

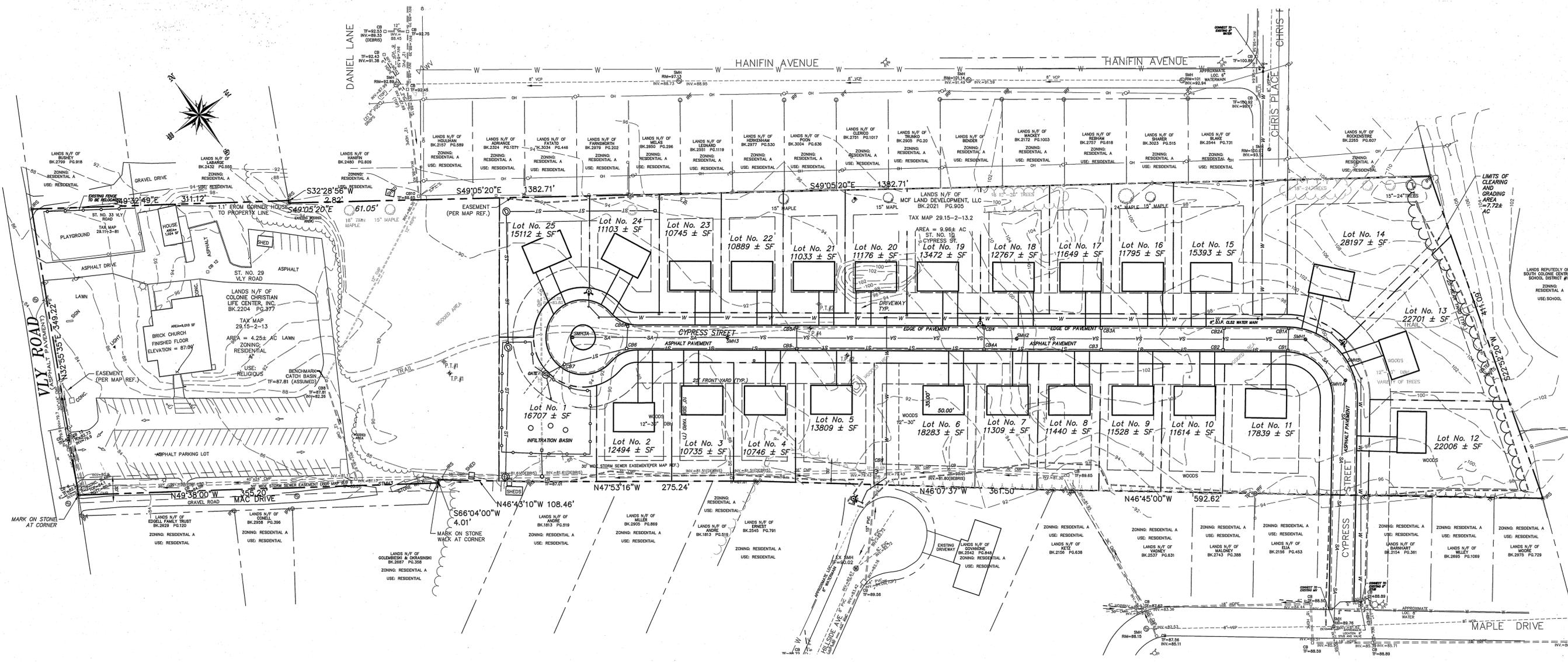
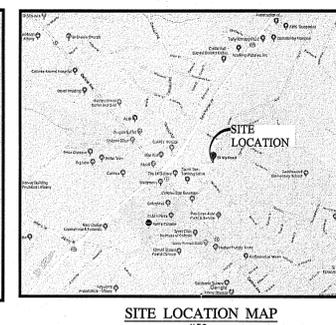
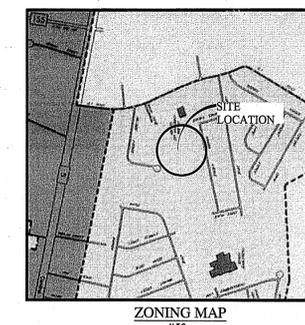
ZONING AND LAND USE:

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. I. 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 NYSDDH AND THE VILLAGE OF COLONIE STANDARDS & SPECIFICATIONS.
- SANITARY SEWERS SHALL BE INSTALLED AND ACCEPTED IN ACCORDANCE WITH NYSDEC 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 LIFTS.
- WHEN BACKFILLING AROUND PROPOSED OR EXISTING STRUCTURES, MATERIAL SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
- CONTRACTOR SHALL ADJUST RIM/TOP OF FRAME ELEVATIONS TO PROPOSED FINISHED GRADES FOR ALL UTILITIES LOCATED WITHIN LIMITS OF PROPOSED WORK.
- NO SUMP PUMP, CELLAR OR FOOTING DRAINS SHALL BE CONNECTED TO ANY SANITARY SEWER.
- SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE SEWERS SHALL BE LAID AT LEAST 10.0 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 WILL HAVE TO COMPLY WITH THE WRITTEN SPECIFICATIONS AND STANDARDS OF THE VARIOUS VILLAGE OF COLONIE DEPARTMENTS INCLUDING DEPARTMENT OF PUBLIC WORKS. CONTRACTOR IS RESPONSIBLE FOR SECURING AND COMPLYING WITH THOSE RESPECTIVE WRITTEN SPECIFICATIONS AND STANDARDS.
- REFER TO AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR FOUNDATION DRAIN LOCATIONS, MECHANICAL, PLUMBING AND OTHER PERTINENT COMPONENTS OF THE PROJECT.

STANDARD SUBDIVISION NOTES:

- SUBDIVISION CONSISTS OF 9.964 ACRES OF LAND DIVIDED INTO 25 LOTS. 24 LOTS WILL BE CONVENTIONAL SINGLE FAMILY HOMES AND 1 LOT WILL BE USED FOR STORMWATER.
- SUBDIVISION IS LOCATED IN RESIDENTIAL A ZONING DISTRICT.
- APPLICANT'S NAME IS ROSETTI ACQUISITIONS
- THE SUBDIVISION LIES WITHIN THE SOUTH COLONIE SCHOOL DISTRICT
- THE PROPOSED BUILDING SIZE, SHAPE AND LOCATION AND BUILDING SETBACK LINES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES, BASED ON CURRENT LAND USE MAP REQUIREMENTS, AND ARE NOT INTENDED TO PREVENT CONDITIONS OF APPROVAL OF THE SUBDIVISION.
- ALL ELEVATIONS SHOWN HEREON ARE PER 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 QUALITY REVIEW ACT (SEQR), FRESHWATER WETLANDS PERMIT REGULATIONS,
- THE APPLICANT 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.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PER PLAN.
- NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS.
- BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS 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 PLASTIC PIPE WITH A CHECK VALVE FOR A SUMP CONNECTION.
- NO SUMP PUMP, CELLAR OR FOOTING DRAIN SHALL BE CONNECTED TO ANY SANITARY SEWER.
- ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1996) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.

MAP REFERENCE:

- 2 LOT MINOR SUBDIVISION LANDS OF COLONIE CHRISTIAN LIFE CENTER, INC., KNOWN AS 29 AND 33 VLY ROAD, TAX NO. (SEE NOTE 1), VILLAGE OF COLONIE, ALBANY COUNTY, STATE OF NEW YORK, DATED MARCH 23, 2020, LAST REVISED AUGUST 4, 2020, AS PREPARED BY CORNERSTONE SURVEYING & MAPPING.
- (SEE NOTE 1) REFERS TO "NOTE 1" ON THE MAP REFERENCE

MAP NOTES:

- BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREON WAS TAKEN FROM THE MAP REFERENCE AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
- TAX MAP DESIGNATION: 29.15-2-13 AND 29.11-3-81

ALBANY COUNTY HEALTH DEPARTMENT

OWNER
MCF LAND DEVELOPMENT, LLC
427 NEW KARNER RD
ALBANY, NY 12205

APPLICANT
ROSETTI ACQUISITIONS
427 NEW KARNER RD
ALBANY, NY 12205

VILLAGE OF COLONIE PLANNING COMMISSION



NO.	REVISION	DATE
1	ISSUED FOR REVIEW	02.04.26

Design of:

ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL

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E-MAIL: info@aespllc.com

DATE: DECEMBER 18, 2025

**CONCEPT SUBDIVISION PLAN
PROPOSED SUBDIVISION**

STREET NO. 29 VLY ROAD

VILLAGE OF COLONIE
COUNTY OF ALBANY NEW YORK

DATE: DECEMBER 18, 2025

SCALE: 1" = 60'