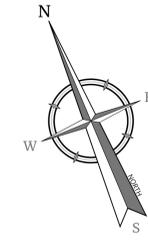


# COSTCO Albany-Crossgates



## ZONING TABLE

PROJECT/MUNICIPALITY :	CROSSGATES MALL ROAD AT WESTERN AVENUE TOWN OF GUILDERLAND ALBANY COUNTY, NEW YORK	
EXISTING ZONING:	TOD TRANSIT ORIENTED DEVELOPMENT DISTRICT	
EXISTING USE:	VACANT RESIDENTIAL SINGLE FAMILY HOMES	
PROPOSED USE:	COSTCO FACILITY : 163,268 SQ. FT. WITH CANOPY COSTCO 18 PUMP FUELING FACILITY	
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
LOT AREA: MINIMUM	25,000 SQ. FT.	717,212 SQ. FT. (16.46 ACRES)
FRONT YARD: MINIMUM	15 FT.	40.8 FT. +/- COSTCO FACILITY 125.5 FT. +/- FUEL CANOPY
SIDE YARD: MINIMUM	15 FT.	305 FT. +/- COSTCO FACILITY
REAR YARD: MINIMUM		
BUILDING HEIGHT: MAXIMUM	55 FEET	34 FEET
LOT COVERAGE: MAXIMUM	75% (517,289 SQ. FT.)	83.3% (597,405 SQ. FT.)
GREEN SPACE*	25% (179,303 SQ. FT.)	25.8% (185,147 SQ. FT.)

<b>SITE DATA</b>	717,212 SQ. FT. (16.46 ACRES) (LEASE PARCEL)	
SITE AREA:	169,305 SQ FT (COSTCO FACILITY, FUEL KIOSK AND CANOPY)	
BUILDING COVERAGE:	597,405 SQ FT (83.3%)	
IMPERVIOUS COVERAGE:	119,807 SQ FT (16.7%)	
GREEN AREA	65,340 SQ FT (9.1%) - ADDITIONAL GREEN SPACE AREA LOCATED WITHIN TOD AS NOTED BELOW	
TOTAL GREEN SPACE	185,147 SQ FT (25.8%)	

<b>BUILDING DATA</b>	163,268 SQ FT	
OVERALL BUILDING	163,268 SQ FT	
LIQUOR SALES AREA:	3,713 SQ FT**	
TIRE SALES AND INSTALLATION	2,681 SQ FT**	
FUEL FACILITY KIOSK	125 SQ FT**	

<b>PARKING</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
RETAIL STORE: 163,268 SQ. FT. GFA	653 SPACES	770 SPACES
4 SPACES PER 1,000 SQ. FT. OF GFA		
MAXIMUM SPACES 125% OF MIN. REQD.	817 SPACES	
HANDICAP PARKING (2% OF TOTAL)	14 SPACES	16 SPACES
ELECTRIC VEHICLE PARKING		8 SPACES
PARKING STALL SIZE: MINIMUM	9 FT. x 18 FT.	10 FT. x 20 FT.
AISLE WIDTH: MINIMUM	24 FEET	24 FEET

PARKING SHALL BE LOCATED A MINIMUM OF 5 FEET FROM A PROPERTY LINE  
PARKING SHALL NOT BE LOCATED WITHIN THE BUILDING SETBACK  
ON CORNER LOTS PARKING SHALL BE SETBACK 20 FEET FROM ONE STREET LINE

\*GUILDERLAND ZONING CODE SECTION 280-18A(F)(2) STATES, " TO ENCOURAGE CONSOLIDATION OF GREEN SPACE, A REVIEWING BOARD MAY CONSIDER ALL PROPERTY WITHIN THE TOD DISTRICT WHICH IS OWNED OR CONTROLLED BY AN APPLICANT IF THE GREEN SPACE IS IDENTIFIED ON AN APPROVED PLAN. GREEN SPACE FOR THE SITE IS SUPPLEMENTED WITH AN ADDITIONAL 1.5 ACRES AS SHOWN ON SHEET 16 (SUPPLEMENTAL GREEN SPACE SURVEY & LEGAL DESCRIPTION).

\*\*THESE AREAS ARE INCLUDED IN THE OVERALL BUILDING AREA (163,268 SQ FT.).

<b>APPLICANT</b>	<b>OWNER</b>
CROSSGATES REALEASECO, LLC 4 CLINTON SQUARE SYRACUSE, NY 13202 315-422-7000	CROSSGATES REALEASECO, LLC 4 CLINTON SQUARE SYRACUSE, NY 13202 315-422-7000

