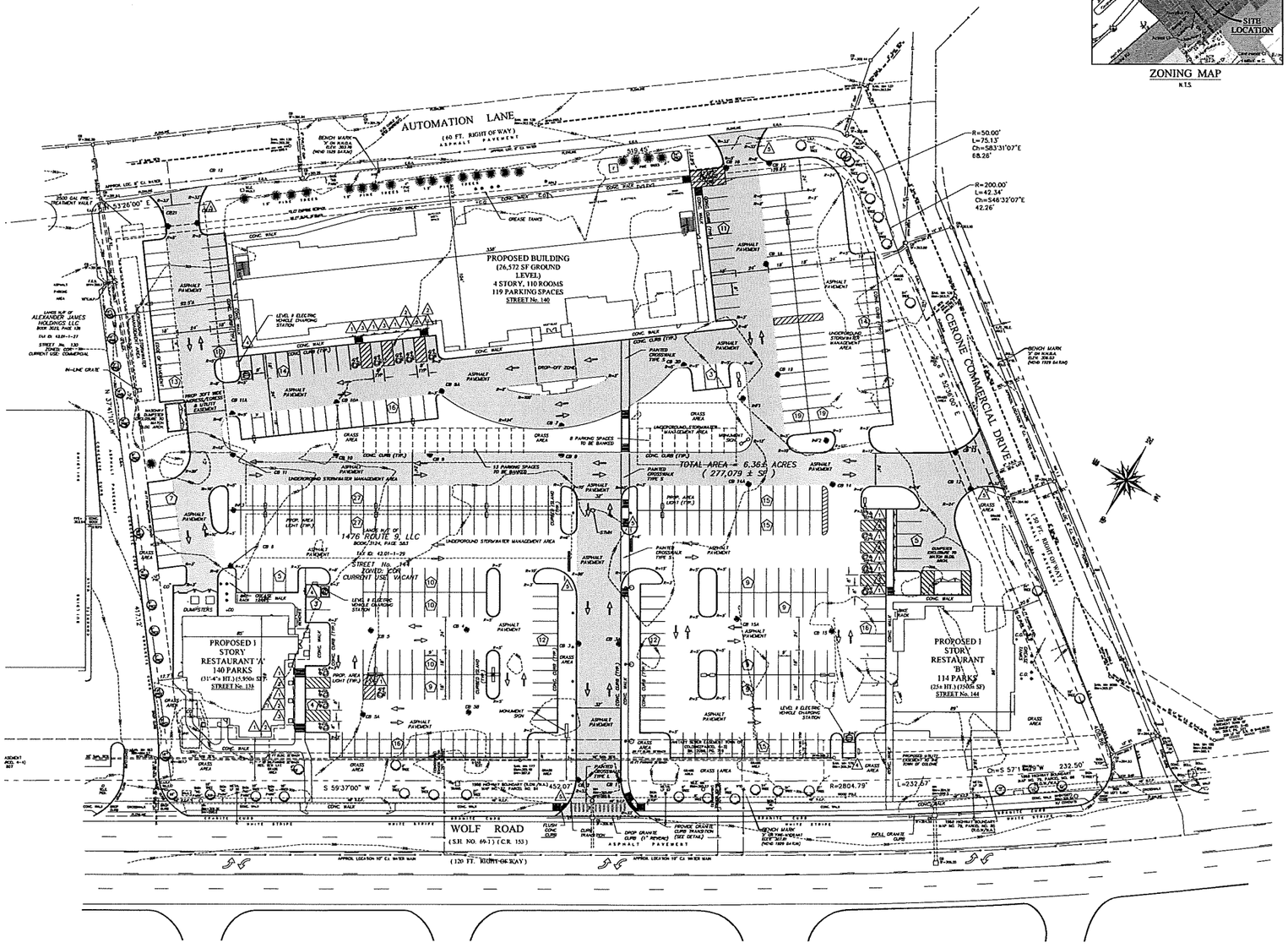
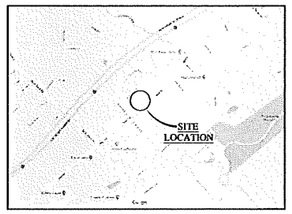


ZONING MAP
N.T.S.



SITE LOCATION MAP
N.T.S.

SURVEY NOTES:

1. BOUNDARY EVIDENCE AND PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON AUGUST 15, 17 & 19, 2016 AND REFLECTS THE EXISTING CONDITIONS EXISTING ON THOSE OCCASIONS.
2. TAX MAP DESIGNATION: TOWN OF COLONIE 42.01-1-26.
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. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
6. 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.

MAP REFERENCES:

1. MAP TITLED "WOLF ROAD COMMERCIAL PARK, TOWN OF COLONIE, ALBANY COUNTY, N.Y.", DATED MARCH 2, 1984, AS PREPARED BY C.T. MALE ASSOCIATES.
2. NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, MAP NO.=PARCEL, RE:M.P. 79-PARCEL RE:M.P. 79-PARCEL RE:M.P. 79-PARCEL, RE:M.P. 79-PARCEL, RE & MAP 131-PARCEL 101, DATED MARCH 1958.

SITE DATA:

EXISTING:

PROPERTY ADDRESS: 144 WOLF ROAD
AREA: 6.361 AC. (277,079± SF)
TAX MAP PARCEL NO.: 42.01-1-26
FRONTAGE: 684.64' ALONG WOLF ROAD
EXISTING LAND USE: UN-DEVELOPED (FORMER LAZARE FORS)
TOPOGRAPHY: GENTLY SLOPING
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGES

A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
B) THE PROJECT SITE IS LOCATED ON THE NORTHEAST SIDE OF WOLF 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 PROJECT SITE IS LOCATED WITHIN THE AIRPORT AREA ODS.
E) THE SUBJECT PROPERTY LIES IN A COMMERCIAL OFFICE RESIDENTIAL (COR) ZONE.
F) THE SUBJECT PROPERTY DOES NOT CONTAIN ANY FEDERAL WETLANDS AND/OR NYS WETLANDS.
G) THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
H) THE SUBJECT PROJECT SITE IS LOCATED IN THE FULLER ROAD FIRE DISTRICT.

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 PLAINS 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 MATTER 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 Z60.1-1986) 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 OPERATION, 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 DOT, OF PUBLIC WORKS AND BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ANY SOIL DISTURBANCE OR ISSUANCE OF ANY GRADING PERMIT.

SOIL TYPES:

Us - URBAN LAND-UDIPSAMMENTS COMPLEX
0 - 8% SLOPES
MORE THAN 80 INCHES TO WATER TABLE

SIGN SCHEDULE

SIGN NO.	SIGN TEXT	SIGN SIZE	TEXT SIZE & COLOR	NO. REQ'D.	TYPE OF MOUNTING	MUTCD NO.
A	R7-8	12" x 18"	BACKGROUND WHITE/BLUE	13	GROUND MOUNTED METAL POSTS	R7-8
A	R7-8b	12" x 6"	LEGEND GREEN/WHITE	6		R7-8b
A		12" x 18"	BACKGROUND WHITE	5	GROUND MOUNTED METAL POSTS	R7-1
A			LEGEND RED			
A		12" x 18"	BACKGROUND WHITE	1	GROUND MOUNTED METAL POSTS	CUSTOM
A			LEGEND GREEN			
A	STOP	30" x 30"	BACKGROUND RED	5	GROUND MOUNTED METAL POSTS	R1-1
			LEGEND WHITE			

NOTE:
ALL SIGNS WITHIN THE STATE RIGHT-OF-WAY SHALL BE INSTALLED PER NYSDOT STANDARDS AND SPECIFICATIONS

WAIVERS REQUESTED:

1) BUILDING EXCEEDS 20 FOOT MAXIMUM FRONT YARD SETBACK.
2) PARKING WITHIN THE FRONT YARD SETBACK OF WOLF RD / CEROKE COMMERCIAL DRIVE.

ZONING AND LAND USE:

CHAPTER 190 ATTACHMENT 2
TOWN OF COLONIE
DIMENSIONAL TABLE
[AMENDED 6-26-2007 BY L.L. No. 10-2007; 8-26-2010 BY L.L. No. 8-2010; 5-21-2019 BY L.L. No. 4-2019; 4-11-2013 BY L.L. No. 5-2013]

DISTRICT	BUILDING AND LOT REQUIREMENTS							YARD REQUIREMENTS[2]		
	MAXIMUM HEIGHT[1] (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE, MINIMUM[3] (feet)	MINIMUM GREEN SPACE COVERAGE[4]	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square footage)	FRONT SETBACK,[5] MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet)[6]	REAR SETBACK MINIMUM (feet)[7]
COR (COMMERCIAL OFFICE & RESIDENTIAL)	35	30,000	20,000	100	35%	SEE NOTE 9	10,000[9]	20	10/25	15

PARKING ANALYSIS:

PROPOSED RESTAURANT 'A':

PARKING REQUIRED: 1 SPACE PER 3 SEATS + EMPLOYEES
375 SEATS / 3 = 125 SPACES +
15 EMPLOYEES = 140 SPACES REQUIRED
PARKING PROVIDED:
140 SPACES (INCLUDES 5 ACCESSIBLE SPACES)

LAND BANKED PARKING:
21 SPACES

PARKING ANALYSIS:

PROPOSED RESTAURANT 'B':

PARKING REQUIRED: 1 SPACE PER 3 SEATS + EMPLOYEES
309 SEATS / 3 = 103 SPACES +
10 EMPLOYEES = 113 SPACES REQUIRED
PARKING PROVIDED:
113 SPACES (INCLUDES 5 HANDICAP SPACES)

PARKING LOT INTERIOR LANDSCAPE ANALYSIS:

TOTAL PARKING AREA:
60,428 SF (273 PARKING SPACES)
INTERIOR GREEN SPACE AREA:
REQUIRED: 20 SF / PARKING SPACE = 7,460 SF
PROVIDED: 11,500 SF

PARKING ANALYSIS:

PROPOSED HOTEL:

PARKING REQUIRED: 1 SPACE PER ROOM + EMPLOYEES
110 ROOMS + 9 EMPLOYEES = 119 SPACES
119 SPACES REQUIRED
PARKING PROVIDED:
119 SPACES (INCLUDES 5 ACCESSIBLE SPACES)

SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	277,079 S.F.		UNCHANGED	
LOT WIDTH	684.64 FT		UNCHANGED	
PAVED/GRAVEL AREA	213,344 S.F.	77.0	163,808 S.F.	59.09
GREEN SPACE	63,735 S.F.	23.0	73,563 S.F.	26.55
BUILDING AREA	0 S.F.	0.0	39,708 S.F.	14.33
TOTAL	277,079 S.F.	100.0	277,079 S.F.	100.00

LEGEND:

DENOTES AREAS OF HEAVY DUTY PAVEMENT SECTION

OWNER/APPLICANT

1476 ROUTE 9, LLC
509 ROUTE 67
MALTA, N.Y. 12020

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

1" = 30' SCALE BAR

Dig, Safely. New York Call 811 before you dig

REVISION	BY	APPR'L	DATE
1 ISSUED FOR REVIEW	RJG	KC	12-20-16
2 ISSUED FOR SKETCH REVIEW	RJG	KC	04-05-17
3 ISSUED FOR PRELIMINARY/FINAL REVIEW	RJG	KC	01-25-18
4 REVISED PER COMMENTS	TK	KC	07-25-18
5 REVISED NOTES, ETC.	RJG	KC	04-05-19

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
CONSTRUCTION MANAGEMENT
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 698-2772 E-MAIL: nicolas@aol.com
NICHOLAS COSTA, P.E.

SITE PLAN
PROPOSED RESTAURANTS & HOTEL
STREET No. 144 WOLF ROAD
TOWN OF COLONIE
COUNTY OF ALBANY NEW YORK
DATE: JANUARY, 2018 SCALE: 1" = 30'

SHEET NO.
SITE
3 OF 13 COLOR LAYERS