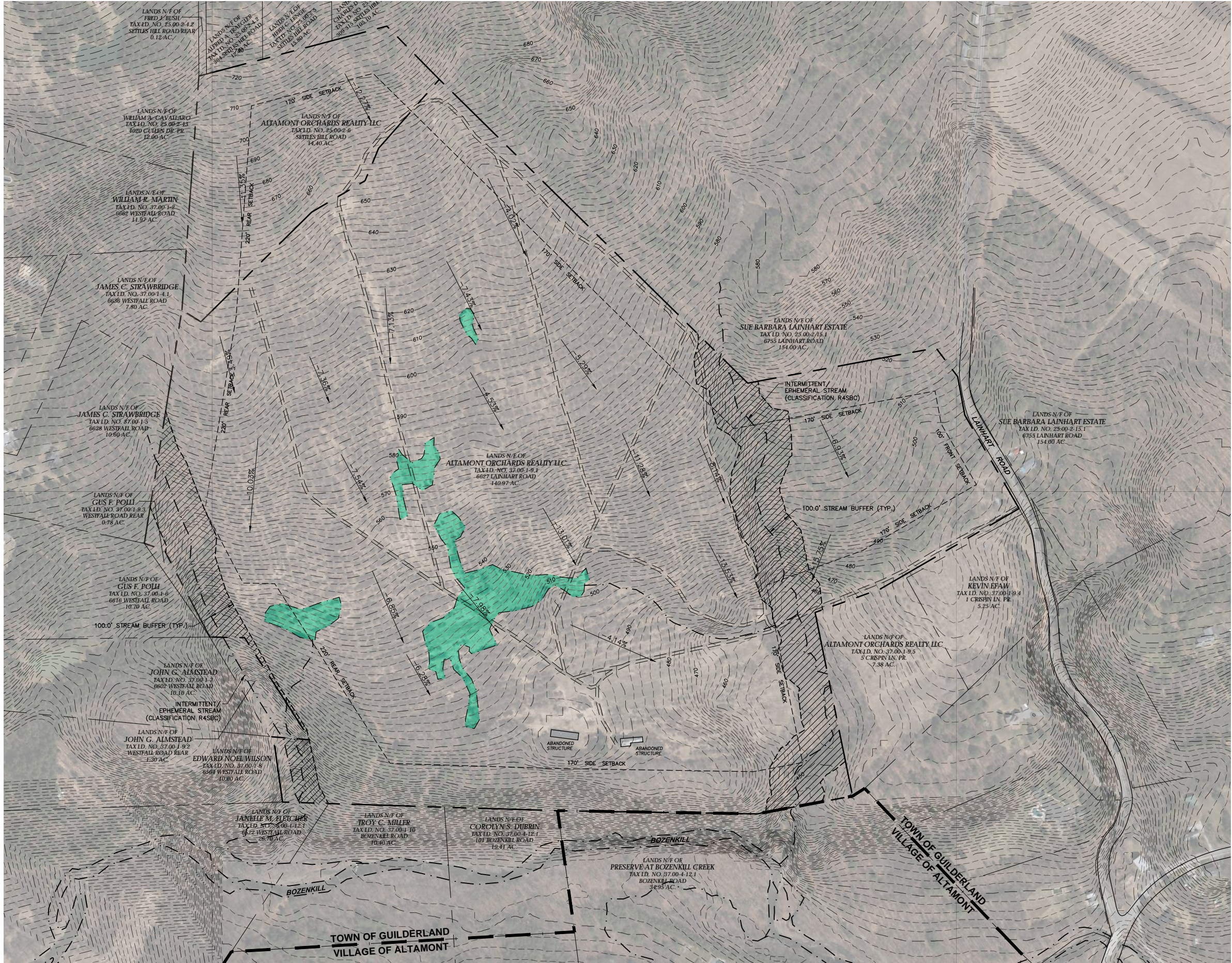


3/17/2020 12:19 PM G:\2019 PROJECTS\19037 - LAINHART ROAD SOLAR\02_CAD\C-100 EXISTING CONDITIONS PLANDWG



LEGEND

---	330	---	EXISTING MAJOR CONTOUR
---	---	---	EXISTING MINOR CONTOUR
---	---	---	EXISTING PROPERTY LINE
---	---	---	EXISTING DIRT TRAIL
---	---	---	STREAM BUFFER
---	---	---	POSSIBLE WETLAND AREA

SITE STATISTICS:

SITE ADDRESS: 6627 LAINHART ROAD
TOWN OF GUILDERLAND, NEW YORK
TAX ID: 37.00-1-9.1 & 25.00-2-6
OWNER: ALTAMONT ORCHARDS REALTY LLC
EXISTING ZONING: RA3 - RURAL AGRICULTURAL 3 DISTRICT
EXISTING USE: N/A VACANT
PROPOSED USE: PROPOSED SOLAR PROJECT
LOT SIZE: 140.97 AC. & 14.40 AC.

EXISTING BULK REQUIREMENTS:

LOT AREA MINIMUM: 3 ACRES
BUILDING LINE (MIN. WIDTH): 200 FT.
FRONT SETBACK: 50 FT.
SIDE SETBACK: 50 FT.
REAR SETBACK: 100 FT.
MAX. LOT COVERAGE: 30 %
GUILDERLAND TOWN CODE §280-24

EXISTING SOLAR BULK REQUIREMENTS:

LOT AREA MINIMUM: 3 ACRES
BUILDING LINE (MIN. WIDTH): 200 FT.
FRONT SETBACK: 100 FT. *
SIDE SETBACK: 50 FT. *
REAR SETBACK: 100 FT.
MAX. LOT COVERAGE: 60 %

* NOTE: 100 FT. FROM SINGLE FAMILY RESIDENTIAL DISTRICTS

BUFFER/SCREENING: 25 FT. PERIMETER BUFFER
HEIGHT: NOT TO EXCEED 20FT.
GUILDERLAND TOWN CODE §280-40

PROPOSED SOLAR BULK REQUIREMENTS:

LOT AREA MINIMUM: 3 ACRES
BUILDING LINE (MIN. WIDTH): 200 FT.
FRONT SETBACK: 100 FT. *
SIDE SETBACK: 170 FT. *
REAR SETBACK: 220 FT. *
MAX. LOT COVERAGE: 60 %

* NOTE: AN ADDITIONAL 120 FT. FROM THE MINIMUM YARD SETBACKS REQUIRED UNDER §280-24 AND AN ADDITIONAL 50 FT. FROM PUBLIC ROAD RIGHT OF WAYS.

BUFFER/SCREENING: 25 FT. PERIMETER BUFFER
HEIGHT: NOT TO EXCEED 20FT.
FENCING: PERIMETER FENCING SHALL BE WILD LIFE FRIENDLY UP TO 7 FEET HIGH FOR EQUIPMENT WITH SELF-LOCKING GATE.

GUILDERLAND TOWN CODE §280-40 PROPOSED SUPPLEMENTAL REGULATIONS.

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NO.	DATE	DESCRIPTION	INITIAL	SSA SUBMISSION	JRR	CHK
1	03/06/20					

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2301 Western Avenue • Guilderland, NY 12094
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EXISTING CONDITIONS PLAN
LAINHART ROAD SOLAR PROJECT
6627 LAINHART ROAD
S.B.L. 37.00-1-9.1 & 25.00-2-6
TOWN OF GUILDERLAND ALBANY COUNTY NEW YORK STATE

DATE:	03/16/2020
JOB #:	19037
SCALE:	AS SHOWN
SURVEYED BY:	
DRAWN BY:	JDF
CHECKED BY:	JRR

DWG. NO. **C-100**
SHEET 2 OF 3