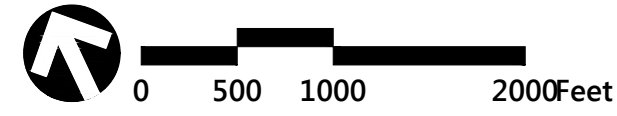


# Location Map



## Parking Summary Chart\*

	Size		Count	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	34	34
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	1	1
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	1	1
TOTAL SPACES			36	36

**Parking Requirements: PROPOSED DWELLING MULTIFAMILY ONLY**

DWELLING MULTIFAMILY	18 UNITS	x 2 SPACES / UNIT	=	36 SPACES
TOTAL PARKING REQUIRED		= 36 SPACES		
TOTAL PARKING PROVIDED		= 36 SPACES		

\* CALCULATED FOR NEW CONSTRUCTION ONLY

## Site Coverage Statistics\*

Description	Square Feet	Acres	Percentage of Site
BUILDINGS AREA	38,840	0.89	16.6
PAVED AREA	88,870	2.04	37.7
GREEN SPACE	107,764	2.48	45.7
LOT SIZE	235,474	5.41	100

\* CALCULATED FOR ALL ENTIRE PARCEL

## By Right Commercial Development

5.41 AC x 18,000 SF/AC = 97,380 SF

## Residential Conversion

As Dictated By Dimensional Table Note 9

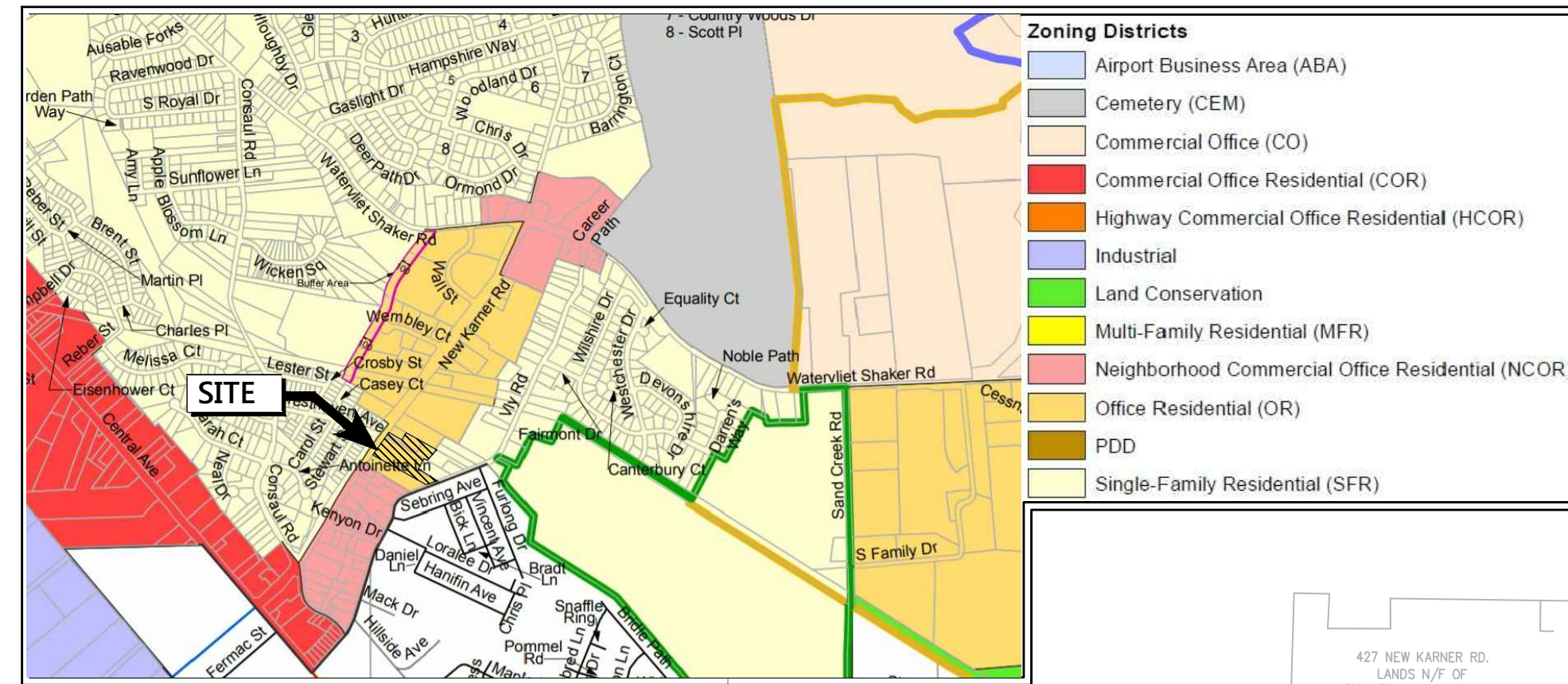
- 1) 42,200 SF (Existing Commercial) / 97,380 SF = 43.3% (Residential won't exceed 80%)
- 2) 97,380 SF - 42,200 SF = 55,180 SF (Remaining available area)
- 3) 55,180 SF / 3,000 SF per unit = 18.4 units

NOTE: NO SOURCES OF SMOKE, NOISE, ODORS, OR OTHER EMISSIONS ARE PRESENT ON SITE. NO SMOKE STACKS, BORROW PITS, JUNK YARDS, OR BILLBOARDS ARE PRESENT ON SITE. NO FLOOD PLAINS, WATERCOURSES, WETLANDS, OR OTHER NATURAL FEATURES ARE PRESENT ON SITE.

## PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PP	4	Picea pungens	Colorado Blue Spruce	7-8' HT.
PM	13	Pseudotsuga menziesii	Douglas Fir	7-8' HT.
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BHM	2	Betula nigra 'Heritage'	Heritage River Birch	8 - 10' HT.
AFJ	3	Acer x freemanii 'Jeffred'	Autumn Blaze Maple	2 - 2 1/2" CAL.
QPG	6	Quercus palustris 'Green Pillar'	Green Pillar Oak	2 - 2 1/2" CAL.
ACT	4	Amelanchier canadensis	Tradition Serviceberry	2 - 2 1/2" CAL.
CB	8	Caprinus betulus 'Fastigiata'	Upright European Hornbeam	2 - 2 1/2" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IGS	8	Ilex glabra 'Shamrock'	Inkberry	#3 CONT.

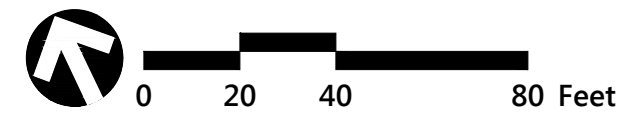
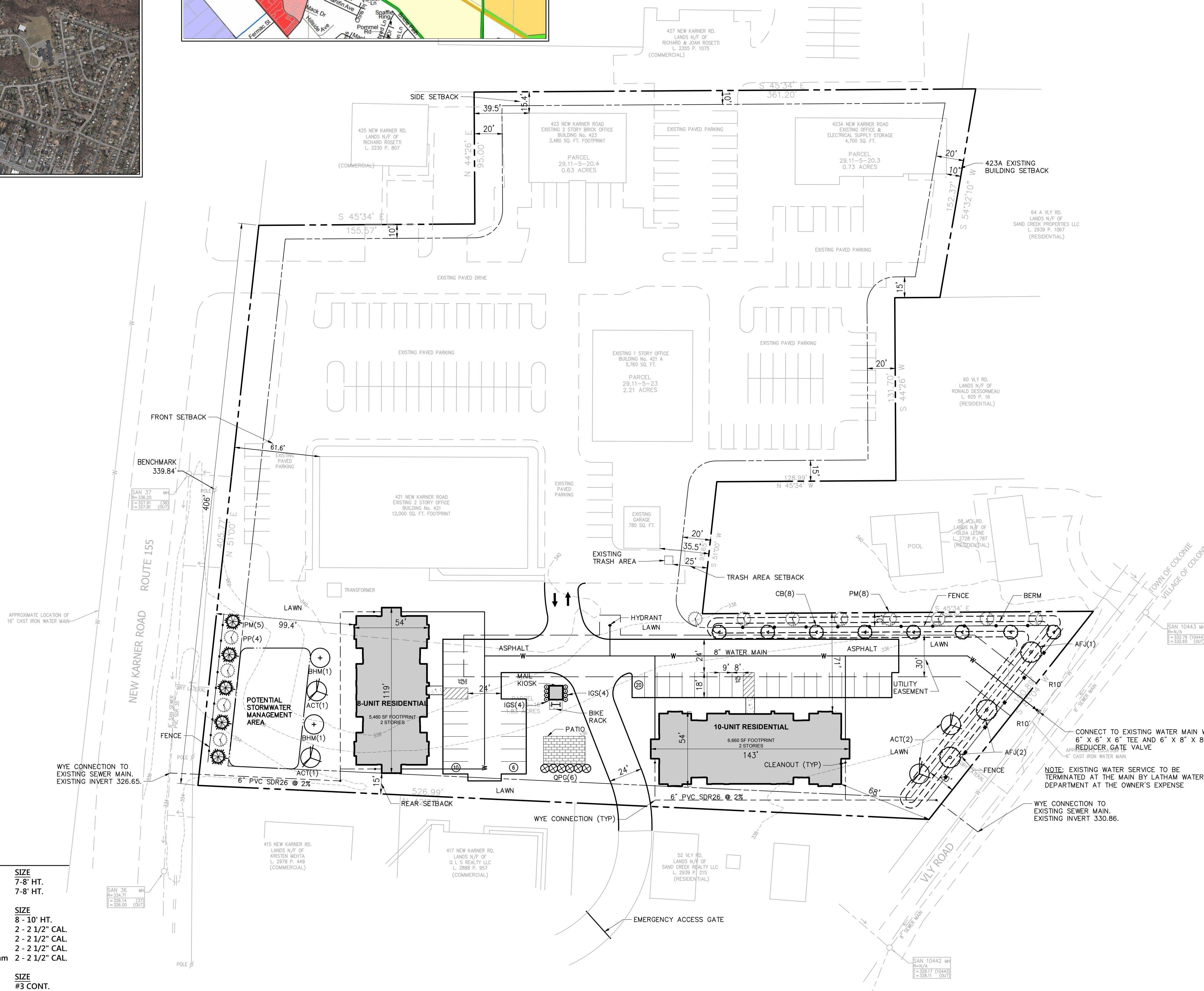
# Zoning Map



## Zoning Summary Chart\*

Zoning District(S):	Office Residential (OR)	
Overlay District(S):	Airport GEIS	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	0.46 Acres	5.41 Acres
FRONTAGE	100 Feet	597 Feet
FRONT YARD SETBACK	20 Feet	10 Feet**
SIDE YARD 1 SETBACK	10 / 25 Feet	10 / 25 Feet
SIDE YARD 2 SETBACK	10 / 25 Feet	15 / 25 Feet
MAXIMUM BUILDING FOOTPRINT	30,000 SF	12,000 SF
MAXIMUM BUILDING HEIGHT	40 Feet	< 40 Feet
MINIMUM OPEN SPACE	35%	45.7 %

\* CALCULATED FOR ENTIRE PARCEL  
\*\* EXISTING BUILDING AT 423A NEW KARNER ROAD



APPLICANT  
ROSETTI ASSOCIATES  
427 NEW KARNER ROAD  
ALBANY, NY 12205

## 54 Vly Road Apartments

54 Vly Road and 421, 423 and 423A  
New Karner Road, Colonie, New York

No.	Revision	Date	Aspd.

Designed by: **AWK** Checked by: **MBT**  
 Issued for: Concept Review Date: Feb. 5, 2019

Not Approved for Construction  
 Drawing Title: **Concept Submission - Site Plan**

Drawing Number

# C-2

Sheet 2 of 2

Project Number  
26397.00



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