHAT EXCESSIVELY DRAINED
MORE THAN 80 INCHES TO WATER TABLE
- UK - UDORTHERNS, LOAMY-URBAN LAND COMPLEX**
0 TO 8% SLOPES
WELL DRAINED
ABOUT 36 TO 72 INCHES TO WATER TABLE
- NuD - NUNDA SILT LOAM**
15 TO 25% SLOPES
MODERATELY WELL DRAINED
ABOUT 18 TO 24 INCHES TO WATER TABLE
- NuE - NUNDA SILT LOAM**
25 TO 35% SLOPES
MODERATELY WELL DRAINED
ABOUT 18 TO 24 INCHES TO WATER TABLE

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 ¹		
		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 ⁴ MINIMUM (feet)	SIDE SETBACK ⁴ MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet) ⁵	REAR SETBACK MINIMUM (feet) ⁵
SFR (SINGLE FAMILY RESIDENTIAL)	40	50% OF LOT AREA	18,000 ⁶	80	35%	2 ⁶	-----	40	10/25	25

APPLICANT STATEMENT:

I, _____ DO HEREBY SUBMIT THIS CONCEPT SUBDIVISION PLAN FOR REVIEW BY THE TOWN OF COLONIE PLANNING BOARD. I UNDERSTAND THAT A CONCEPT DEVELOPMENT PLAN IS INTENDED TO BE FLEXIBLE DESIGN CONCEPT WHICH MAY BE READILY CHANGED AS DEEMED NECESSARY PRIOR TO THE WORK REQUIRED FOR A DETAILED FINAL SUBDIVISION PLAN. I UNDERSTAND ANY APPROVAL BY THE TOWN OF COLONIE PLANNING BOARD OF THIS CONCEPT PLAN IS EXPRESSLY RELATED TO CONDITIONS AS SET FORTH ON SAID PLAN, AND THE TOWN OF COLONIE PLANNING BOARD IS NOT BOUND BY SAID PLAN IF FIELD CONDITIONS ARE IN FACT DIFFERENT.

PROPERTY OWNERS
NICHOLAS THOMAS, ELIZABETH THOMAS & ELAINA PERRITANO
261 TROY-SCHENECTADY ROAD
LATHAM, NY 12110

APPLICANT / DEVELOPER
HALFMOON MATERIALS GROUP LLC
1 MADISON STREET
SUITE 300
TROY N.Y. 12180

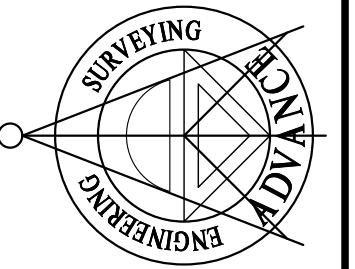
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

CONSERVATION SUBDIVISION

OVERALL CONCEPTUAL PLAN
ON THE FARM ESTATES
MAJOR SUBDIVISION
LOCATED AT 261 & 261A TROY-SCHENECTADY ROAD
COUNTY OF ALBANY STATE OF NEW YORK
DATE: MARCH 2017
SCALE: 1" = 10'

SHEET NO.
OVRL
1 OF 4 16102-SUBC3

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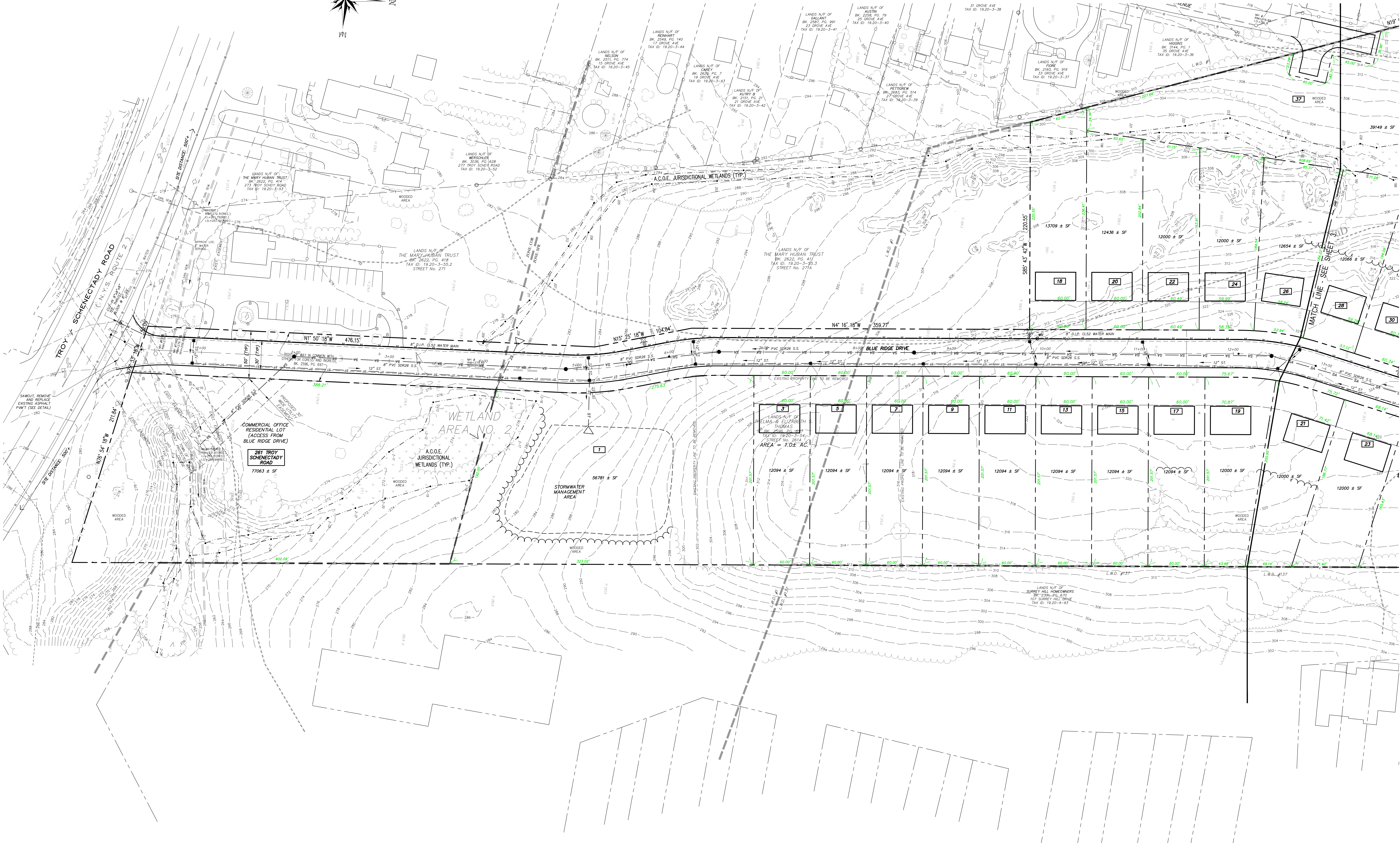
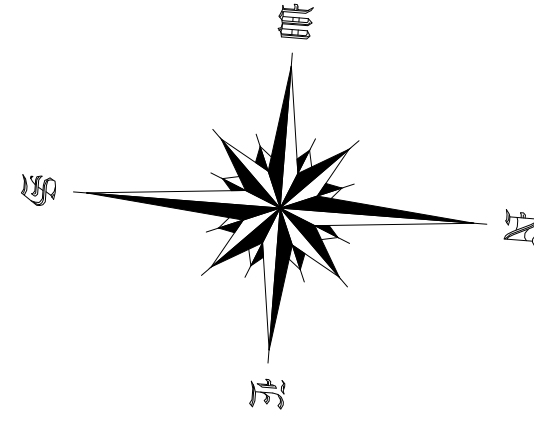


NICHOLAS COSTA, P.E.
E-MAIL: nrostate@advanceeng.com

NO.	REVISION	DATE	BY	APPD.	NO.	DATE	BY	APPD.
1	ISSUED FOR SKETCH PLAN REVIEW	10.17.17			1	10.17.17		
2	ISSUED FOR REVISION SPECIAL PLAN REVIEW	11.14.17			2	11.14.17		

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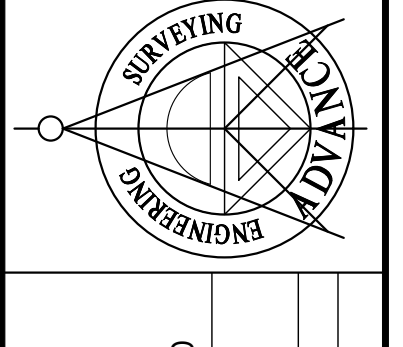
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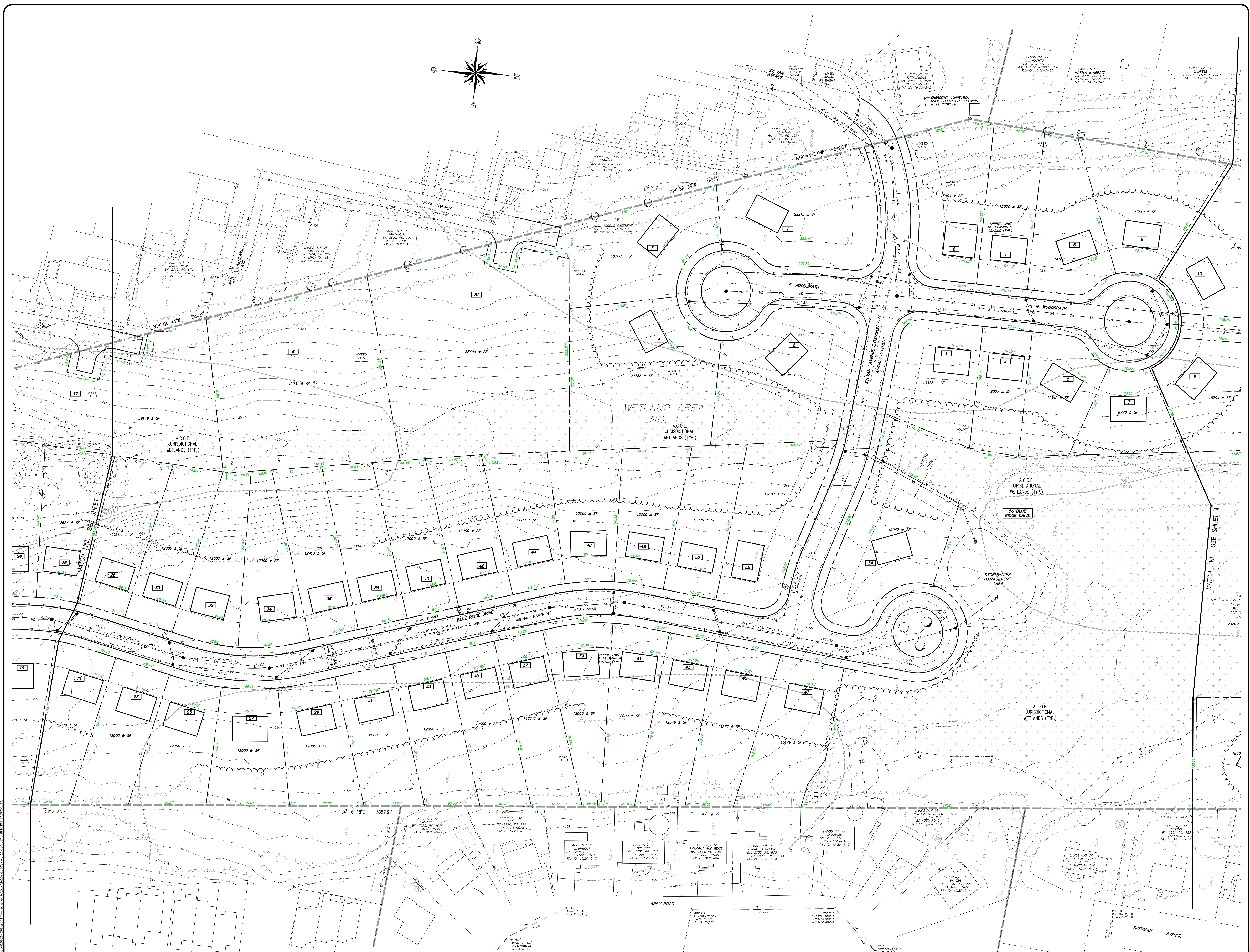
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 NICHOLAS COSTA, P.E.



CONCEPTUAL SUBDIVISION PLAN-1
ON THE FARM ESTATES
 MAJOR SUBDIVISION
 LOCATED AT 261 & 261A TROY-SCHENECTADY ROAD
 TOWN OF COLONIE
 COUNTY OF ALBANY STATE OF NEW YORK
 DATE: MARCH 7, 2017 SCALE: 1" = 40'

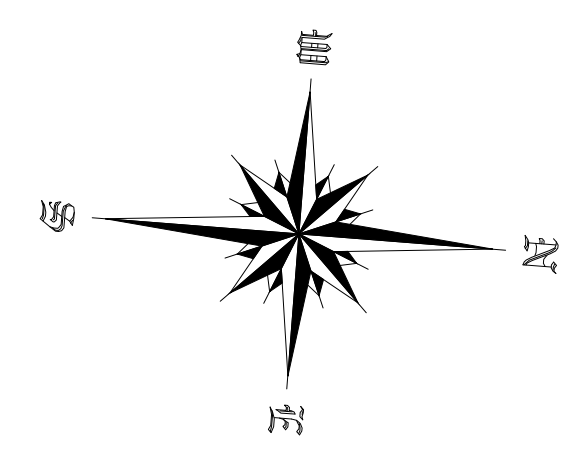
SHEET NO.
SUB 1
 2 OF 4 16102-SUBC1



NO.	REVISION	DATE	BY	APPROVED	DATE
1	ISSUED FOR SKETCH PLAN REVIEW	10.17.17			
2	ISSUED FOR REVISION SPECIFIC PLAN REVIEW	11.14.17			

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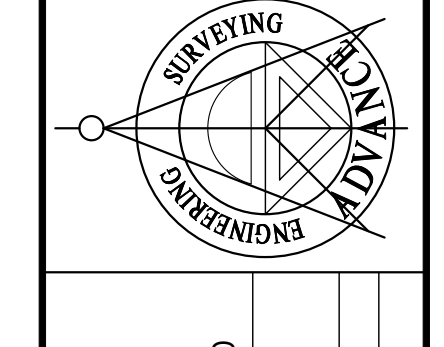
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2	ISSUED FOR REVISION SKETCH PLAN REVIEW	11.14.17	TM. NC.		

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CONCEPTUAL SUBDIVISION PLAN - 3
ON THE FARM ESTATES
 MAJOR SUBDIVISION
 LOCATED AT 261 & 261A TROY-SHERBROOK ROAD
 TOWN OF COLONIE
 COUNTY OF ALBANY STATE OF NEW YORK
 DATE: MARCH 7, 2017 SCALE: 1" = 40'

SHEET NO.
SUB 3
 4 OF 4 16102-SUBC3