



SITE STATISTICS

	EXISTING	% COV	PROPOSED	% COV
LOT SIZE	19,495 S.F.		95,700 S.F.	
LOT WIDTH	253.65'		464.88'	
PAVED AREA	11,644 S.F.	59.7	31,996 S.F.	33.5
GREEN SPACE	5,219 S.F.	26.8	58,112 S.F.	60.7
BUILDING/CANOPY AREA	2,632 S.F.	13.5	5,592 S.F.	5.8
TOTAL	19,495 S.F.	100.0	95,700 S.F.	100.0

SURVEY NOTES:

- BOUNDARY EVIDENCE, TOPOGRAPHIC INFORMATION AND PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON JULY 24, 25, 29 & 30 AND AUGUST 12 THRU 14 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THESE OCCASIONS.
- TAX MAP DESIGNATION: TOWN OF COLONIE: 54.05 - 3 - 26.1 & 26.2.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE LOCATION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE, VISUAL & GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.
- NORTH ORIENTATION BASED UPON MAP REFERENCE NO. 1.
- THE DEED DESCRIPTION OF THE SUBJECT PROPERTY DOES NOT MATHEMATICALLY CLOSE ONTO ITSELF. THIS SURVEY SHOWS DEED AND COMPUTED DISTANCES FOR THE SUBJECT PROPERTY BOUNDARY LINES.
- (F) DENOTES FIELD BEARING AND/OR DISTANCE.
- (D) DENOTES DEED BEARING AND/OR DISTANCE.

MAP REFERENCES:

- MAP OF THE SUBDIVISION OF TOWNHIP MANOR SECTION 3 TOWN OF COLONIE, ALBANY COUNTY, NEW YORK, DATED AUGUST 28, 1958, AS PREPARED BY BEN B. HERSBERG AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JAN. 6, 1958 IN GRANTER 163 AS MAP NO. 3877.
- MAP OF THE SUBDIVISION OF TOWNHIP MANOR SECTION 3 TOWN OF COLONIE, ALBANY COUNTY, NEW YORK, DATED NOV. 30, 1936, AS PREPARED BY BEN B. HERSBERG AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE.
- EVERETT ROAD SEWER IMPROVEMENT 1974-11, DATED MAY, 1975 AS PREPARED BY C.T. MALE ASSOCIATES, P.C.
- NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAPS: MAP 98, PARCEL: 82; MAP 99, PARCEL: 82; MAP 94, PARCEL: 86; MAP 96, PARCEL: 100; MAP 94, PARCEL: 87; MAP 100, PARCEL: 104; MAP 172, PARCEL: 142; MAP 174, PARCEL: 144.

SOIL TYPES:

UF-1: UPLANDS - URBAN LAND COMPLEX
 TYPICAL PROFILE: 6-70 INCHES COARSE SAND
 SOMEWHAT EXCESSIVELY DRAINAGE
 MORE THAN 80 INCHES TO WATER TABLE

SITE DATA:

EXISTING:
 PROPERTY ADDRESS: 406 AND 410 ALBANY SHAKER ROAD
 AREA:
 • 406: 19,495± SF (0.448± AC.)
 • 410: 155,294± SF (3.574± AC.)
 TAX MAP PARCEL NO.:
 • 406: 54.05-3-26.2
 • 410: 54.05-3-26.1
 TOTAL FRONTAGE: 489.15' ALONG ALBANY SHAKER ROAD, 226.17' ALONG EVERETT ROAD.
 EXISTING ZONING: 406: COR, 410: SFR AND COR
 EXISTING LAND USE: 406: COMMERCIAL, 410: RESIDENTIAL
 TOPOGRAPHY: GENTLY SLOPING
 UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE.
 EXISTING PARKING SPACES: 406: 16

OWNER'S:
 STEWART'S SHOPS CORP.
 P.O. BOX 435
 SARATOGA SPRINGS, N.Y.
 JOHN M. NICHOLAS J. &
 ANTHONY J. AUDI
 65 EXCHANGE STREET
 ALBANY, N.Y. 12205

APPLICANT:
 STEWART'S SHOPS CORP.
 P.O. BOX 435
 SARATOGA SPRINGS, N.Y. 12866

A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
 B) THE PROJECT SITE IS LOCATED ON THE NORTHWESTERLY CORNER OF ALBANY SHAKER ROAD 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 DOES NOT CONTAIN ANY FEDERAL WETLANDS AND/OR NYS WETLANDS.
 E) THE SUBJECT PROJECT SITE IS LOCATED IN THE NORTH COLONIE SCHOOL DISTRICT.
 F) THE SUBJECT PROJECT SITE IS LOCATED IN THE SHAKER ROAD LOUDONVILLE FIRE DISTRICT.

ZONING AND LAND USE:
 CHAPTER 190 ATTACHMENT 2
 TOWN OF COLONIE
 DIMENSIONAL TABLE
 (AMENDED 6-28-2007 BY L.L. No. [0-2007]; 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)

BUILDING AND LOT REQUIREMENTS			
DISTRICT	MAXIMUM HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT WIDTH AND FRONTAGE MINIMUM (feet)
COR (COMMERCIAL OFFICE/RESIDENTIAL)	75	30,000	20,000

BUILDING AND LOT REQUIREMENTS		
MINIMUM GREEN SETBACK COVERAGE ³	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)
35%	SEE NOTE 9	18,000 ⁹

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

WAIVERS REQUESTED:
 A) PARKING REQUIRED.
 B) PARKING IN FRONT YARD.
 C) SETBACK FROM S.F.R. ZONE.

GAS DELIVERY NOTE:
 GASOLINE DELIVERY SHALL BE DURING OFF HOURS.

PARKING ANALYSIS:
 EXISTING PARKING SPACES: 16
 PROPOSED USE: 3,675 SF MINI-MART
 PARKING REQUIRED: 1 SPACE PER 100 SF GROSS FLOOR AREA
 3,675 x 1 SPACE/100 SF = 37 SPACES
 37 SPACES (INCLUDES 2 HANDICAP)

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
 CONSULTING IN -
 CIVIL & ENVIRONMENTAL ENGINEERING
 LAND SURVEYING & DEVELOPMENT
 COMMERCIAL ENGINEERING
 11 HERBERT DRIVE, LATHAM, N.Y. 12110
 E-MAIL: aeos@aeospllc.com
 PHONE: (518) 698-3772

SKETCH RENDER
 LANDS KNOWN AS
406 & 410 ALBANY SHAKER ROAD
 TOWN OF COLONIE
 ALBANY COUNTY
 NEW YORK
 SCALE: 1" = 20'
 SHEET 1 OF 1

NO.	BY	APPROVED	DATE	REVISION

DATE: APRIL 3, 2017

SHEET NO.
RENDER
 1 OF 1 16049-SITE8