

ZONING MAP
N.T.S.



SITE LOCATION MAP
N.T.S.

SITE STATISTICS

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	90,653 S.F.		UNCHANGED	
LOT WIDTH	144.28'		UNCHANGED	
PAVED AREA	3,578 S.F.	3.9	25,578 S.F.	28.2
GREEN SPACE	85,106 S.F.	93.9	50,625 S.F.	55.9
BUILDING AREA	1,969 S.F.	2.2	14,450 S.F.	15.9
TOTAL	90,653 S.F.	100.0	90,653 S.F.	100.0

PARKING ANALYSIS:

PROPOSED DWELLING (MULTIFAMILY):
 PARKING REQUIRED: 2 SPACES PER UNIT
 10 UNITS x 2 SPACES/UNIT = 20 SPACES
 PARKING PROVIDED: 21 SPACES (INCLUDES 1 ACCESSIBLE SPACE)

PROPOSED OFFICE:
 PARKING REQUIRED: 1 SPACE PER 225 SF G.F.A.
 5000 SF / 225 = 23 SPACES
 PARKING PROVIDED: 24 SPACES (INCLUDES 1 ACCESSIBLE SPACE)

PROPOSED RETAIL:
 PARKING REQUIRED: 1 SPACE PER 200 SF G.F.A.
 2500 SF / 200 = 13 SPACES
 PARKING PROVIDED: 14 SPACES (INCLUDES 1 ACCESSIBLE SPACE)

SITE DATA:

EXISTING:
 PROPERTY ADDRESS: 363 TROY SCHENECTADY RD (NYS ROUTE 2)
 AREA: 2.1 ± AC.
 TAX MAP PARCEL NO.: 19.19-3-59.1
 FRONTAGE: 144.28' ALONG TROY SCH. ROAD.
 EXISTING LAND USE: RESIDENTIAL USE
 TOPOGRAPHY: MODERATELY SLOPING
 UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE.
 EXISTING PARKING SPACES: 2

- A) THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
- B) THE PROJECT SITE IS LOCATED ON THE NORTHERLY SIDE OF N.Y.S. ROUTE 2 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 DOES NOT CONTAIN ANY 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.

SURVEY NOTES:

1. BASE MAPPING INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
2. TAX MAP DESIGNATION: 19.19 - 3 - 59.1.

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)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA MINIMUM (square feet)	BUILDING AND LOT REQUIREMENTS				YARD REQUIREMENTS ³		
				LOT WIDTH AND FRONTAGE MINIMUM ² (feet)	MINIMUM GREEN SPACE COVERAGE ³	BASE RESIDENTIAL DENSITY (units/acre)	BASE COMMERCIAL DENSITY (square feet/acre)	FRONT SETBACK ⁴ MINIMUM (feet)	SIDE SETBACK MINIMUM EACH SIDE/TOTAL OF TWO SIDES ⁵ (feet)	REAR SETBACK MINIMUM (feet) ⁵
COR (COMMERCIAL OFFICE RESIDENTIAL)	75	30,000	20,000	100	35%	SEE NOTE 9	18,000 ⁹	20	10/25	15

NO.	REVISION	BY	DATE
1)	ISSUED FOR SKETCH PLAN REVIEW <td>R.D.D. <td>06.13.18</td> </td>	R.D.D. <td>06.13.18</td>	06.13.18

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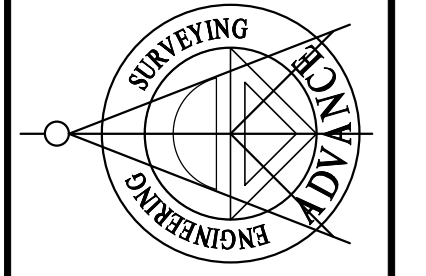
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 NICHOLAS COSTA, P.E.

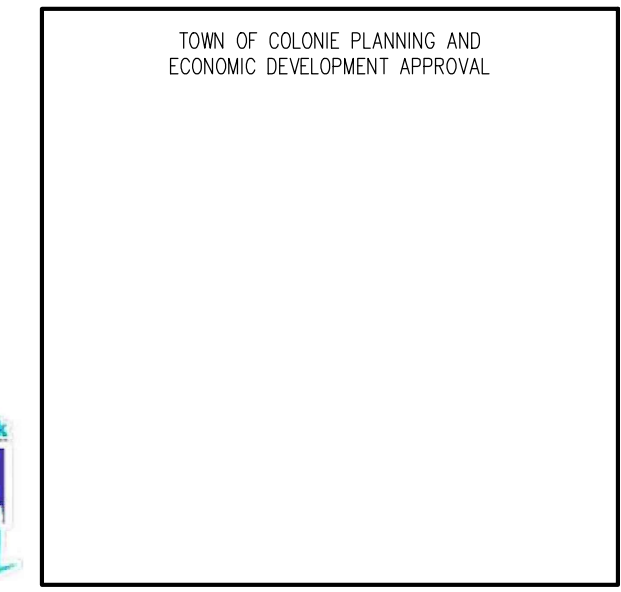
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SKETCH SITE PLAN
 MIXED-USE PLAN
 ST. NO. 363 TROY SCHENECTADY RD.
 COUNTY OF ALBANY
 TOWN OF COLONIE
 STATE OF NEW YORK
 DATE: JUNE 12, 2018
 SCALE: 1" = 30'

OWNER/APPLICANT:
 MUHAMMAD TASADDAQ
 363 TROY SCHENECTADY RD.
 LATHAM, NY 12110



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