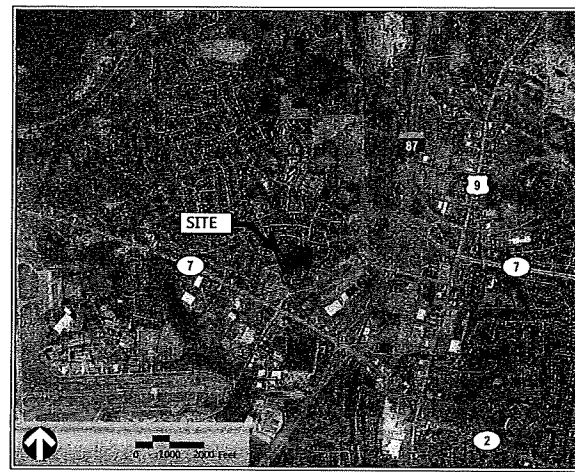
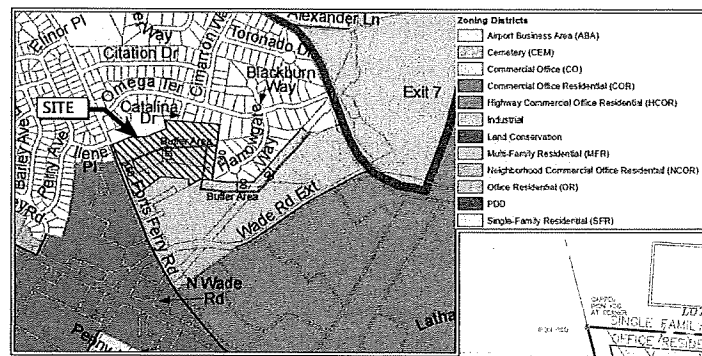


Location Map



Zoning Map



* TAKEN FROM TOWN OF COLONIE ZONING MAP DATED JANUARY 4, 2007

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	248	253
STANDARD ACCESSIBLE SPACES*	8 x 18	8 x 18	8	13
VAN ACCESSIBLE SPACES*	8 x 18	8 x 18	2	2
TOTAL SPACES			258	274

Parking Requirements:

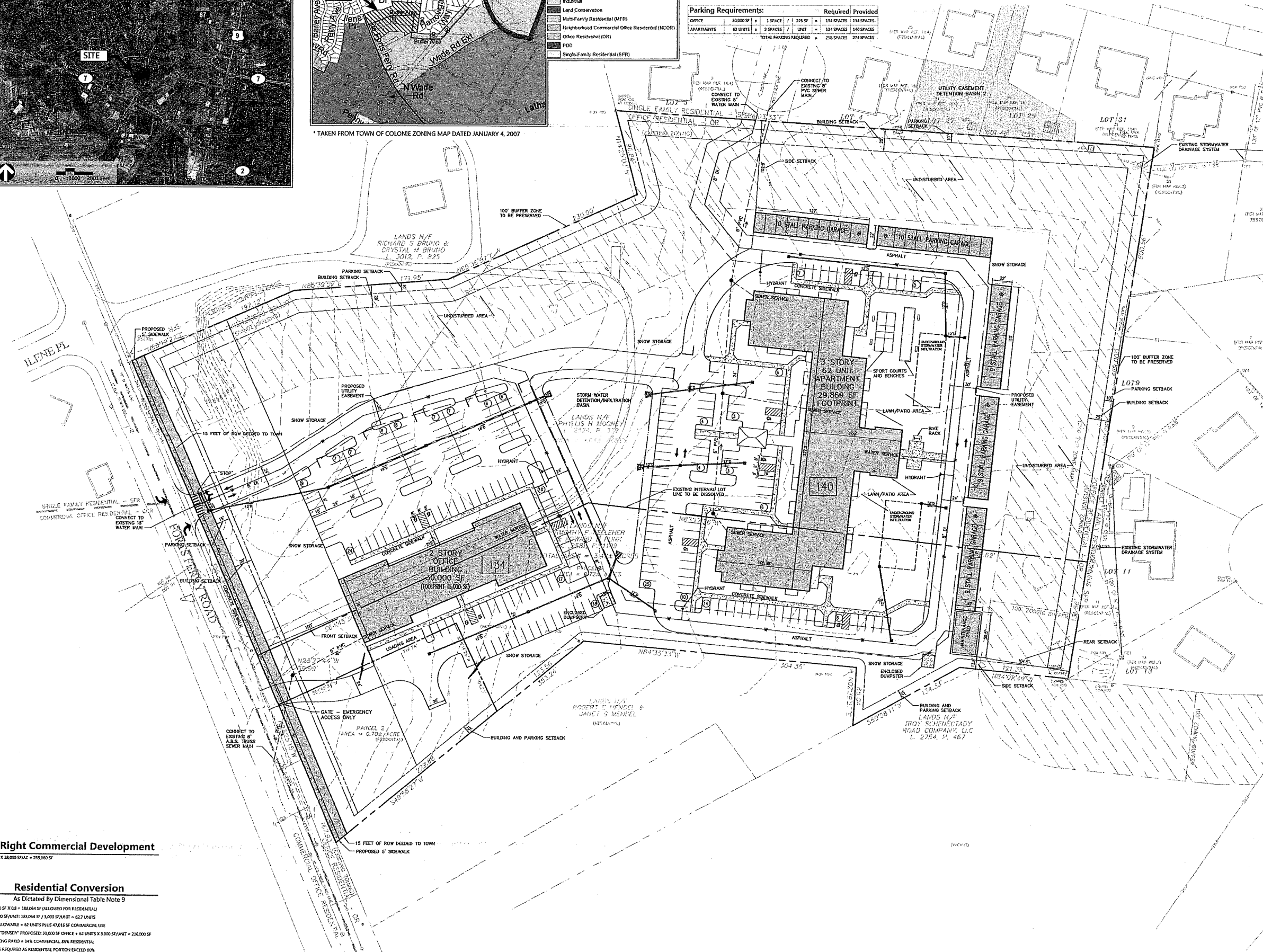
	Required	Provided
OFFICE 30,000 SF x 1 SPACE / 1,235 SF	134 SPACES	134 SPACES
APARTMENTS 62 UNITS x 2 SPACES / 1 UNIT	124 SPACES	140 SPACES
TOTAL PARKING REQUIRED	258 SPACES	274 SPACES

Site Coverage Statistics

Description	Square Feet	Acres	Percentage of Site
BUILDINGS AREA	59,547	1.37	10.5
CONCRETE AREA	13,127	0.30	2.3
ASPHALT AREA	127,271	2.92	22.4
GREEN SPACE	369,024	8.47	64.8
LOT SIZE	568,969	13.06	100

Internal Green Space Requirement

Use	# Of Spaces	Code Requirement	Green Space Required	Green Space Provided
OFFICE	134	200 SF / Space	2,680	3,700
APARTMENTS	140	200 SF / Space	2,800	3,438



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Town of Colonie
APR 27 2018
Planning & Economic Development Department

APPLICANT:
INGRO GROUP, LLC
18 COMPUTER DRIVE EAST, SUITE 107
ALBANY, NY 12205

The Summit at Forts Ferry
33 & 45 Forts Ferry Road
Colonie, New York

No.	Revision	Date	Appr.

Not Approved for Construction
Concept Submission - Site Plan

Drawing Number
C-2
Date 2 of 2
Project Number
29466.00

By Right Commercial Development
13.86 AC X 18,000 SF/AC = 249,480 SF

Residential Conversion
As Dictated By Dimensional Table Note 9
1) 235,060 SF X 0.8 = 188,048 SF (ALLOWED FOR RESIDENTIAL)
2) AT 3,000 SF/UNIT: 188,048 SF / 3,000 SF/UNIT = 62.7 UNITS
3) MAX ALLOWABLE = 62 UNITS PLUS 47,216 SF COMMERCIAL USE
4) TOTAL "DENSITY" PROPOSED: 30,000 SF OFFICE + 62 UNITS X 3,000 SF/UNIT = 216,000 SF
5) RESULTING RATIO = 14% COMMERCIAL, 86% RESIDENTIAL
6) WAIVER REQUIRED AS RESIDENTIAL PORTION EXCEEDS 80%

Send Tuesday, April 24, 2018 2:46:03 PM AGURL, Phillip, Tuesday, April 24, 2018 2:58:24 PM Koc, Andrew