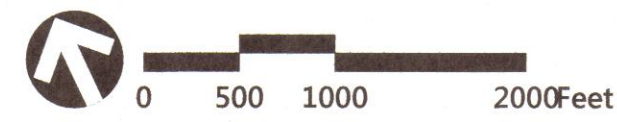
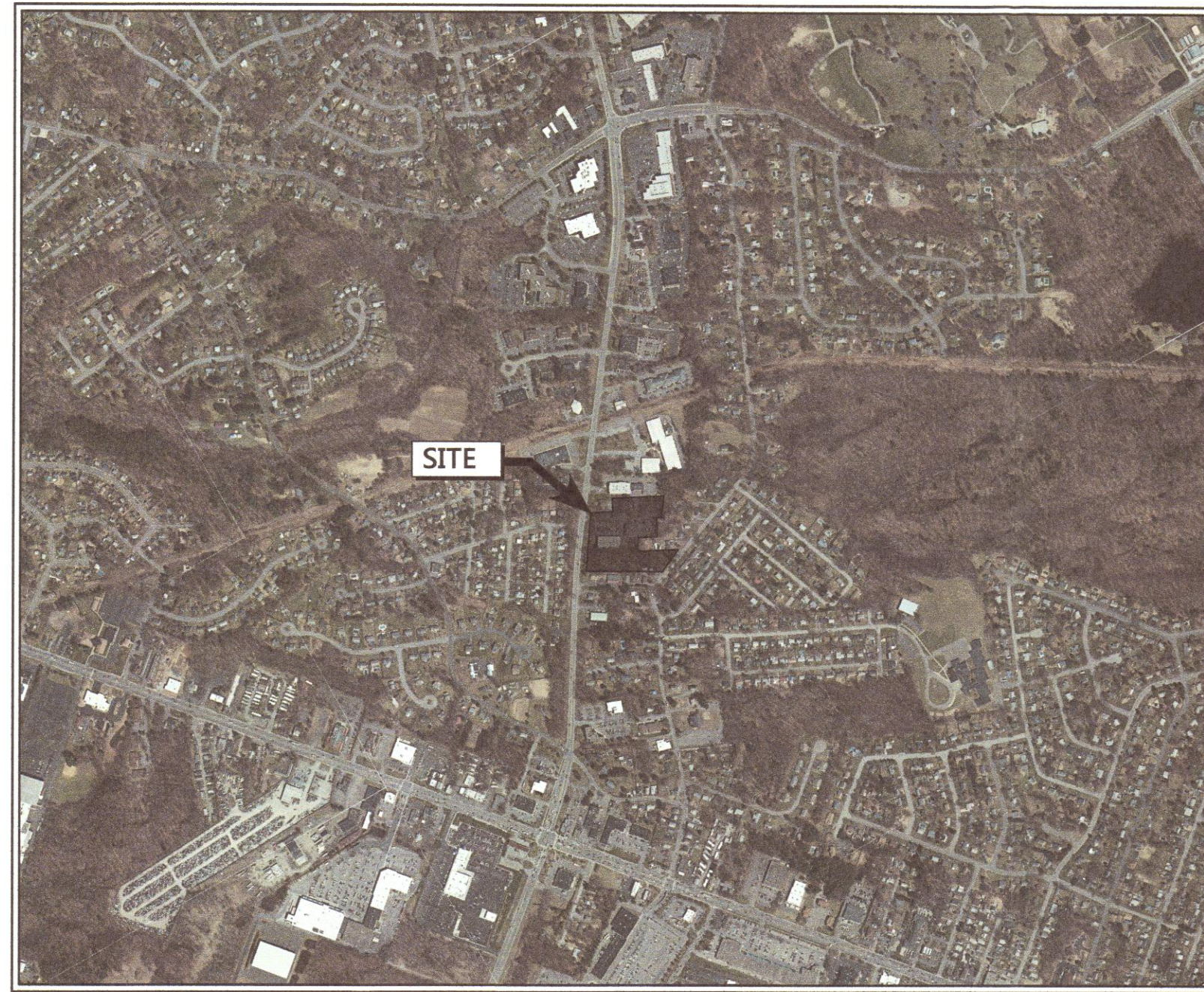


Location Map



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 / DWELLING 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	39,190	0.90	16.6
PAVED AREA	93,269	2.14	39.6
GREEN SPACE	103,015	2.37	43.8
LOT SIZE	235,474	5.41	100

* CALCULATED FOR ALL FOUR PARCELS COMBINED

By Right Commercial Development

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

Residential Conversion

As Dictated By Dimensional Table Note 9

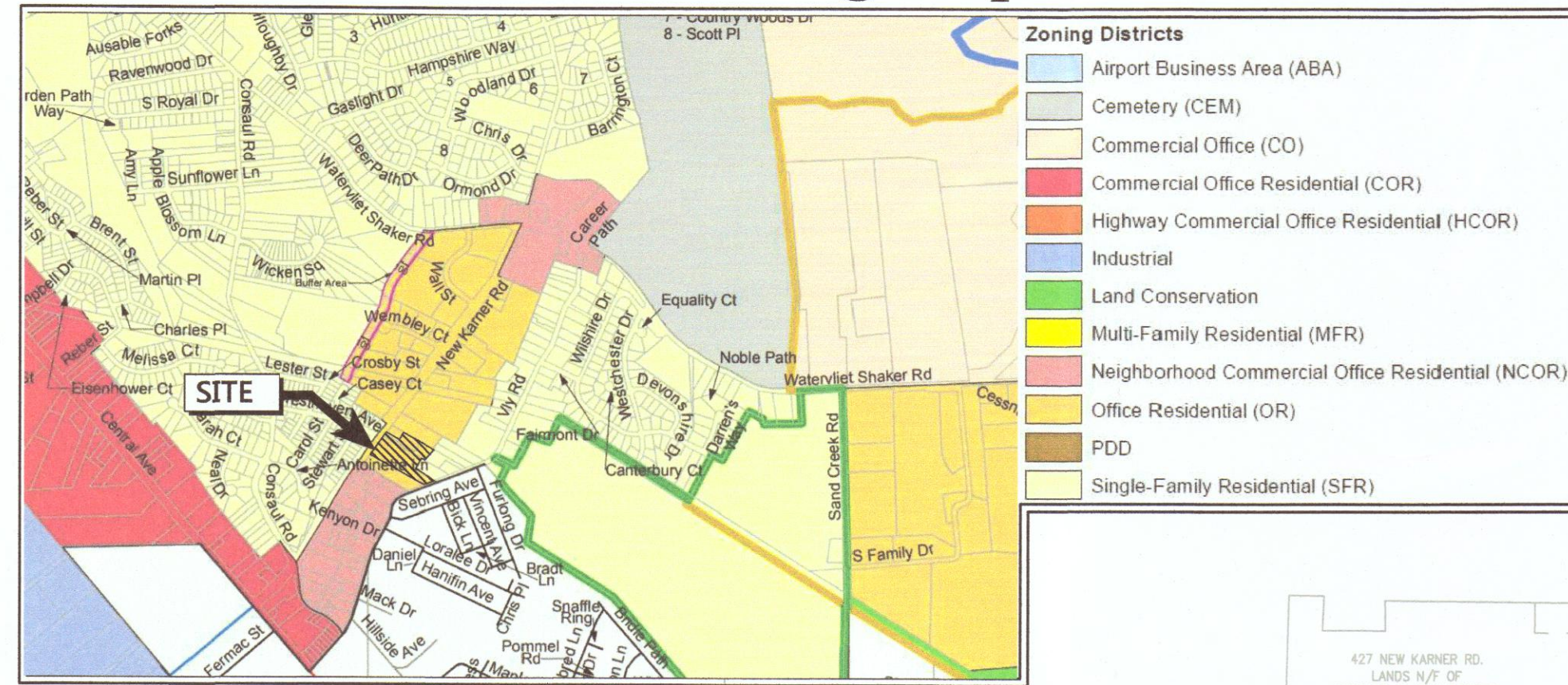
- 42,200 SF (Existing Commercial) / 97,380 SF = 43.3% (Residential won't exceed 80%)
- 97,380 SF - 42,200 SF = 55,180 SF (Remaining available area)
- 55,180 SF / 3,000 SF per unit = 18.4 units

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	5	Betula nigra 'Heritage'	Heritage River Birch	8 - 10' HT.
AFJ	4	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	6	Amelanchier canadensis	Tradition Serviceberry	2 - 2 1/2" CAL.
CB	8	Caprinus betulus 'Fastigata'	Upright European Hornbeam	2 - 2 1/2" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IGS	8	Ilex glabra 'Shamrock'	Inkberry	#3 CONT.

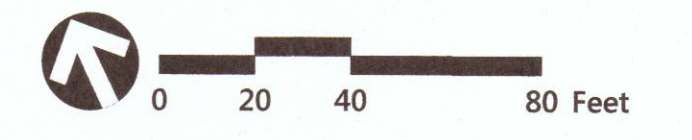
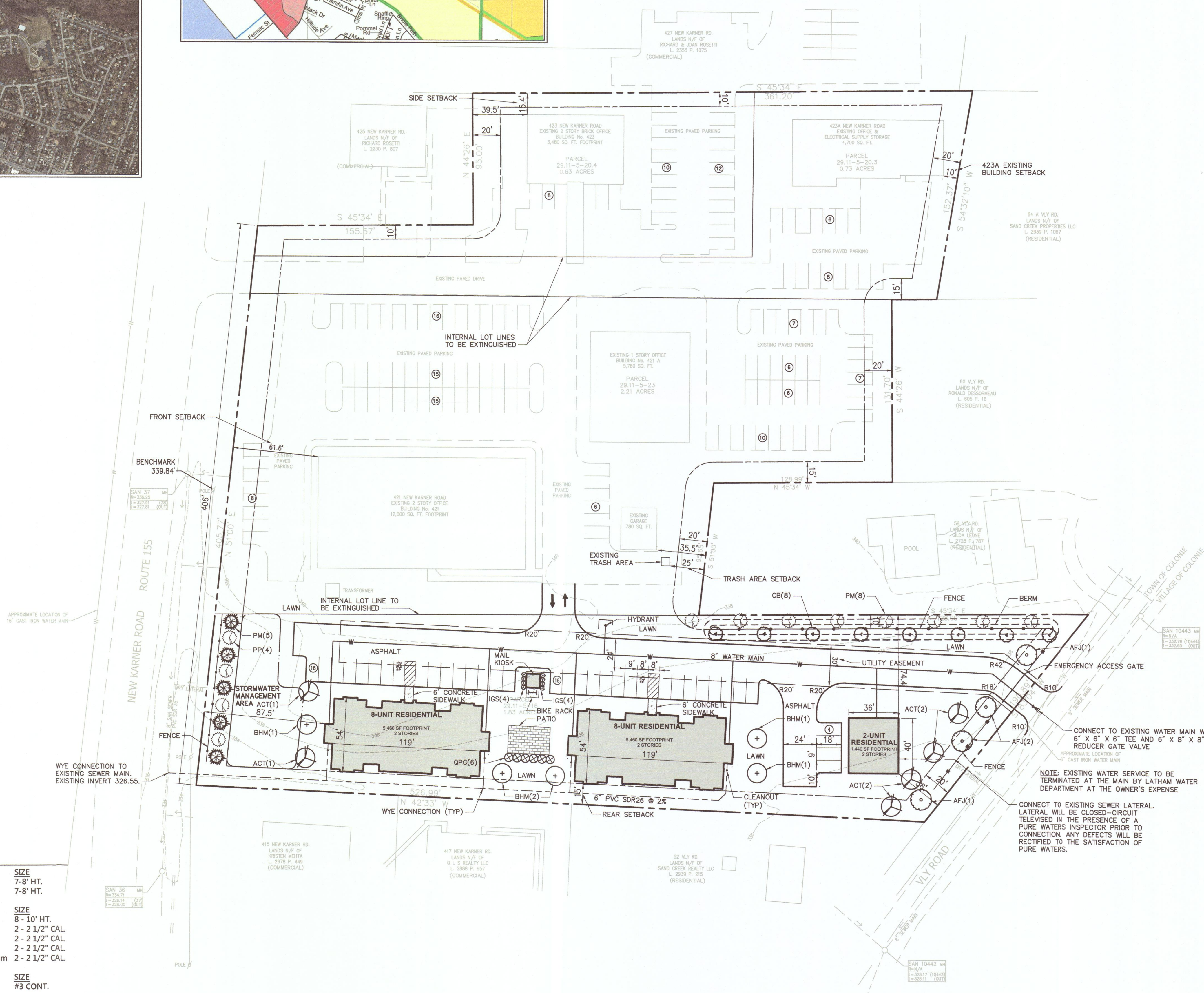
Zoning Map



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%	44 %

* CALCULATED FOR ALL FOUR PARCELS COMBINED
** 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	Appr.

Designed by: **AWK** Checked by: **MBT**
Issued for: **Concept Review** Date: **Nov. 14, 2018**

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