

S I T E S T A T I S T I C S:

BUILDINGS	1,794 S.F.	25%	1,700 S.F.	23%
PAVEMENT/HARDSCAPE	2,561 S.F.	35%	2,880 S.F.	40%
GREENSPACE	2,898 S.F.	40%	2,673 S.F.	37%

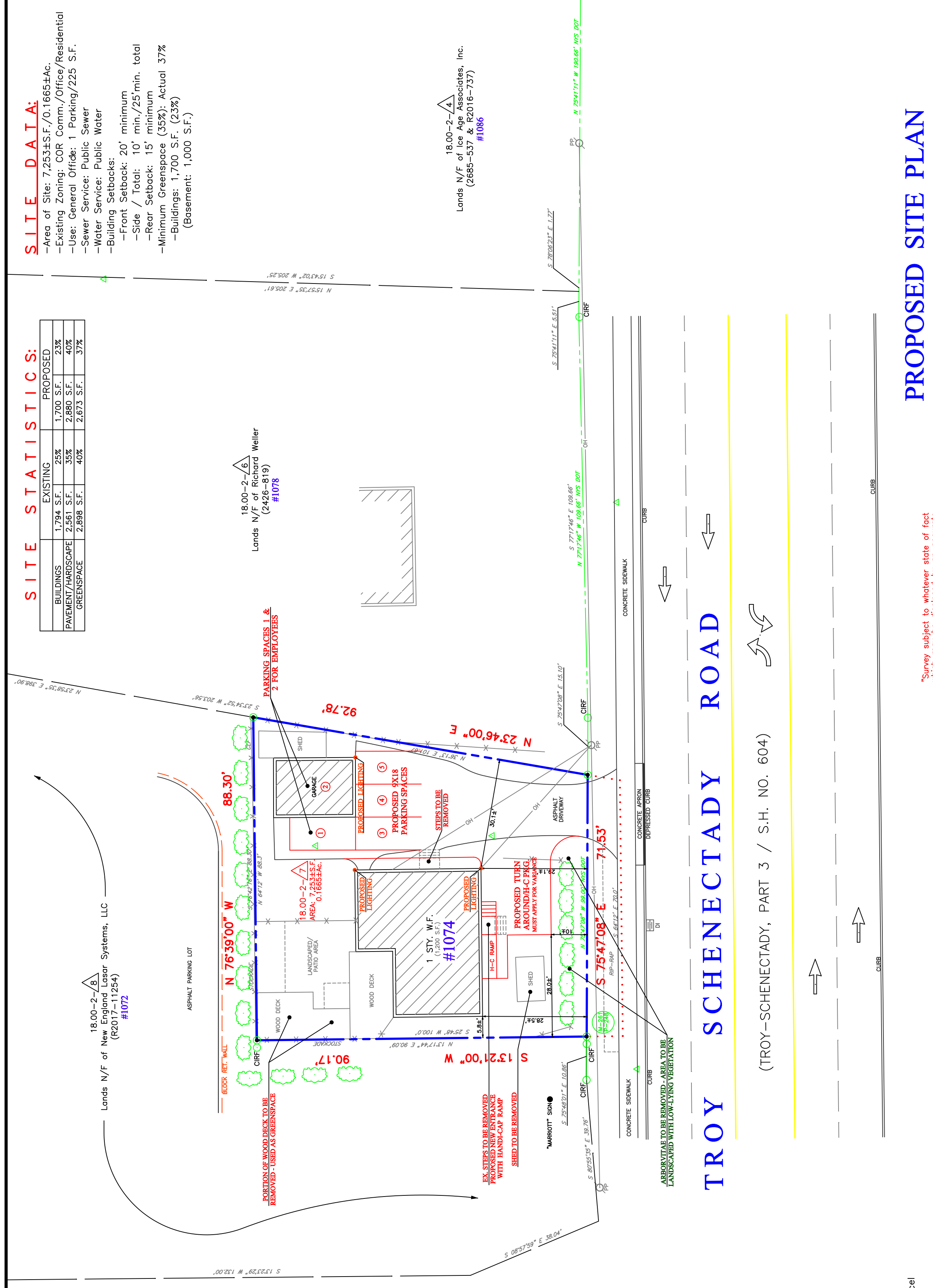
S I T E D A T A:

- Area of Site: 7,253±S.F./0.1665±Ac.
- Existing Zoning: COR Comm./Office/Residential
- Use: General Office: 1 Parking/225 S.F.
- Sewer Service: Public Sewer
- Water Service: Public Water
- Building Setbacks:
 - Front Setback: 20' minimum
 - Side / Total: 10' min./25' min. total
 - Rear Setback: 15' minimum
- Minimum Greenspace (35%): Actual 37%
- Buildings: 1,700 S.F. (23%)
- (Basement: 1,000 S.F.)

18.00-2-4
 Lands N/F of Ice Age Associates, Inc.
 (2685-537 & R2016-737)
 #1086

18.00-2-6
 Lands N/F of Richard Weiler
 (2426-819)
 #1078

18.00-2-8
 Lands N/F of New England Laser Systems, LLC
 (R2017-11254)
 #1072



TROY SCHENECTADY ROAD

(TROY-SCHENECTADY, PART 3 / S.H. NO. 604)

- LEGEND:**
- OH Overhead Utility Lines
 - PP Power Pole
 - X-X- Fence
 - △ Transit Station
 - △ Tax Map Parcel Number
 - CLF Chain Link Fence
 - IRF Iron Rod Found
 - IPF Iron Pipe Found
 - FH Fire Hydrant
 - WV Water Valve
 - MH Man Hole
 - DI Drop Inlet
 - FM Field Measured
 - (C) Calculated
 - (Sc.) Scaled
 - (D) Deed Data
 - MR Map Reference
 - DR Deed Reference
 - Deed Line
 - DOT Appropriation Map/Parcel

D E E D R E F E R E N C E:

- Richard P. Edwards to Anthony M. Gucciardo, dated November 15, 2017 and recorded as Instrument# R2017-27832.

M A P R E F E R E N C E S:

- New York State Department of Transportation Description and Map for the Acquisition of Property, Troy-Schenectady, Part 3, S.H. No. 604, Albany County, David P. Allen & Marian J. Allen (Reputed Owners), Map No. 261 Parcel No. 248 on file with N.Y.S. D.O.T.
- City of Colonie Tax Map #18.00-2-7

PROPOSED SITE PLAN

SURVEY & MAP OF LANDS OF
ANTHONY GUCCIARDO (R2017-27832)
 #1074 TROY-SCHENECTADY ROAD - COLONIE, N.Y.

Scale: 1"=20'	Date: October 17, 2017	Prepared by: F.J.M., Jr.
Municipality: Town of Colonie		Research by: F.J.M., Jr.
County: Albany		Drawn by: F.J.M., Jr.
State of New York		Sheet: 1 of 1
Prepared for: Anthony Gucciardo		

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"Survey subject to whatever state of fact which may be disclosed by an accurate and up to date abstract of title and/or title report."
 "Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York York State Education Law."

DATE	REVISION
11-14-17	Proposed Site Plan
12-21-17	Update Deed Data

FREDERICK J. METZGER, JR., L.S.