



Peter G. Crumme
Town Supervisor

TOWN OF COLONIE

Building Department
Public Operations Center
347 Old Niskayuna Road
Latham, New York 12110

Phone (518) 783-2706 Fax (518) 783-2772
www.colonie.org/departments/building
<http://www.colonie.org/boards/zba>

Chretien T. Voerg, P.E.
Director

Date: December 5, 2024
To: Members of the Zoning Board of Appeals
From: Chretien T. Voerg, P.E., Director
Subject: **Zoning Board of Appeals Agenda – December 18, 2024**

New Hearings:

24-055 85 Coliseum Drive – Starlite Associates LLC



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Peter R. Crouse
Chairman

TAKE NOTICE that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Public Operations Center, 347 Old Niskayuna Road, Latham, in the Town of Colonie, on the **18th day of December 2024, at 7:00 p.m.** to hear the appeal of **Starlite Associates LLC** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **85 Coliseum Drive**. The proposed construction of a new 293,600 sq. ft. four story building with a building footprint of 74,300 sq. ft. is not compliant with the maximum 30,000 sq. ft. building footprint allowed in a Commercial Office Residential (COR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25, and 190 Attachment #2 – Dimensional Table. The Zoning Board of Appeals will hear the request for variance from the provisions of the Code of the Town of Colonie, Chapter 190 to permit such construction and use and a SEQR Determination for such appeal. The public may view and listen to the Zoning Board of Appeals hearing on the Town's website by typing <https://colonienny.iqm2.com/Citizens/Default.aspx> in your web browser. The public may present comments to the Board in person or by emailing infozba@colonie.org. (Emailed comments must be received at least 24 hours in advance). Such comments will be read and addressed by the Chairman during the hearing.

**ZONING BOARD OF APPEALS
PETER R. CROUSE, CHAIRMAN**

DATED December 5, 2024



Peter G. Crumme
Town Supervisor

Commercial Zoning Verification

Town of Colonie Building and Fire Services Department
Public Operations Center, 347 Old Niskayuna Road
Latham, New York 12110

Phone (518) 783-2706
www.colonie.org/departments/building

RECEIVED
NOV 01 2024
TOWN OF COLONIE
BUILDING DEPT.

THIS APPLICATION IS FOR ZONING VERIFICATION FOR ANY COMMERCIAL PROJECT
FEES ARE DUE AT THE TIME OF APPLICATION
THIS FORM WILL BE ON FILE FOR 1 YEAR

Any proposal which requires a Town of Colonie Building and Zoning Permit or an approval issued by the Town of Colonie Planning Board/Department must first be reviewed by the zoning enforcement officer of the Town of Colonie to determine whether the proposal violates any provision(s) of the Town of Colonie Zoning Laws. The Officer's determination is based solely upon the information submitted on/with this form and such determination is subject to review and change if the project is modified or further information becomes available at a subsequent date. The officer reserves the right to request further information as deemed necessary. A disapproval of the application by the zoning officer means the project, as designed, cannot proceed for the reasons provided. If you the applicant disagree with the zoning officer's determination you may appeal said determination to the Town of Colonie Zoning Board of Appeals. A new Application for Zoning Verification may need to be submitted if the applicable zoning laws change before the proposed action is completed.

NOTE: IF OWNER IS NOT THE SIGNEE, THE SIGNEE SWEARS THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER AND THAT THE SIGNEE IS AUTHORIZED TO MAKE SUCH APPLICATION.

1. GENERAL INFORMATION:

CASE # Z Z 2024 01186

Address of site of proposed action:

85 Coliseum Drive Albany NY 12205
Number Street City State Zip

Name of applicant The Caponera Law Firm P.C., Victor A. Caponera, Jr. Esq. as attorney for
Starlite Associates LLC

Address 5 Palisades Dr, Suite 315, Albany, NY 12205
Number Street City State Zip

Applicant's phone (W) 518-453-8381 (Cell) 518-376-2607

Email Address victor@caponeralegal.com

Contact person Victor A. Caponera, Jr., Esq.

Email Address victor@caponeralegal.com

Phone number (W) 518-453-8381 (Cell) 518-376-2607

Property owner(s) Starlite Associates LLC

Address 220 Harborside Drive, Suite 300, Schenectady, NY 12305
Number Street City State Zip

2. Describe the present use of the building and property. (If vacant, so note and list last prior use & tenant).
vacant land

3. APPLICANT'S PROPOSED ACTION:

A. Is the proposed action a:

- ☒ New building ☐ Addition ☐ Renovation ☐ Accessory Structure ☐ Other
☐ New tenant (business name) ☐ (Including Alterations)
☐ Change of use (new use)
☐ Temporary tent (Date tent will be erected) (Date tent will be removed)
☐ Site change or other (describe below)

B. Proposed use (check where applicable):

- ☒ Office ☐ Warehouse / Storage ☐ Motor Vehicle Repair Shop ☐ Supermarket ☐ Massage
☐ Bank ☐ Fast Food Establishment ☐ Motor Vehicle Service Station ☐ Wholesale ☐ Messieur
☐ Retail ☐ Restaurant / Bar ☐ Motor Vehicle Sales ☐ Industrial ☐ Police Handout
☐ Bakery ☐ Convenience Food Store ☐ Mini Mart ☐ Day Care Child/Adult
☐ Hotel ☐ Personal Service Business ☐ Multifamily Dwelling ☐ Nightclub
☐ School ☐ Wireless Telecom Facility ☐ Place of Worship ☒ Other accessory parking garage

C. DESCRIBED THE PROPOSED USE IN DETAIL IN A COMPLETE DESCRIPTIVE NARRATIVE.

Develop the site to include general office space consisting of one 4-story building
totalling 136,400 sq. ft with a building foot print of 34,100 sq ft and to construct
a 4- level parking garage which would be attached to the office building with a
39,000 sq ft footprint. Area variances are required due to building footprint
exceeding 30,000 sq. ft.

OVER

4. Parcel is located in a COR zoning district (refer to Town of Colonie Zoning Map)

5. SITE INFORMATION: IF THE APPLICANT PROPOSES ONLY A TENANT CHANGE, THIS SECTION MAY NOT BE REQUIRED TO BE COMPLETED. HOWEVER, THIS SECTION MUST BE COMPLETED AND TWO (2) COPIES OF THE PROPOSED SITE PLAN MUST BE SUBMITTED FOR ANY PROPOSAL WHICH INCLUDES A CHANGE OF USE, TEMPORARY TENT, ADDITION, ACCESSORY STRUCTURE OR NEW BUILDING.

A. TEMPORARY TENT: Plan may be hand drawn by the applicant and must depict the existing structure(s), if any, the proposed structure/tent, the lot layout, and all new and existing building setbacks.

B. MAJOR/MINOR OR NONCONFORMING COMMERCIAL SITE OR USE: Plan must be drawn by a licensed N.Y.S. engineer, architect, surveyor or landscape architect and have upon it; the address of the property, all easements, area of the parcel, abutting public highways, frontage of the lot on public highway, all building setback dimensions, the proposed structure, parking, building heights, and all zoning districts within 300 feet of the site. In OR, COR, HCOR and NCOR zoning districts, the site plan must show existing buildings and front yard setback dimensions for abutting properties on each side.

NOTE: MAJOR/MINOR/NONCONFORMING USE Site Development Proposals are defined in the Town of Colonie Land Use Law Section 190-11(A)(B).

C. Area of Property: 7.24 acres and 315,590 square feet Lot Size width 675 depth 450
Length of property on a developed street 1616 +/- feet
Is this a corner lot? Yes X No Frontage on each street 613 ft. 1003 ft.
Is this a through lot? Yes No X Frontage on each street ft. ft.

Building setbacks:	Existing	Proposed	Existing	Proposed
Front yard	<u> </u> ft.	<u>28.7</u> ft.	Right side yard	<u>142.2</u> ft.
Rear/Front yard	<u> </u> ft.	<u>20.0</u> ft.	Left side yard	<u>150.6</u> ft.

Existing Building Height (at peak) ft. stories New Building Size: Length 210 ft. Width 210 ft.
Proposed Building Height (at peak) 74 ft. 4 stories Density Sq. Ft. per acre Units per acre

Gross floor area: existing 0 sq. ft. proposed 136,400 sq. ft. total 136,400 sq. ft.

6. SIGNATURE OF APPLICANT [Signature]
PRINTED OR TYPED APPLICANT NAME Victor J. Capomera, Jr., Esq. DATE 11/1/2024

If DISAPPROVED "Such appeal shall be taken within sixty days after the filing in the town clerk's office of any order, requirement, decision, interpretation or determination of the administrative official charged with the enforcement of such ordinance or local law, from which the appeal is taken".

XXXXXXXXXXXXXXXXXXXXXXXXXXXX FOR OFFICIAL USE ONLY XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

I, Christopher Mastrianni zoning officer of the Town of Colonie do hereby find that the proposed action as described above and any attachments hereto,

IS IN ACCORDANCE SIGNATURE OF ZONING OFFICER APPROVED DATE

IS NOT IN ACCORDANCE SIGNATURE OF ZONING OFFICER DISAPPROVED DATE 11/4/24

with Chapter 190 of the Colonie Land Use Law that is effective as of this date.

DISAPPROVED
BY TOWN OF COLONIE BUILDING DEPT

TO THE APPLICANT: THIS IS NOT A BUILDING AND ZONING PERMIT. IF YOU WISH TO PROCEED, PLEASE SUBMIT AN APPLICATION FOR THE FOLLOWING:

- ☐ BUILDING AND ZONING PERMIT APPLICATION (Building Department)
☒ APPLICATION FOR ZONING VARIANCE OR INTERPRETATION (Building Department)
☐ APPLICATION FOR PLANNING DEPT. APPROVAL (Planning and Economic Development)
☐ SPECIAL USE PERMIT USE

Variance/SUP granted on property	Yes ☐ No ☒	Parcel in/near a wetland	Yes ☒ No ☐
Variance # <u> </u>		Parcel in/near a flood plain	Yes ☐ No ☒
Is existing use nonconforming	Yes ☐ No ☒	Watercourse on/near the property	Yes ☐ No ☒

YES NO VIOLATION - CHAPTER 190-118 (BUILDING PERMITS REQUIRED)
☐ ☒ CONSTRUCTION STARTED WITHOUT OBTAINING BUILDING AND ZONING PERMIT

Major Zoning Verification \$215 ☐ Fee Paid \$1541 CC Payment

Minor Zoning Verification \$115 ☐ Fee Paid

Other Zoning Verification \$ 65 ☐ Fee Paid

All fees are non-refundable

07/2023

The proposed construction of a new 293,600 sq. ft. four story building with a building footprint of 74,300 sq. ft. is not compliant with the maximum 30,000 sq. ft. building footprint allowed in a Commercial Office Residential (COR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25, and 190 Attachment #2 - Dimensional Table.

**APPEAL FROM DECISION OF ADMINISTRATIVE OFFICIAL
APPLICATION FOR INTERPRETATION/VARIANCE**

Zoning Board of Appeals
Town of Colonie
Appeal and Petition for Interpretation/Variance
Under Building Construction/Zoning Law

To the Zoning Board of Appeals
Town of Colonie

Date: November 13, 2024

(being) (owner)

1. The undersigned, (representing) the (lessee) of (identify property by lot and block or otherwise) **SBL # 19.2-1-65** located at **85 Coliseum Drive** hereby gives notice of appeal from the decision of the (Bldg. Dept. Manager) made on the **1th day of November, 2024** in refusing to issue a Building and Zoning Permit on the ground that the same would be in violation of the provisions of the Code of the Town of Colonie for the following reason(s):

The proposed construction of a new 293,600 sq. ft. four story building with a building footprint of 74,300 sq. ft. is not compliant with the maximum 30,000 sq. ft. building footprint allowed in a Commercial Office Residential (COR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25, and 190 Attachment #2 – Dimensional Table.

2. Appellant alleges:

a. That there are unusual circumstances and conditions affecting said property that are peculiar to said property and do not apply generally to other property in the vicinity, which circumstances and conditions are as follows:
See attached rider

b. That by reason of the aforesaid unusual and peculiar circumstances and conditions, there are (practical difficulties) (unnecessary hardships) in carrying out the strict letter of the aforesaid provisions of the Building Const./Zoning Law as follows:
See attached rider

3. Because of the aforesaid alleged facts, appellant petitions the Zoning Board of Appeals, in acting on this appeal, to vary or modify the strict application of the aforesaid provisions of the Building Const./Zoning Law to said property, to the following specific extent:
See attached rider

Attached hereto is a plot plan of said property, showing _____

together with _____

4. Appellant further alleges that such variance would be in harmony with the spirit of the Building Const./Zoning Law and would not be detrimental to property or persons in the neighborhood and that the public safety and welfare would be secured and substantial justice done by the granting of such variance, for the following reason(s):
See attached rider

5. **FOR APPLICATION FOR INTERPRETATION ONLY.** State grounds upon which appellant asserts that the order, requirement, decision, interpretation or determination of the Building Department Manager as stated in paragraph 1. above, is incorrect. (Attach additional pages if necessary) _____

See attached rider

The undersigned, being duly sworn, deposes and says that he has read the foregoing document and knows the content thereof and the facts set forth therein are true to the best of his knowledge, information and belief.

Signed _____

Print Name Victor A. Caponera, Jr., Esq.

Address 5 Palisades Dr, Suite 315

Albany, NY 12205

518-453-8381

Owner or lessee if other than above

STATE OF NEW YORK

COUNTY OF ALBANY

SS:

Subscribed and sworn to before me this 21st
day of November, 2024

Benny D. Gagliardi

12/10/14

Notary Public, State of New York
No. 01GA4994237
Qualified in Saratoga County
Commission Expires 3/30/2026

Name Starlite Associates

Mailing 695 Rotterdam Industrial Park

Address Schenectady, NY 12306

RIDER SHEET FOR AREA VARIANCES FOR PROPERTY
LOCATED AT 85 COLISEUM DRIVE, COLONIE, NEW YORK

The historical background of the subject 7.24 +/- acre parcel is as follows:

1. By bargain and sale deed dated June 1, 2012, Starlite Associates LLC purchased several large parcels of land on which the former Coliseum Theater was once located. In total the 2 parcels exceeded 122 acres. There is a 63-acre parcel to the north of the approved and filed 7-lot subdivision that is untouched and not a part of this project.

Several subdivided parcels are shown on the 2018 approved and filed subdivision map:

Parcel 1, shows a 19.81 parcel on which the AYCO building was built.

Parcel 2 is vacant 20.12-acre vacant plot which is mostly constrained and undevelopable.

Parcel 6 is a 4.59-acre plot that was deeded to the Town of Colonie on which the Starlite Associates LLC constructed a Town Road from Columbia Street to Old Loudon Road.

Parcel 3 is a 7.24 +/- acre parcel on which the applicant seeks to construct a 4-story office building with a 34,100-sf footprint together with a 4-level parking garage which would be connected to the office building

Parcel 5 is a .50-acre parcel conveyed to the Town of Colonie for stormwater management purposes.

Parcel 4 is a 6.10-acre parcel which is vacant.

Parcel 7 is a 4-acre plot

As part of the re-development of this substantial site, Starlite Associates LLC entered into a very comprehensive and detailed Memorandum of Agreement with the Town of Colonie, whereby in conjunction with and seeking final approval for a 150,000 square foot, four story office building on Lot #1, that is occupied now by AYCO Company, the owner agreed to design and construct the subject connector road between Columbia Street and Old Loudon Road and shown on the subdivision map as Parcel 6.

The entire 62-acre parcel is wholly located within a Commercial Office Residential zoning district (COR), and the proposed uses are allowed.

Pursuant to the dimensional table in the Town of Colonie Zoning Code under Section 190 attachment 2, a COR zone allows a maximum height of 75 feet and a maximum building footprint of 30,000 square feet and minimum lot area of 20,000 square feet.

Under Section 190-40 which gives the design standards in a COR zone, the architectural design should be compatible with or improve upon the surrounding neighborhood and/or other commercial districts. Compatibility shall be achieved through the use of similar building massing, materials, scale, colors and other architectural features. "Larger buildings shall be permitted when designed to be perceived as several buildings clustered together." It is the visual connection that leads to the success of the area of development to be recognized as a place with a character that distinguishes it from other places.

This Board has granted similar area variances in the past for building footprints greater than 30,000sf which included the AYCO building constructed on Parcel 1. In addition, a similar area variance was recently granted at 1201 Troy Schenectady Road.

It is applicant's belief that when the Town of Colonie enacted its new zoning code in 2007, it included a COR zone, which allows for a multitude of uses including motor vehicle detailing shops, repair shops, major and minor, medical and professional offices, retail business including a supermarket. I, as Attorney for the applicant, believe that the Town sought to discourage big box stores in a COR zone including retail stores such as Walmart, Lowe's, Home Depot, etc.

Applicant believes that the proposed office with a 34,100 square foot footprint (with a total of 136,400 square foot building over the 4 floors) was not the type of building that was intended to be limited to a 30,000 square foot footprint. Likewise with a proposed and mostly below surface four level parking garage with a 39,000 square foot footprint that is connected to the proposed office building.

The denied zoning verification states that the proposed construction of the new free standing four-story multi-level parking structure in a COR zone is not identified as an allowable use under Article 6 Section 190 attachment 1 – table of permitted uses. However, the proposal shows a connection between the proposed office building and the parking garage which has been confirmed by the Building Department that the connected parking garage is allowable as an accessory use. As defined in Section 190-6 of the Town of Colonie Zoning Code an accessory use is a use customarily incident and accessory to the principal use or building and located on the same lot therewith. In this case, the parking garage is on the same lot, and is customarily incidental to the office building. As shown on the approved and filed subdivision map, lot No. 3 on which the proposed office and parking garage is proposed to be located, is situated within a constrained site bordered by Monroe Tractor and roadways on two sides and the remaining area bordered by wetlands with protected wetland buffers and steep slope. These site characteristics significantly limit the available space for traditional surface parking and the design includes a proposed parking structure semi-recessed into the ground to address these challenges. By recessing the parking structure as shown on the elevational plans, it serves multiple purposes, first it minimizes the visual impact of the parking facility blending it more naturally into the landscape, secondly, by reducing the amount of exposed surface area, the design helps mitigate the "Urban Heat Island effect" commonly

associated with large paved surfaces. This contributes to increase local temperatures. Applicant believes that the proposed structure will enhance the site's functionality by creating an entry point off Coliseum Drive which was favored by the Planning Department and the Town designated engineer.

An area variance is a balancing test with the benefit to the applicant weighed against any detriment to health, safety and welfare of the community. As the Board is well aware, the area where the subject property is located has become a vibrant commercial hub for the Town of Colonie. It is a desired business location, with its proximity to highways and the airport. There will be no undesirable change in the neighborhood character or nearby properties, and the case law is quite clear that this use is a specifically permitted use in a COR zone, and as such said use is "tantamount to a legislative finding that it is in harmony with the general zoning plan and will not affect the land". See Matter of Frigault vs. Town of Richfield Planning Board, 128A.D.3rd, 1232 Third Department 2015 citing Matter of Twin County Recycling Corp. vs. Yevoli, 90 N.Y.2d 1000.

While it is acknowledged that the alleged difficulty is self-created pursuant to Section 267-b of the New York State Town Law, it is clear that while the Board can consider a self-created hardship in an area variance it by no means precludes the Board from granting the requested variance.

The proposed project is committed to adhering to several key environmental and green initiatives including the NYS Executive Order 22, Build Smart 2025 and Green New York. These initiatives emphasize reducing energy consumption, minimizing environmental impact such as the Urban Heat Island effect, and promoting sustainable building practices. By pursuing a design that aligns with these initiatives, we believe our project will prioritize energy efficiency, reduce carbon footprint and environmental preservation ensuring compliance with broader sustainability goals. Permitting the primary structure and the four level parking accessory structure as shown on the site plan and elevation plans will facilitate the achievement of the Green initiatives outlined above. Applicant firmly believes its proposal will result in a project that maintains an appropriate scale and massing with the existing surroundings while complementing future development plans.

The scale and architectural design of each structure have been thoroughly and thoughtfully planned to blend seamlessly with the existing surrounds including 100 Coliseum Drive which has a footprint exceeding 30,000 square feet without causing any detriment to the surrounding area. It is also noted that the owner of this site financially assisted in the construction of Coliseum Drive which was desired by the Town to help ease traffic congestion in this area.

WHEREFORE, applicant believes that the Board should favorably consider the area variances requested allowing the construction of the two proposed buildings which exceed the 30,000-foot print as it would be in harmony with the spirit of the building and zoning laws of the Town of Colonie and would certainly not be detrimental to property or

persons in the neighborhood with public safety and welfare being secured and substantial justice done by the granting of these two proposed area variances.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

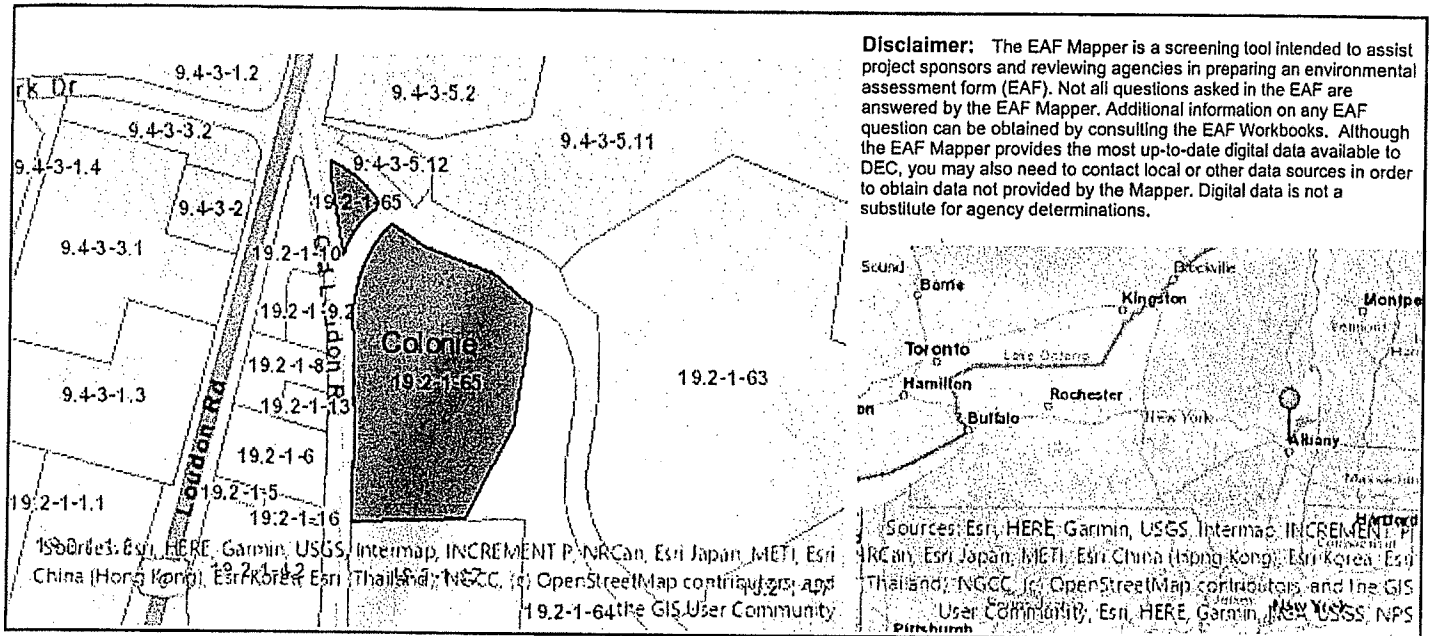
Part 1 – Project and Sponsor Information			
Name of Action or Project:			
85 Coliseum Drive			
Project Location (describe, and attach a location map):			
85 Coliseum Drive, Town of Colone NY			
Brief Description of Proposed Action:			
The Project will be developed for general office space consisting of one 4-story building totaling 136,400 s.f. with a footprint of 34,000 s.f. along with a 4-level parking garage. The project will include 185± surface parking spaces and 415± within a parking garage. An area variance is required for a building footprint exceeding 30,000 s.f.			
Name of Applicant or Sponsor:		Telephone: 518-345-4445 x 130	
Starlite Associates		E-Mail: dahl@galesi.com	
Address:			
220 Harborside Drive Suite 300			
City/PO:		State:	Zip Code:
Schenectady		NY	12305
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Town of Colone Planning Board, Zoning Board of Appeals and building permit			YES
			☒
3. a. Total acreage of the site of the proposed action?		7.24 acres	
b. Total acreage to be physically disturbed?		4.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		53.27 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☐	☒	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☒
	☐	☒
	☐	☒
	Town of Colonie Storm sewer & drainage courses	
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☐	☒
potential stormwater detention basin~		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Self atty for owner</u> Date: <u>11-22-24</u>		
Signature: <u>VICTOR A. CAPONORA</u> Title: <u>attorney</u> Esq		

EAF Mapper Summary Report

Friday, October 4, 2024 7:00 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

ZONING INFORMATION

[illegible]

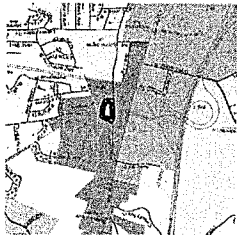
WARNERS FROM THE COR DESIGN STANDARDS

1. 25 FT. MAXIMUM FRONT YARD DURLING SETBACK
2. PARKING LOCATED WITHIN THE FRONT YARD

PARKING ANALYSIS TABLE			
USE	LAST	REQUIRED RATIO	QUANTITY REQUIRED / FT. SPACES
GENERAL OFFICE	54	1 FT. 235 SF	136,400
SURFACE PARKING			
			184
CABLE PARKING			
			43
HANDICAP PARKING 2% (REQUIRED IN THE CODES)			
			12
TOTAL PARKING			
			627

EXISTING SITE COVERAGE STATISTICS				
description	a.l.	coverage	%	
PAVED AREA	0	0.00	0.00%	
PAVED AREA	0	0.00	0.00%	
GRASS AREA	315,590	7.24	100.00%	
TOTAL AREA	315,590	7.24	100.00%	

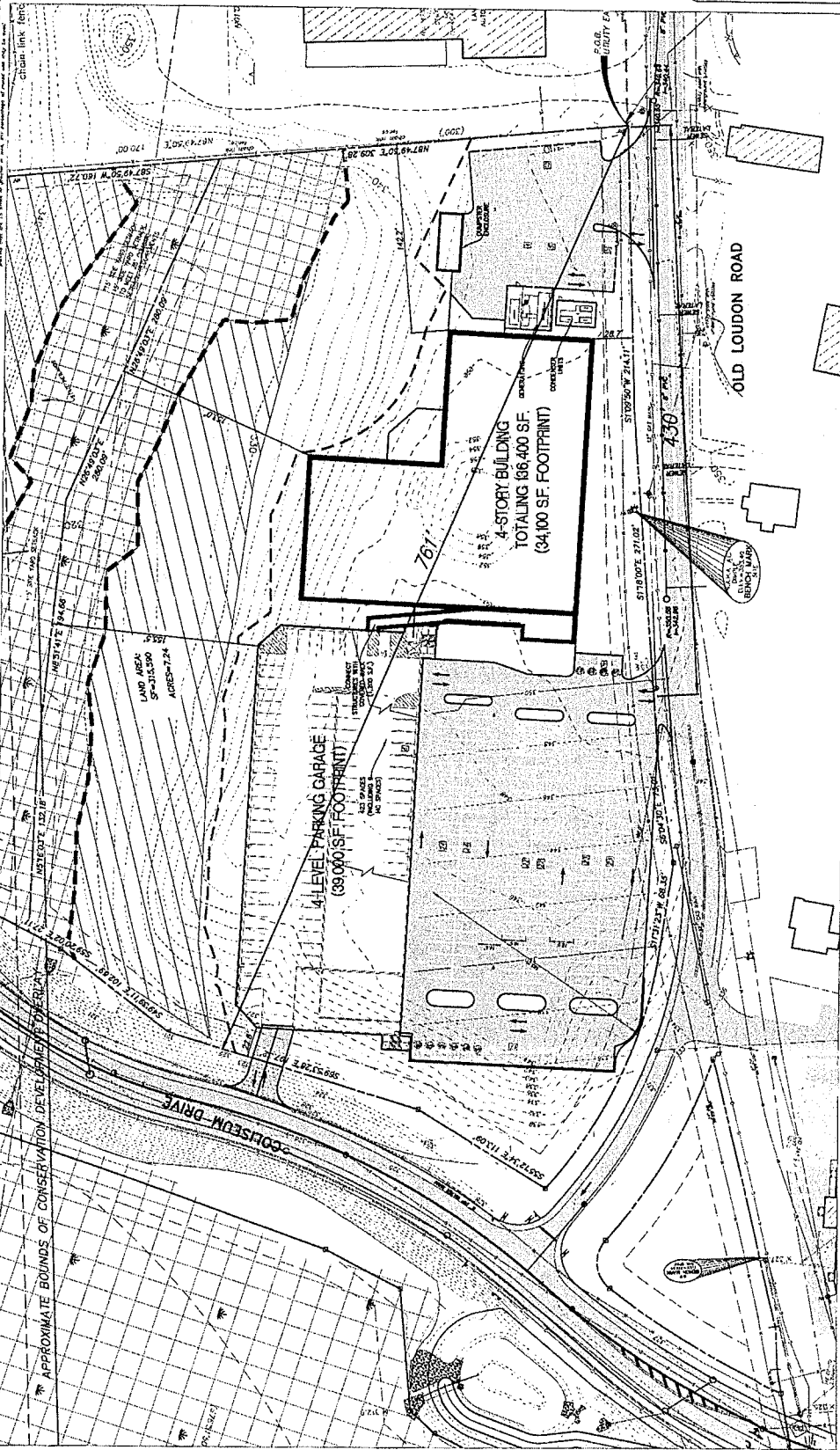
PROPOSED SITE COVERAGE STATISTICS			
area-Subtype	S.F.	Percent	%
BUILDING AREA	14,763	1.72	23.60%
PAVED AREA	83,332	1.22	21.01%
OPEN AREA	174,519	4.01	53.30%
TOTAL AREA	312,612	7.24	100.00%



VICINITY AND ZONING MAP



APPROXIMATE BOUNDS OF CONSERVATION DEVELOPMENT OVERLAY



REVISÉ

RECEIVED
MAY 1 1974
TOC
BUILDING DEPT.

DATE OF CLOUT PARTIALS EDGES APPROVAL

FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION