

I-87  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)  
NORTHBOUND ENTRANCE RAMP

TROY-SCHENECTADY ROAD  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)  
A.K.A. S.R. 7  
SFR ZONE

ERIN STREET  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)  
HCOR ZONE

**GENERAL NOTES**

- THIS PLAN REFERENCE: BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY FIRST BROS. LLC, 1005 HEDDEN ROAD, BETHLEHEM, PA 18010, DATED: 09/29/2017, LAST REVISED: 01/19/2018
- APPLICANT: PANERA, LLC, 5716 CLAYTON ROAD, RICHMOND HEIGHTS, MO 63117
- OWNER: BE & L, INC., 801 TROY-SCHENECTADY ROAD (S.R.7), TOWN OF COLONIE, NY 12110
- PARCEL DATA: 601 TROY-SCHENECTADY ROAD, TOWN OF COLONIE (LATHAM), RICHMOND COUNTY, NEW YORK
- ZONING: EXISTING USE: RESTAURANT (PERMITTED USE); PROPOSED USE: RESTAURANT (PERMITTED USE) WITH DRIVE-THRU (PERMITTED ACCESSORY USE)
- SCHEDULE OF BULK REQUIREMENTS

ZONE REQUIREMENTS	ZONE HCOR (HIGHWAY COMMERCIAL OFFICE RESIDENTIAL)	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	434,563 SF (9.99 AC)	434,563 SF (9.99 AC)
MINIMUM LOT WIDTH	100 FT	290.93 FT	290.93 FT
MINIMUM LOT DEPTH	100 FT	1,544.19 FT	1,544.19 FT
MINIMUM FRONT YARD SETBACK (1)	20 FT	49.9 FT	49.9 FT
MINIMUM REAR YARD SETBACK	15 FT	43.6 FT	43.6 FT
MINIMUM SIDE YARD SETBACK	20 FT	51.3 FT	51.3 FT
MINIMUM CONSIDERED SIDE YARD SETBACK	50 FT	51.3 FT	51.3 FT
MINIMUM GREEN SPACE	35%	27.0% (117,131 SF) (E)	26.3% (114,209 SF) (M)
MAXIMUM BASE COMMERCIAL DENSITY	18,000 SF/AC	8,251.8 SF/AC	8,251.8 SF/AC
MAXIMUM BUILDING HEIGHT	75 FT	20 FT	20 FT
MAXIMUM BUILDING AREA	N/A	82,353 SF (18.9%)	82,612 SF (19.0%)
MAXIMUM IMPERVIOUS AREA	N/A	317,432 SF (73.0%)	320,354 SF (73.7%)

N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-COMFORMANCE  
 (1) MINIMUM FRONT YARD SETBACKS APPLY ONLY TO NEW CONSTRUCTION AND NOT TO RENOVATION OF EXISTING STRUCTURES (E 150-41(A)(1))  
 (2) MINIMUM FRONT YARD SETBACKS APPLY ONLY TO NEW CONSTRUCTION AND NOT TO RENOVATION OF EXISTING STRUCTURES (E 150-41(A)(2))

**1. HIGHWAY COMMERCIAL OFFICE RESIDENTIAL**

- A BUSINESS MUST PRESENT THEIR MAIN ENTRANCE AND ENTRANCE TOWARD THE STREET. BUILDINGS SHOULD BE ORIENTED PARALLEL OR PERPENDICULAR TO THE PUBLIC SIDEWALK AND ALLOW FOR PARKING IN THE REAR OR SIDE OF THE PROPOSED STRUCTURE (E 150-41(A)(1)) (COMPLIES)
- A MINIMUM FRONTAGE BUILD-OUT OF BOX IS RECOMMENDED TO CREATE A NEAR-CONTINUOUS FACADE ALONG THE SIDEWALK (E 150-41(A)(2)(B)) (COMPLIES)
- NEW PARKING IN THE FRONT YARD SHALL BE PROHIBITED (E 150-41(A)(3)(A)) (COMPLIES)
- FLUSH DRIVE-THRU ACCESSIBLE ASILES AND STANDING SPACES SHALL BE PROVIDED WITHIN THE FRONT YARD (E 150-41(A)(3)(B)) (COMPLIES)
- OFF-STREET PARKING AREAS SHALL HAVE UNPAVED BUFFERS AT LEAST 15 FEET IN WIDTH BETWEEN THE PARKING AREA AND EDGE OF THE SIDEWALK OR FRONT LOT LINE, WHICHEVER IS CLOSER, WHICH INCLUDES TREES, HEDGES, SHRUBS AND/OR LOW WALLS CONSISTING OF ROCKS, BRICKS, BUSHES OR AN ACCEPTABLE SUBSTITUTE (E 150-41(A)(4)) (COMPLIES)
- FOR PARKING AREAS GREATER THAN 20 STALLS, A MINIMUM OF 10 UNPAVED ISLAND SHALL BE PROVIDED IN THE INTERIOR OF THE PARKING AREA FOR EACH ISLAND SHALL BE CONSIDERED TO BE IN THE INTERIOR OF THE PARKING AREA IF AT LEAST 75% OF ITS PERIMETER ADJACENT TO THE PARKING AREA (E 150-41(A)(5)) (COMPLIES)
- STREET TREES SHALL BE PLANTED IN THE INTERIOR OF THE PARKING AREA. THE CONSTRUCTION OF CONCRETE, BRICK, CONCRETE PAVING, STONE PAVING OR STONE SLABS SHALL BE 15 FEET FROM SIDEWALKS IN COMMERCIAL AREAS SHOULD BE A MINIMUM OF 15 FEET FROM A MINIMUM FOUR-FEET-TALL BUFFER SHOULD BE PROVIDED BETWEEN THE SIDEWALK AND STREET. THE BUFFER SHALL BE PLANTED WITH GRASS AND INCLUDE ONE LARGE DECIDUOUS TREE FOR EACH 30 LINEAR FEET OF BUFFER. PLANTED BUFFER SHALL BE PARALLEL TO THE SIDEWALK FROM THE PARALLEL OF THE UNPAVED ISLAND SHALL BE PROVIDED IN THE INTERIOR OF THE PARKING AREA TO PROVIDE SHADE WHERE A PLANTING STRIP IS NOT POSSIBLE. STREET TREES SHOULD BE PLANTED BETWEEN THE CURB AND THE BUILDING LINE. ALL STREET TREE PLANTING IN PARKING AREAS SHALL BE COVERED WITH A PERFORATED PLASTIC GRASS. TREES SHOULD NOT BE PLANTED CLOSER THAN SEVEN FEET TO THE BUILDING LINE. TREE SPECIES MAY INCLUDE ASH, ELM, MAPLE, OAK, OR AS APPROVED BY THE TREE OR PLANNING BOARD (E 150-41(A)(6)) (E)
- FRONT-YARD TREES SHOULD BE A MINIMUM OF 12 FEET MEASURED FLOOR TO FLOOR (E 150-41(A)(7)) (COMPLIES)

**2. PARKING REQUIREMENTS**

- WHEN A CALCULATION YIELDS A FRACTIONAL NUMBER OF REQUIRED SPACES, THE NUMBER OF SPACES SHALL BE ROUND UP TO THE NEAREST WHOLE NUMBER (E 150-47(A)) (E)
  - THE NUMBER OF SPACES PROVIDED FOR ANY PARTICULAR USE IN GRASSY SURFACE LOTS, EXCEPT DISCONTIGUOUS HANDICAPPED PARKING SPACES, SHALL NOT EXCEED THE NUMBER OF SPACES REQUIRED BY THIS ARTICLE OF MORE THAN 25% (E 150-47(A)(1)) (COMPLIES)
  - THE DIMENSION OF A TYPICAL PARKING SPACE UNDER THIS SECTION SHALL BE NINE (9) FEET BY EIGHTEEN (18) FEET (E 150-47(A)) (COMPLIES)
  - THE MINIMUM CLEARANCE WITHIN SHALL BE 20 FEET (E 150-47(A)(2)) (COMPLIES)
  - NO PARKING OR LOADING AREA FOR ANY MULTIFAMILY USE OR RESIDENTIAL USE, EXCEPT FOR DRIVEWAY ENTRANCES AND EXITS AND DRIVE-THROUGH LINES, SHALL BE LOCATED NEARER THAN 10 FEET TO THE EDGE OF THE SIDEWALK OR FRONT LOT LINE, WHICHEVER IS CLOSER, OR 10 FEET TO ANY SIDE OR REAR LOT LINE (E 150-47(A)(3)) (COMPLIES)
  - PARKING SHALL BE PROVIDED THROUGH USE (E 150-47(A)(4)) (COMPLIES)
  - PARKING SHALL BE PROVIDED THROUGH USE (E 150-47(A)(5)) (COMPLIES)
- REQUIREMENTS FOR THE NUMBER AND LOCATION OF LOADING FACILITIES SHALL BE ESTABLISHED BY THE PLANNING BOARD DURING SITE PLAN REVIEW (E 150-48)

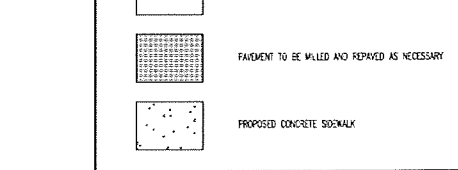
**3. LOADING REQUIREMENTS**

- REQUIREMENTS FOR THE NUMBER AND LOCATION OF LOADING FACILITIES SHALL BE ESTABLISHED BY THE PLANNING BOARD DURING SITE PLAN REVIEW (E 150-48)
- DRIVE-THROUGH = 2 STACKING SPACES + 10 SPACES  
 RESTAURANT = 418 SEATS X 1 SPACE/3 SEATS + 116 EMPLOYEES X 1 SPACE/EMPLOYEE = 74 PARKING SPACES
- TOTAL REQUIRED = 84 PARKING SPACES + 2 STACKING SPACES  
 TOTAL PROPOSED = 84 PARKING SPACES + 2 STACKING SPACES

**4. REQUIREMENTS FOR THE NUMBER AND LOCATION OF LOADING FACILITIES SHALL BE ESTABLISHED BY THE PLANNING BOARD DURING SITE PLAN REVIEW (E 150-48)**

**5. PROTECT YOURSELF**

ALL STATES REQUIRE PROTECTION OF EXISTING UTILITIES OF ANY PERSON PREPARING TO DIGGERS THE EARTH'S SURFACE AND/OR IN ANY STATE



**PAVEMENT LEGEND**

- EXISTING PAVEMENT TO REMAIN
- PAVEMENT TO BE WIDDED AND REPAVED AS NECESSARY
- PROPOSED CONCRETE SIDEWALK

**SIGNAGE TABLE**

SOIN	REQUIREMENTS	PROPOSED	NUMBER OF SIGNS
FREESHADING	NUMBER OF SIGNS	ONE (1) PER LOT	1
	MAXIMUM SIGN AREA	32 SF (1)	14 SF
	MINIMUM SIGN SETBACK	20 FT	< 20 FT
WALL	NUMBER OF SIGNS (2)	ONE (1) PER TENANT	3 (M)
	MAXIMUM SIGN AREA	38.58 SF (2)	12.65 SF
	MINIMUM SIGN SETBACK	20 FT	< 20 FT
DIRECTIONAL	NUMBER OF SIGNS	PER FEET	2
	MAXIMUM SIGN AREA	2 SF	3.5 SF (M)
	MINIMUM SIGN SETBACK	PER FEET	3 FT

- PERMITTED SIGN AREA "A" =  $2[(B)(L)(0.002) + (H)(1/10)]$ , WHERE B IS THE AREA IN SQUARE FEET OF THE BUILDING FOOTPRINT, AND H IS THE HEIGHT IN FEET OF THE PRIMARY FRONTAGE. "A" NEED NOT BE LESS THAN 32 SQUARE FEET AND SHALL NOT BE GREATER THAN 160 SQUARE FEET (ATTACHMENT 5)
- PERMITTED SIGN AREA "A" =  $0.42L + 116$ , WHERE L IS THE LENGTH IN FEET OF THE STOREFRONT. "A" NEED NOT BE LESS THAN 20 SQUARE FEET AND SHALL NOT BE GREATER THAN 75 SQUARE FEET (ATTACHMENT 5)
- TO QUALIFY FOR THIS SIGN, A TENANT MUST HAVE DIRECT CUSTOMER ACCESS TO THE OUTDOORS, AND THE SIGN MUST BE PLACED BY THE PRIMARY ENTRANCE (ATTACHMENT 5)
- A SINGLE TENANT MAY ELECT, IN LEVY OF A PERMITTED WALL SIGN, TO ELECT A TWENTY-SQUARE-FOOT WALL SIGN ON THE PRIMARY ENTRANCE SIDE OF THE BUILDING OR, IN THE ALTERNATIVE, TO ELECT A TWENTY-SQUARE-FOOT WALL SIGN ON ANY OTHER SIDE OF SAID BUILDING
- ILLUMINATION OF SIGNS SHALL BE ACCOMPLISHED BY MEANS OF SHIELDED LIGHT SOURCES OR IN SUCH OTHER MANNER THAT NO GLARE SHALL EXTEND BEYOND THE PROPERTY LINES OF THE PROPERTY UPON WHICH SUCH SIGNS ARE LOCATED, AND NO GLARE SHALL DISTURB THE VISION OF PASSING MOTORISTS OR CONSTITUTE A HAZARD TO TRAFFIC (E 150-43(A)(1))

**STANDARD TOWN NOTES**

- 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 (SEQRA), FRESHWATER WETLANDS PERMIT REGULATIONS, THE TOWN CENSING LAW, AND THE TOWN FLOOD PLANS MANAGEMENT.
- THE APPLICANT SHALL BEAR THE SOLE RESPONSIBILITY FOR ENSURING THAT ALL IMPROVEMENTS ARE COMPLETED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS, AND STANDARDS.
- 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.
- THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PARKING SPACES AND ADJACENT LANDS FREE OF OBSTACLES, SOIL, AND OTHER MATERIAL WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
- ALL SITE LIGHTING SHALL BE DESIGNED AND INSTALLED SO AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR HIGHWAYS.
- ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SITE DEVELOPMENT PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z601-1605) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARDS, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- 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 OPERATIONS, UNLESS SPECIFICALLY DESIGNATED FOR SUCH USE ON THIS SITE DEVELOPMENT PLAN.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NY STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

**THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION**

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PROJECT: PANERA, LLC  
 PROPOSED PANERA BREAD COMPANY RESTAURANT W/ DRIVE-THRU  
 TAX MAP ID: 13.3-3-4  
 601 TROY-SCHENECTADY ROAD  
 TOWN OF COLONIE, ALBANY COUNTY, NEW YORK

JOB No: 2309-99-001  
 DATE: 01/19/18  
 DRAWN BY: KAK  
 SCALE: (H) 1"=30'  
 DESIGNED BY: MSS  
 CHECKED BY: JMS  
 SHEET No: 5  
 OF 14

JOSHUA M. SEWALD  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE No. 65908  
 PENNSYLVANIA LICENSE No. 21286  
 MARYLAND LICENSE No. 51441

JOHN A. PALUS  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE No. 41975  
 PENNSYLVANIA LICENSE No. 077156  
 TEXAS LICENSE No. 109086

Project: 04/24/18, 04:35 PM, By: emonelli, Product: Ver. 22.0a (LMS Tech), File: P:\PROJECTS\2309\_Panera\2309-99-001\_Panera.dwg, Date: 05-05-2018, 05:05:00