



- SURVEY NOTES:**
- BOUNDARY EVIDENCE, TOPOGRAPHIC INFORMATION AND PLANNING INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON JULY 24, 25, 26 & 28 AND AUGUST 1, 2, 3, 4 AND 5, 2017. THE SURVEY CONDITIONS EXISTING ON THOSE OCCASIONS.
 - THE MAP REPRESENTS THE TOWN OF COLONIE 54.05 - 3 - 23.
 - 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 GUARANTEE THE LOCATION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENTS.
 - SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORDS.
 - 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 VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUARANTEE THE LOCATION OF UTILITIES. UTILITIES SHOWN DO NOT APPEAR TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SUBJECT PROPERTY.
 - NORTH ORIENTATION BASED UPON MAP REFERENCE NO. 1.
 - THE DEED DESCRIPTION OF THE SUBJECT PROPERTY DOES NOT MATHEMATICALLY CLOSE ON 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 TOWNVIEW MANOR SECTION 3 TOWN OF COLONIE, ALBANY COUNTY, NEW YORK, DATED AUGUST 28, 1958, AS PREPARED BY BOY & HERGENROTHER AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JAN. 6, 1959 IN DRAWER 160 AS MAP NO. 2677.
 - MAP OF THE SUBDIVISION OF TOWNVIEW MANOR TOWN OF COLONIE, ALBANY COUNTY, NEW YORK, DATED NOV. 30, 1956, AS PREPARED BY BOY & HERGENROTHER AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JAN. 6, 1959 IN DRAWER 160 AS MAP NO. 2677.
 - EVERETT ROAD CROWN IMPROVEMENT 1974-11, DATED MAY, 1975 AS PREPARED BY C.T. MALE ASSOCIATES, P.C.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAPS: MAP 88, PARCEL: 82; MAP 94, PARCEL: 85; MAP 94, PARCEL: 86; MAP 94, PARCEL: 87; MAP 94, PARCEL: 88; MAP 172, PARCEL: 147; MAP 174, PARCEL: 144.

SITE STATISTICS (LOT No. 1)

LOT SIZE	EXISTING	% COV.	PROPOSED	% COV.
LOT AREA	19,495 S.F.		95,700 S.F.	
LOT WIDTH	253.65'		484.85'	
PAVED AREA	11,644 S.F.	59.7	32,363 S.F.	33.8
GREEN SPACE	5,219 S.F.	26.8	58,161 S.F.	60.8
BUILDING CANOPY AREA	2,631 S.F.	13.5	5,136 S.F.	5.4
TOTAL	19,495 S.F.	100.0	95,700 S.F.	100.0

PARKING ANALYSIS:

EXISTING PARKING SPACES: 16
 PROPOSED USE: 3,336 SF MIN-MART
 PARKING REQUIRED: 1 SPACE PER 100 SF GROSS FLOOR AREA
 BUILDING CANOPY AREA: 5,136 SF
 PARKING PROVIDED: 33 SPACES (INCLUDES 2 HANDICAP)

GAS DELIVERY NOTE:

GASOLINE DELIVERY SHALL BE DURING OFF HOURS.

WAIVERS REQUESTED:

- PARKING IN FRONT YARD.
- MAXIMUM FRONT YARD SETBACK.
- MINIMUM UNDEVELOPED ISLANDS.
- PLACEMENT OF FUEL CANOPY AND PARKING IN THE FRONT OF SITE.

VARIANCES REQUESTED:

- SETBACK FROM S.F.R. ZONE.

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

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

ZBA VARIANCE #17-061

VARIANCE #17-061 CONDITIONALLY APPROVED 11/20/2017 FOR THE PROPOSED CONSTRUCTION IN A COMMERCIAL OFFICE RESIDENTIAL (COR) ZONE OF A NEW STEWART'S SHOP MIN-MART WITH (2) TWO FUELING STATION CANOPIES TOTAL (8) PUMPS AND COMPUTER ENCLOSURE WITHIN 200 FEET OF THE ZONE BOUNDARY LINE OF ANY SINGLE FAMILY RESIDENTIAL ZONE DISTRICT OR MULTIFAMILY RESIDENTIAL DISTRICT. FUEL STATION CANOPIES SHALL BE CONSTRUCTED IN A FRONT YARD RESTRICTED TOWN OF COLONIE LAND USE LAW, ARTICLE V, SECTIONS 190-26(1)(i) AND 190-26(4).

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 (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	LOT WIDTH AND FRONTAGE MINIMUM (feet)
COR (COMMERCIAL OFFICE RESIDENTIAL)	75	30,000	20,000	100

BUILDING AND LOT REQUIREMENTS			YARD REQUIREMENTS		
MINIMUM GREEN SPACE COVERAGE ¹	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES (feet)	REAR SETBACK MINIMUM (feet)
35%	SEE NOTE 9	18,000 ⁹	20	10/25	15

DESIGNED BY: ADVANCE ENGINEERING & SURVEYING, PLLC
 CONSULTING IN CIVIL & ENVIRONMENTAL ENGINEERING, LAND SURVEYING AND DEVELOPMENT, COMMERCIAL AND RESIDENTIAL

DATE: JULY 20, 2017

PROJECT: CONCEPT PLAN FOR LANDS KNOWN AS 406 ALBANY SHAKER ROAD, ALBANY COUNTY, NEW YORK

SCALE: 1" = 20'

SHEET NO. CNCP7

1 OF 1 16049-SITE6.DWG

NO.	ISSUED FOR REVIEW	BY	DATE	REVISION
1	ISSUED FOR REVIEW	REDA	7-20-17	
2	VARIANCE APPROVAL NOTE ADDED	REDA	7-20-17	
3	3 GAS PUMP ISLANDS CONCEPT PLAN	REDA	7-20-17	