

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 TREES, 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 Z601-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARDS, 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 DEPT. OF PUBLIC WORKS AND BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ANY SOIL DISTURBANCE OR ISSUANCE OF ANY GRADING PERMIT.
9. THE NEW GRAVITY SANITARY SEWER LATERAL FROM THE BUILDING TO THE TOWN'S SEWER SYSTEM WILL BE 6" PVC SDR 26 WITH A MINIMUM OF 4 FEET OF COVER AND LAID AT A 2% SLOPE. THE EXISTING STUB CONNECTION INTO THE EXISTING TOWN'S SEWER SYSTEM WILL BE INVESTIGATED DURING SITE CONSTRUCTION TO SEE IF IT CAN BE USED RATHER THAN CUTTING INTO THE EXISTING SEWER LINE OR CORING THE EXISTING MANHOLE.
10. WATER SERVICE MUST BE INSTALLED IN ACCORDANCE WITH THE LATHAM WATER DISTRICT STANDARDS FOR WATER DISTRIBUTION SYSTEMS.

ZONING AND LAND USE:

CHAPTER 190 ATTACHMENT 2

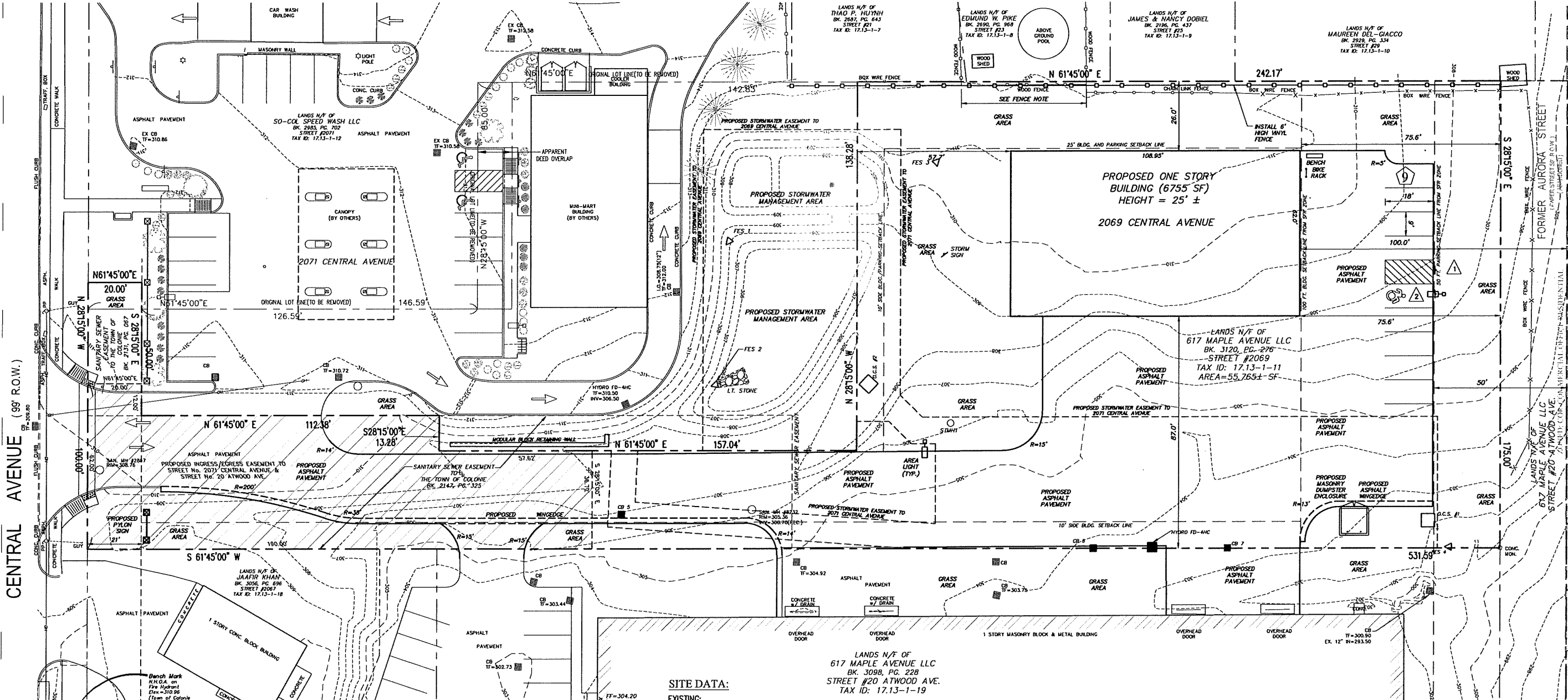
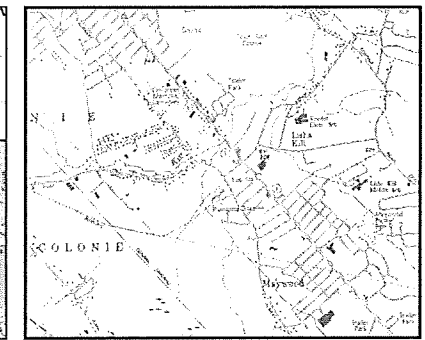
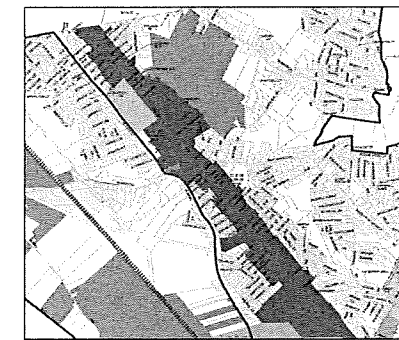
TOWN OF COLONIE

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]

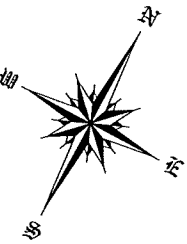
DISTRICT	BUILDING AND LOT REQUIREMENTS			BUILDING AND LOT REQUIREMENTS			YARD REQUIREMENTS ³		
	MAXIMUM HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	MINIMUM GREEN SPACE COVERAGE ³	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK ⁴ MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet) ⁵	REAR SETBACK MINIMUM (feet) ⁵
COR (COMMERCIAL OFFICE RESIDENTIAL)	75	30,000	20,000	35%	SEE NOTE 9	18,000 ⁹	20	10/25	15

FENCE NOTE:

PRIOR TO THE FENCE INSTALLATION CONTACT SHALL BE MADE WITH THE OWNERS OF 23 USIA HILL ROAD TO DISCUSS THE INSTALLATION OF THE VINYL FENCING. IF IN AGREEMENT, THE EXISTING WOOD FENCE SHALL BE REMOVED AND THE VINYL FENCE SHALL BE INSTALLED. IF NOT IN AGREEMENT THE VINYL FENCE SHALL BE INSTALLED RIGHT BEHIND THE WOOD FENCE.



CENTRAL AVENUE (99' R.O.W.)



PARKING ANALYSIS:

REQUIRED:
WAREHOUSE/STORAGE 1 SPACE PER 1.5 EMPLOYEES
6 EMPLOYEES X 1.5 = 9 SPACES
PROVIDED: 9 SPACES (INCLUDES 1 HANDICAP)

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	56,514 S.F.		55,765 S.F.	
LOT WIDTH	100.00'		UNCHANGED	
PAVED AREA	10,743 S.F.	19.0	28,093 S.F.	50.4
GREEN SPACE	43,358 S.F.	76.7	20,917 S.F.	37.5
BUILDING AREA	2,413 S.F.	4.3	6,755 S.F.	12.1
TOTAL	56,514 S.F.	100.0	55,765 S.F.	100.0

WAIVER REQUESTED:

1. PARKING LOT PAVEMENT WITHIN 10 FT. OF BOTH SIDE YARD PROPERTY LINES.
2. MORE THAN 20 FT. FRONT BUILDING SETBACK.

SITE DATA:

EXISTING:
PROPERTY ADDRESS: 2069 CENTRAL AVE. (NYS ROUTE 5)
AREA: 56,514 SF (1.30± AC.)
TAX MAP PARCEL NO.: 17.13-1-11.
FRONTAGE: 100.00' ALONG CENTRAL AVE.
EXISTING LAND USE: DEVELOPED WITH 1 STORY BRICK BUILDING.
TOPOGRAPHY: MODERATELY SLOPING
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE

- A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
- B) THE PROJECT SITE IS LOCATED ON THE EASTERLY SIDE OF CENTRAL AVE. AND IS SUBJECT TO ROADWAY TRAFFIC NOISES AND ODOORS.
- C) THE PROJECT SITE IS NOT SUBJECT TO ANY SIGNIFICANT OR UNUSUAL VISUAL FEATURES.
- D) THE SUBJECT PROPERTY LIES IN A COMMERCIAL OFFICE RESIDENTIAL (COR) ZONE.
- E) THE SUBJECT PROPERTY DOES NOT CONTAIN ANY FEDERAL WETLANDS AND/OR NYS WETLANDS.
- F) THE SUBJECT PROJECT SITE IS LOCATED IN THE SOUTH COLONIE SCHOOL DISTRICT.
- G) THE SUBJECT PROJECT SITE IS LOCATED IN THE STANFORD HEIGHTS FIRE DISTRICT.
- H) THE SUBJECT PROJECT SITE IS LOCATED WITHIN THE LUSHKILL-KINGS ROAD AREA GEIS.

SURVEY NOTES:

1. BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM MAP REFERENCE AND DEED OF RECORD IN BOOK 2668 AT PAGE 1094. TOPOGRAPHY SHOWN PERFORMED BY ADVANCE ENGINEERING & SURVEYING PLLC ON DECEMBER 3, 4, 5, AND 8, 2014 AND REFLECTS VISIBLE INFORMATION ON THOSE DATES.
 2. TAX MAP DESIGNATION: TOWN OF COLONIE 17.13-1-11.
 3. SITE LOCATION: GRID EAST: 624510, GRID NORTH: 1002740
- MAP REFERENCE:**
LOCATION SURVEY OF LANDS FOR 2069 CENTRAL AVENUE, TOWN OF COLONIE, ALBANY COUNTY, NEW YORK, DATED MAY 15, 2014, AS PREPARED BY G.J. MEYER & SON.

OWNER/APPLICANT
617 MAPLE AVENUE LLC
c/o RICHARD ROSETTI
1202 TROY SCHENECTADY ROAD
BUILDING 3
LATHAM, NY 12210

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

NO.	REVISION	BY	DATE
1)	ISSUED FOR PRELIMINARY/FINAL REVIEW	ROD NC	9-19-16
2)	ISSUED FOR PRELIMINARY/FINAL REVIEW	ROD NC	3-10-17
3)	ADDED INFO. AS REQUESTED BY THE PLANNING BOARD	ROD NC	01-15-18
4)	ISSUED FOR PRELIMINARY FINAL PLAN	ROD NC	02-09-18
5)	REVISED PER T.O.E. COMMENTS	FSC NC	04-12-18
6)	REVISED PER TOWN COMMENTS	TM NC	06-14-19

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It is a violation of the Executive Order of the Governor of the State of New York, signed on August 14, 2015, and the provisions of Executive Order of the Governor of the State of New York, signed on August 14, 2015, to disseminate this document in any way.

Design of:
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NICHOLAS COSTA, P.E.



SITE PLAN
PROPOSED COMMERCIAL BUILDING
STREET No. 2069 CENTRAL AVENUE
TOWN OF COLONIE
ALBANY COUNTY
NEW YORK
DATE: SEPT., 2016
SCALE: 1" = 20'

SHEET NO.
SP
4 OF 14 16056-SIT4

