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	MAXIMUM HEIGHT[1] (feet)	BUILDING AND LOT REQUIREMENTS: MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM[2] (feet)	MINIMUM GREEN SPACE COVERAGE[3]	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)
COR (COMMERCIAL OFFICE RESIDENTIAL)	75	30,000 *	20,000	100	35%	SEE NOTE 9	18,000 [9]

YARD REQUIREMENTS[3]: FRONT SETBACK[4] MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet)[5]	REAR SETBACK MINIMUM (feet)[5]
20	10/25	15

* PER TOWN BOARD RESOLUTION NO. 531 FOR 2015, SECTION 6. AMENDMENT. CHAPTER 190, SECTION 190-22 (O) OF SUCH LAND USE LAW IS HEREBY CREATED AS FOLLOWS: O. WHOLESALE BUSINESS AND WAREHOUSE STORAGE/DISTRIBUTION IN COR DISTRICTS. IN A COR DISTRICT, A WHOLESALE BUSINESS USE AND A WAREHOUSE STORAGE/DISTRIBUTION USE SHALL BE PERMITTED PURSUANT TO A SPECIAL USE PERMIT WHERE THE BUILDING IS 60,000 SQUARE FEET IN SIZE OR LESS.

SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	438,242 S.F.		UNCHANGED	
LOT WIDTH	467.95'		UNCHANGED	
PAVED/GRAVEL AREA	0 S.F.	0	90,100 S.F.	20.6
GREEN SPACE	438,242 S.F.	100	304,725	69.5
BUILDING AREA	0 S.F.	0	43,417 S.F.	9.9
TOTAL	438,242 S.F.	100.0	438,242 S.F.	100.0

PARKING ANALYSIS:

REQUIRED:
OFFICE GENERAL: 1 SPACE PER 225 SF FLOOR SPACE
6,542 SF / 225 SF = 29 SPACES REQUIRED

REQUIRED:
WAREHOUSE: 1 SPACE PER 1.5 EMPLOYEES
30 EMPLOYEES / 1.5 = 21 SPACES REQUIRED
TOTAL REQUIRED:
50 SPACES (INCLUDES 4 HANDICAP SPACES)
PROVIDED:
54 SPACES (INCLUDES 4 HANDICAP SPACES)

SOIL TYPES:

Fx - FLUVAQUENTS-UDIFLUVENTS COMPLEX, FREQUENTLY FLOODED
0 TO 3% SLOPES
POORLY DRAINED
ABOUT 0 INCHES TO WATER TABLE

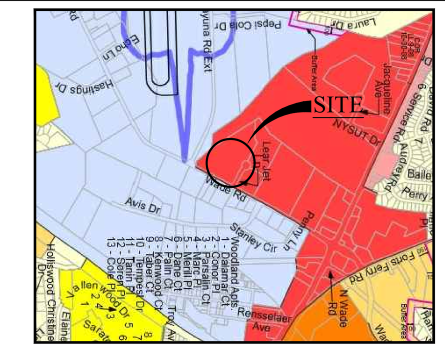
UnC - UNADILLA SILT LOAM
8 TO 15% SLOPES
WELL DRAINED
MORE THAN 80 INCHES TO WATER TABLE

UnD - UNADILLA SILT LOAM
15 TO 25% SLOPES
WELL DRAINED
MORE THAN 80 INCHES TO WATER TABLE

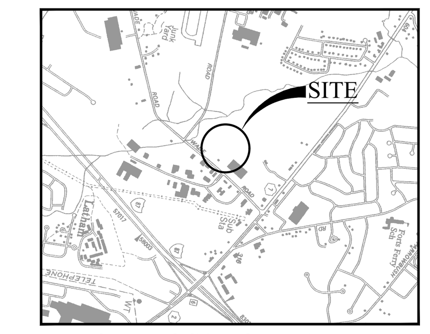
SITE DATA:

EXISTING:
PROPERTY ADDRESS: 2 LEAR JET LANE
AREA: 438,214± SF (10.06± AC.)
TAX MAP PARCEL NO.: 19.03–1–37.11.
FRONTAGE: 467.95' ALONG LEAR JET LN.
EXISTING LAND USE: VACANT
TOPOGRAPHY: MODERATELY SLOPING
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGES

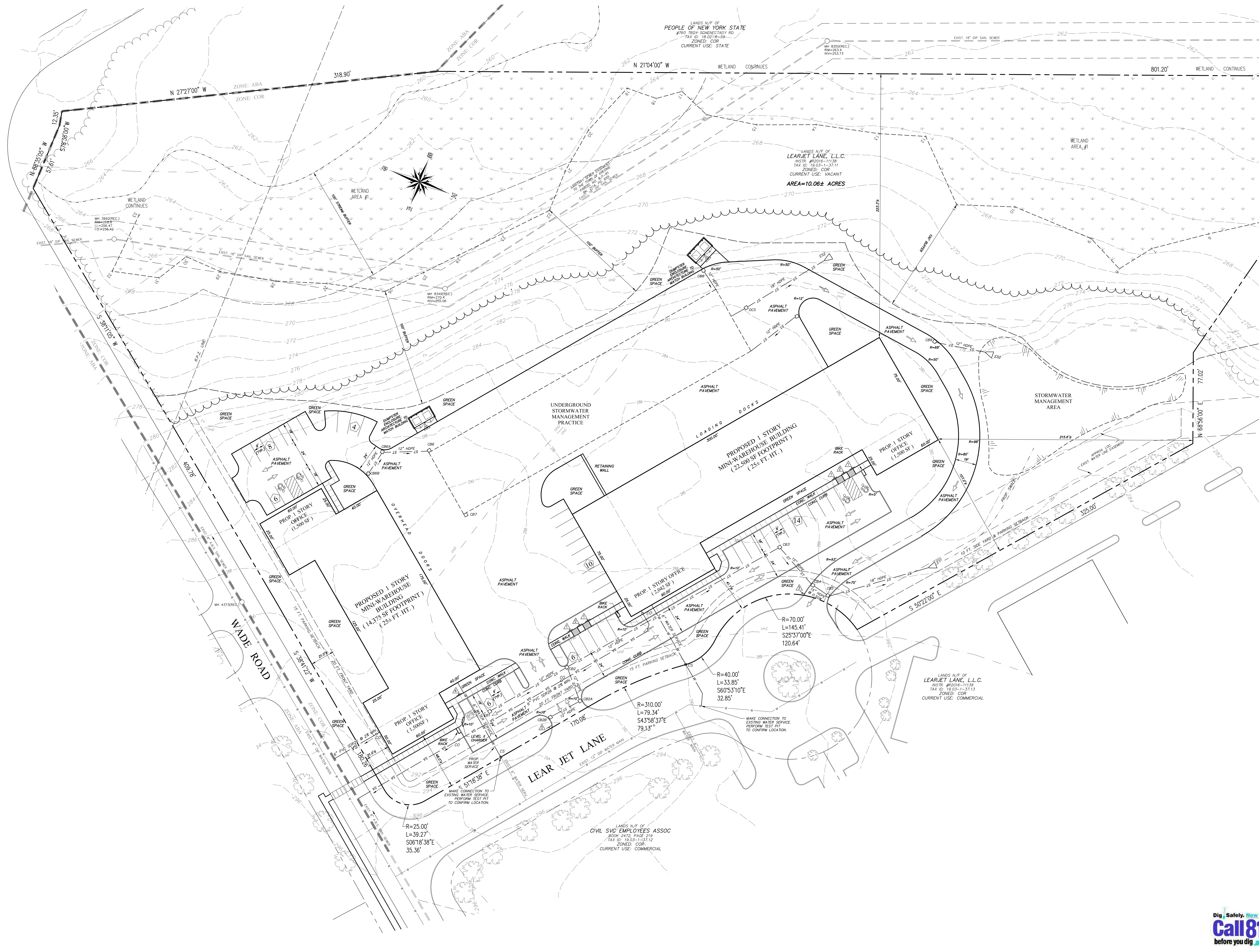
A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
B) THE PROJECT SITE IS LOCATED ON THE WESTERLY SIDE OF LEAR JET LN. AND IS SUBJECT TO ROADWAY TRAFFIC NOISES AND ODORS.
C) THE PROJECT SITE IS NOT SUBJECT TO ANY SIGNIFICANT OR UNUSUAL VISUAL FEATURES.
D) THE SUBJECT PROPERTY LIES IN A COMMERCIAL OFFICE RESIDENTIAL (COR) ZONE.
E) THE SUBJECT PROPERTY CONTAINS FEDERAL WETLANDS AND/OR NYS WETLANDS.
F) THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
G) THE SUBJECT PROJECT SITE IS LOCATED IN THE LATHAM FIRE DISTRICT.



ZONING MAP
N.T.S.



SITE LOCATION MAP
N.T.S.



SURVEY NOTES:

1. BOUNDARY LINE INFORMATION AND BASE MAPPING INFORMATION SHOWN HEREON WAS COMPILED FROM MAPS AND DEEDS OF RECORD AND RECORD DATA AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC
2. TAX MAP DESIGNATION: 19.03 – 1 – 37.11.
3. PROJECT LOCATION:
   LAT: 42°–45'–07"
   LONG: 73°–46'–51"

WETLAND NOTES:

1. WETLANDS SHOWN HEREON FLAGGED IN THE FIELD ON MAY 19, 2016 BY NORTH COUNTRY ECOLOGICAL SERVICES AND SUBSEQUENTLY LOCATED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON MAY 31, 2016.
2. WETLAND BOUNDARIES FORMALLY CONFIRMED BY MR. ANDREW DANGLER OF THE USACE ON JULY 11, 2016.

MAP REFERENCE:

CONCEPT PLAN, LOT 2 LEAR JET LANE, TOWN OF COLONIE, ALBANY COUNTY, NEW YORK, DATED JUNE, 1997, LAST REVISED OCTOBER, 1997, AS PREPARED BY ABD ENGINEERS AND SURVEYORS.

OWNER
LEAR JET, LLC
1202 TROY SCHENECTADY ROAD
LATHAM, N.Y. 12110

APPLICANT
ROSETTI DEVELOPMENT COMPANIES
1202 TROY SCHENECTADY ROAD
LATHAM, N.Y. 12110

TOWN OF COLONIE PLANNING AND ECONOMIC DEVELOPMENT APPROVAL

Dig Safely. New York Call 811 before you dig

NO.	REVISION	BY	APPD.	DATE
1)	ISSUED FOR SKETCH REVIEW	R.D.D.	N.C.	11-26-18
2)	ISSUED FOR SKETCH REVIEW	F.C.	N.C.	05-10-19

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It is a violation of the Education Law of the State of New York, for any person, unless he is acting under the direction of a Licensed Professional Engineer, to alter this document in any way.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID TRUE COPIES.

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 698-3772 E-MAIL: NCOSTAPE@gmail.com
NICHOLAS COSTA, P.E.

SKETCH PLAN
PROPOSED WAREHOUSE/ OFFICE USE
STREET No. 2 LEAR JET LANE
TOWN OF COLONIE
COUNTY OF ALBANY STATE OF NEW YORK
DATE: MAY 9, 2019 SCALE : 1" = 30'

SHEET NO.
SKETCH
1 OF 1 16057–SITE10.DWG

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