

**ZONING AND LAND USE:**

**CHAPTER 242: ZONING**  
**VILLAGE OF COLONIE**  
**DIMENSIONAL REQUIREMENTS**  
 [HISTORY: Adopted by the Board of Trustees of the Village of Colonie 8-28-1995 by L.L. No. 2-1995; see Ch. 1, General Provisions, Art. 1, Amendments noted where applicable.]

DISTRICT	HOME TYPE	LOT SIZE MINIMUM (SF)	LOT DEPTH MINIMUM (feet)	LOT FRONTAGE MINIMUM (feet)	BUILDING COVERAGE MAXIMUM (percent)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM (feet)	REAR SETBACK MINIMUM (feet)	BUILDING HEIGHT MAXIMUM
RESIDENTIAL A DISTRICT	SINGLE FAMILY	9,375	125	75	50	25	10	25	2 STORIES / 35 FEET
	TWO FAMILY	15,625	125	125	50	25	10	25	

**GENERAL NOTES:**

- WATER MAINS SHALL BE INSTALLED, TESTED AND ACCEPTED IN ACCORDANCE WITH INSUDH AND THE VILLAGE OF COLONIE STANDARDS & SPECIFICATIONS.
- SANITARY STERS SHALL BE INSTALLED AND ACCEPTED IN ACCORDANCE WITH INSUDH AND THE VILLAGE OF COLONIE STANDARDS & SPECIFICATIONS.
- ALL BACKFILL USED IN TRENCHES WITHIN ROADWAY AREAS SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN TRENCHES.
- CONTRACTOR SHALL MAINTAIN PROPOSED FINISHED GRADES FOR ALL UTILITIES LOCATED WITHIN LIMITS OF PROPOSED WORK.
- SEWER MAINS IN TRENCHES SHALL BE CONNECTED TO ANY SANITARY SEWER.
- SEWER MAINS IN TRENCHES SHALL BE PLACED AT LEAST 18.0 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE A MINIMUM OF 18 INCHES BETWEEN THE SEWER AND WATER MAIN CROSSINGS.
- CONTRACTOR MUST PROTECT ALL SURFACE WATERS FROM SILTATION DURING CONSTRUCTION WITH APPROPRIATE MEASURES INCLUDING, BUT NOT LIMITED TO, PLACING HAY BALES AND SILTATION FENCING AROUND WORK.
- ALL WATER MAIN PIPE TO BE USED MUST MEET ALL APPROPRIATE AWWA STANDARDS.
- CONTRACTOR IS ADVISED THAT CONSTRUCTION PROCEDURE AND MATERIALS TO BE USED FOR ALL WORK SHALL BE APPROVED BY THE VILLAGE OF COLONIE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE VILLAGE OF COLONIE DEPARTMENTS INCLUDING THE DEPARTMENT OF PUBLIC WORKS. CONTRACTOR IS RESPONSIBLE FOR SEEDING AND COMPLYING WITH THOSE RESPECTIVE WRITTEN SPECIFICATIONS AND STANDARDS.
- MECHANICAL, PLUMBING AND OTHER PERMIT COMPONENTS OF THE PROJECT.

**SIGN SCHEDULE**

30" x 30"	4	R1-1
BACKGROUND	RED	METAL POSTS
LEGEND	WHITE	

**STANDARD SUBDIVISION NOTES:**

- SUBDIVISION IS LOCATED IN RESIDENTIAL A ZONING DISTRICT.
- SUBDIVISION CONSISTS OF 24 LOTS.
- APPLICANTS NAME IS ROSSETTI ACQUISITIONS.
- THE PROPOSED BUILDING SIZE, SHAPE AND LOCATION AND BUILDING SETBACK LINES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES. BASED ON CURRENT LAND USE LAW REQUIREMENTS, AND ARE NOT INTENDED TO REPRESENT CONDITIONS OF APPROVAL OF THE SUBDIVISION.
- ALL ELEVATIONS SHOWN HEREON ARE FOR THE MAP REFERENCE.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL CONSTRUCTION ACT AND ANY OTHER APPLICABLE LAWS, RULES AND REGULATIONS.
- CONSTRUCTION SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
- NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE SHOWN ON THESE PLANS.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- BUILDINGS WITH BASEMENTS OR CRAWL SPACES WILL BE ALLOWED ONLY ON LOTS WITH DIRECT ACCESS TO A STORM SEWER CATCH BASIN OR JUNCTION BOX AND SHALL HAVE A FLOORING FINISH AT OR ABOVE FINISH GRADE. ALL FOUNDATION WALLS SHALL BE CONNECTED TO ANY SANITARY SEWER.
- NO SUMP PUMP, CELLAR OR FOOTING DRAIN SHALL BE CONNECTED TO ANY SANITARY SEWER.
- ALL SANITARY SEWER LINES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
- ASSOCIATION OF MUNICIPAL ENGINEERS OR EQUIVALENT REGISTERED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.

**MAP REFERENCE:**

- BOUNDARY, TOPOGRAPHIC AND PLANNING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE VILLAGE OF COLONIE RECORDS.
- FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, P.L.L.C. ON 08/17/2019.
- TAX MAP REFERENCE: 2015-2-13 AND 2011-3-8

**MAP NOTES:**

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**OWNER:**

COLONIE CHRISTIAN LIFE CENTER, INC.  
 P.O. BOX 12273  
 ALBANY NY 12212  
 APPLICANT  
 ROSETTI ACQUISITIONS  
 427 NEW KARNER RD  
 ALBANY, NY 12205

**ALBANY COUNTY HEALTH DEPARTMENT**

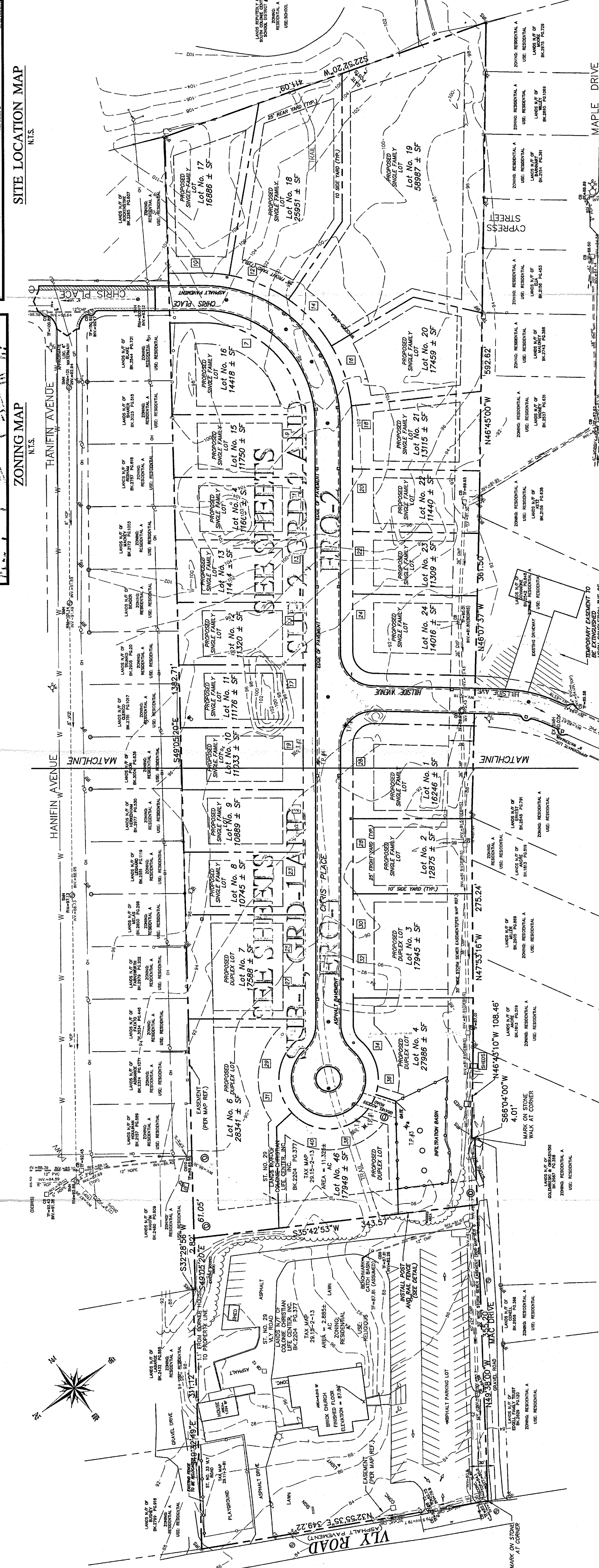
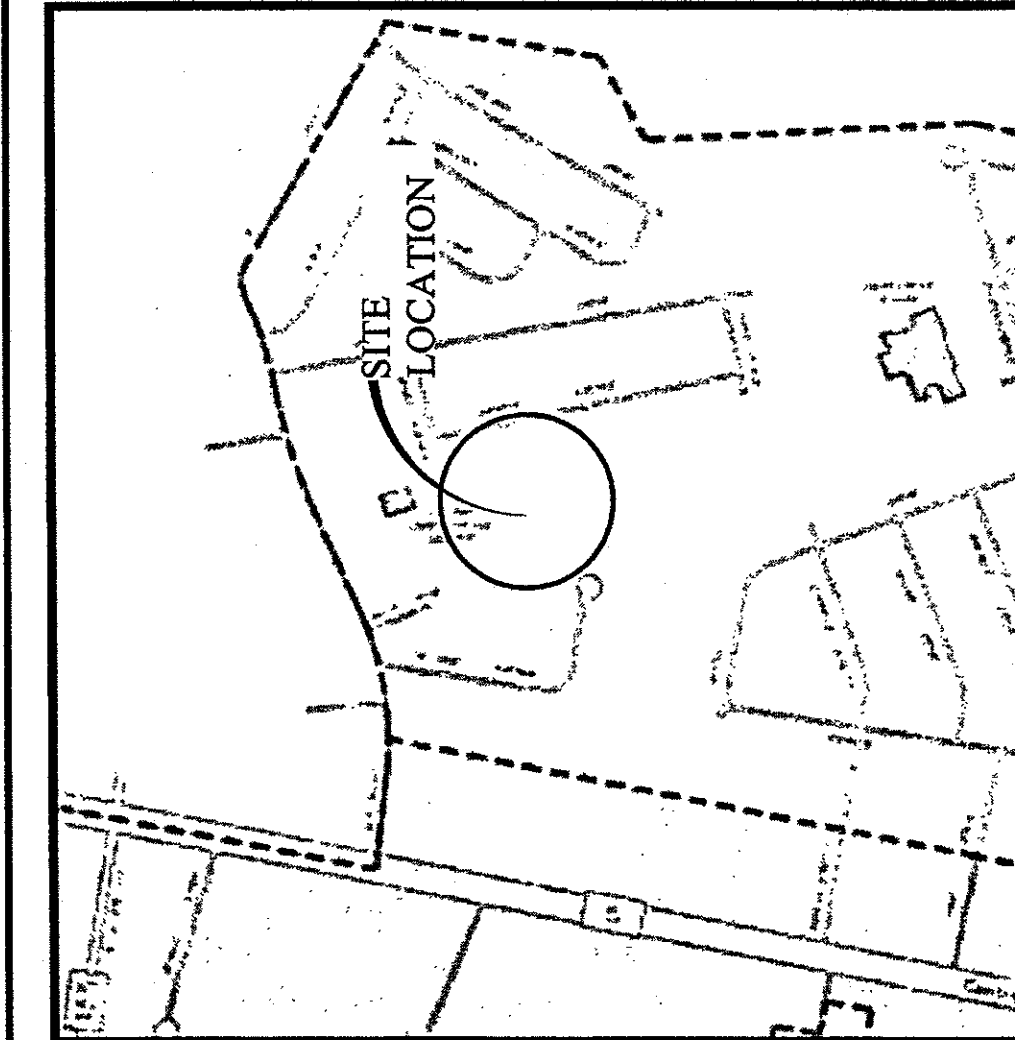
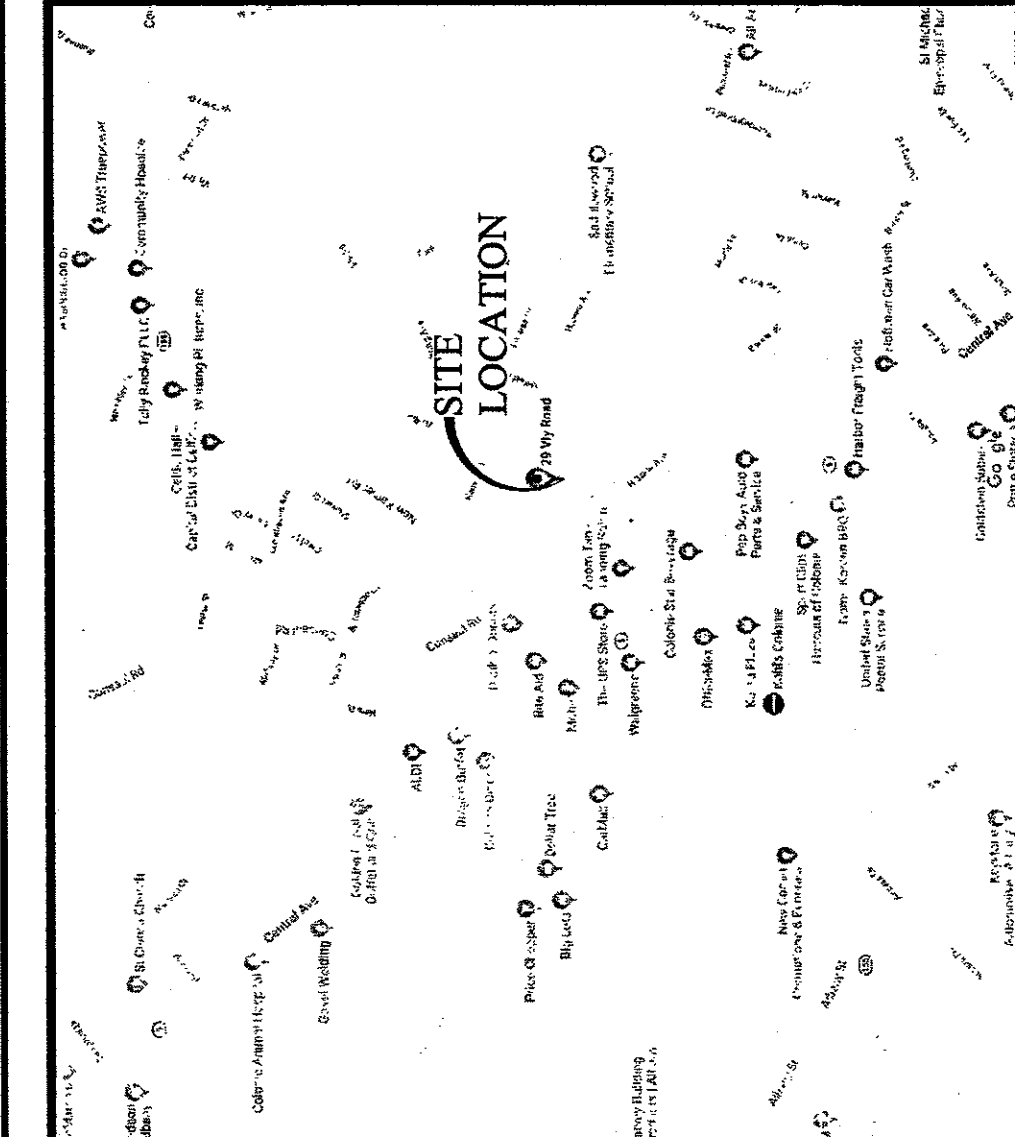
SEE NOTE 17 REFERS TO NOTE 1 ON THE MAP REFERENCE

**VILLAGE OF COLONIE PLANNING COMMISSION**

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 P.O. BOX 12273  
 ALBANY NY 12212  
 APPLICANT  
 ROSETTI ACQUISITIONS  
 427 NEW KARNER RD  
 ALBANY, NY 12205

Calligan  
 Big & Bold  
 Being Younger

Calligan  
 Big & Bold  
 Being Younger



**Design of:**  
**ADVANCE ENGINEERING & SURVEYING, P.L.L.C.**  
 CONSULTING IN -  
**CIVIL & ENVIRONMENTAL ENGINEERING**  
**LAND SURVEYING AND DEVELOPMENT**  
**COMMERCIAL AND RESIDENTIAL**  
 11 HERBERT DRIVE, LATHAM, N.Y. 12110  
 E-MAIL: ncoastep@aol.com  
 PHONE: (518) 698-3772

**DATE:** NOVEMBER 20, 2019  
**SCALE:** 1" = 60'  
**COUNTY OF ALBANY**  
**VILLAGE OF COLONIE**  
**PROPOSED SUBDIVISION**  
**STREET NO. 29 VLY ROAD**

**NO.** \_\_\_\_\_  
**REVISION** \_\_\_\_\_  
**BY APPD.** \_\_\_\_\_  
**DATE** \_\_\_\_\_

1. It is a condition of the Contract for the Surveying and Mapping Services that the Surveyor shall be responsible for obtaining all necessary permits and approvals from the Village of Colonie and the Albany County Health Department for the proposed subdivision.

2. The Surveyor shall be responsible for obtaining all necessary permits and approvals from the Village of Colonie and the Albany County Health Department for the proposed subdivision.

3. The Surveyor shall be responsible for obtaining all necessary permits and approvals from the Village of Colonie and the Albany County Health Department for the proposed subdivision.

NO.	REVISION	BY APPD.	DATE
1	ISSUED FOR REVIEW	N.C.	11/20/19
2	REVISED PER THE COMMENTS	N.C.	10/30/21
3	REVISED PER THE COMMENTS DATED 06/17/21	N.C.	07/06/21
4	REVISED PER THE COMMENTS DATED 08/17/21	N.C.	08/17/21
5	REVISED PER THE COMMENTS DATED 08/17/21	N.C.	08/17/21

**ADVANCE ENGINEERING & SURVEYING, P.L.L.C.**  
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**SHEET NO.**  
**OVRL**  
 3 OF 16 19187-S1E7