

TOWN OF CLIFTON PARK – TOWN PARK CENTER FORM-BASED DEVELOPMENT CODE
PROJECT REVIEW

Project Information	
Project Name / ID#:	Quick- serve Restaurant with Drive-Thru & A Coffee Kiosk with Drive-Thru
Parcel:	272-1-27.11 (Lot A)
Zoning District:	TC6 Boulevard Zone
Proposed Use:	Quick- serve Restaurant with Drive-Thru & A Coffee Kiosk with Drive-Thru
Date of Review:	

FORM-BASED DEVELOPMENT CODE COMPLIANCE REVIEW

Key	Requirement		Info Provided		Compliant		Comment
	Yes	No	Yes	No	Yes	No	
Building Placement & Front Yard Design							
Build-to-Zone							
A	Front	41'					49.2'
A1	Side/yard width	5' min					5' sidewalk provided
	Landscaping	1' min					No terrace provided
	Terrace width	5' min					5' sidewalk provided
	Mailbox width	6" per NYSOT Standards					7' angled terrace provided
	Front yard width	30' min					
A5	Front	2' min, 5' max					0' sidewalk provided
	Plantation	10' min					
B	Side/yard width	12'					
C	Frontage width at lot line						
	Front 50% min preferred						
	Side 50% min preferred						
Corner properties: both street facade back to RTL for front 30' from corner of building							
Setback							
C	Side	0' min					
D	Rear	0' min					
1st Configuration							
E	Width	100' min					160'
F	Depth	200' min					200' (existing)
G	Cornering	10% min					37.6%
Footprint							
	Depth, ground						
	Footprint area						
		Mean bldg 42' min					Processed = 26'
		Accessory bldg 10' min					N/A
Building Form							
H1	Main building	22' max					
H2	Main building	3 stories max					

	Ancillary building	3 stories max			N/A	
I	Ground Floor	0' min above sidewalk				
J	Second Floor	0' min above sidewalk				
K	Commercial Entry	14' min clear				
L	Upper Floor Entry	7' min clear			N/A	
Allowed Building Types (Sec 5.1)						
✓	Commercial				The allowed building types are commercial, civic, office, firetru and liner building.	
✓	Civic building					
✓	Duplex/Triplex/Triples					
✓	Drive Thru					
✓	Liner building					
	Live Work Unit					
	Two-story townhouse					
Allowed Frontage Types (Sec 5.2)						
✓	Shophouse				The allowed frontage types are shophouse, storefront and gallery.	
✓	Frontcourt					
✓	Porch					
✓	Gallery					
✓	Stoop					
Allowed Use Types (Sec 5.3)						
R	Ground Floor	Service, Retail or Recreation, education, Public assembly				
S	Upper Floor(s)	Residential or service			N/A	
Parking						
Parking Location						
M	Front setback	80' min			Waiver needed	
N	Side Street Setback	7' min				
O	Side setback	12' min				
P	Rear setback	12' min				
	P rear setback	12' min				
District Specific Parking Req. (Sec 7.6)						
Q	Parking Drive Lane width	12' min, 12' min, 14' min, 14' min			N/A	
	No parking spaces for ancillary building					
	Parking must be provided onsite, off site within 1,800' or as part of a district-wide parking management strategy					
Allowed Encroachments (Sec 5.3)						
Balconies, Bay Windows, Awnings, etc.						
T	Flood	12' min			N/A	
U	Side Street	8' min			N/A	
V	Rear	4' min			N/A	

Miscellaneous	
One from building and one Ancillary building per lot	No ancillary building
When building flags steps back or a screen from the lot, the flag line must be at least 10' from the lot line, setback and or height 32' 5" or high.	
Building must have primary entrance along the front facade	
Loading docks, overhead doors and other service areas shall not be located on street facing facades	
A clear designated parking area shall be provided from parking area	
Building exterior wall painting shall provide attractive, welcoming architectural entry treatments	

Other Comments:

LOT A

BULK REQUIREMENTS			
ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT WIDTH	150'	± 270'	107'
MIN LOT DEPTH	300'	± 200'	242'
MIN. LANDSCAPED AREA	10 %	±53%	±40%
MIN YARD SETBACKS			
MIN. FRONT YARD	N/A	±96.9'	±154.9'
MIN. SIDE YARD	0'	±91.5'	±24.1'
MIN. REAR YARD	5'	±51.5'	±55.4'
BUILDING HEIGHT	22' MIN, 2 STORIES MAX	1 STORY	<22', 1 STORY
MIN. FRONT SETBACK (PARKING)	80'	±71.7'	±43.3'
MIN. REAR SETBACK (PARKING)	5'	±64'	±111.8'
MIN. ACCESSIBLE PARKING SPACES	1 SPACE	2 SPACES	1 SPACE
MIN. PARKING SPACES	4 SPACES	46 SPACES	12 SPACES
PARKING REQUIREMENTS	6 SPACES / 1000 SF OF NET USABLE AREA (531 SF) / 1000 (6 SPACES) = 3.2 = 4 SPACES		

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Parcel:	272-1-27.11 (Lot B)
Zoning District:	TC6 Boulevard Zone
Proposed Use:	Quick-serve Restaurant with Drive-Thru & A Coffee Kiosk with Drive-Thru
Date of Review:	

FORM-BASED DEVELOPMENT CODE COMPLIANCE REVIEW

Item	Requirement	BFO		Compliant		Comment
		Provided	Not	Yes	No	
Building Placement & First Yard Design						
Build-to-Zone						
A	Front	42'				154.9'
A1	Sidewalk width	min				0' sidewalk provided
A2	Landscaping	12' min				No terraces provided
A3	Terrace width	12' min				0' sidewalk provided
A4	Multi-use paths	12' per sidewalk				0' sidewalk provided
A5	Tree length	22' min				7 street trees provided
A6	Tree width	22' min, 3' max				0' sidewalk provided
A7	Plantation thickness	See Note				
B		0'				
G	Frontage width at BTL					
	Front 80% was preferred					
	Side Street 80% was preferred					
	Corner properties: both street fronts					
	width at BTL for First 30' from corner of building					
Setback						
C	Side	0' min				
D	Rear	5' min				
Lot Configuration						
E	Width	100' min				Proposed = 107'
F	Depth	300' min				Proposed = 242'
G	Corner/Zone	100' min				57.6%
Footprint						
	Footprint ground	Minimum 42' min				
	Footprint corner	Minimum 30' min				
	Footprint corner	Minimum 30' min				
Building Form						
H	Height	22' min				
I	Main building	3 stories max				

	Archery building	3 stories max		
	Ground floor	6' max above sidewalk		
	First floor	6' max above sidewalk		
J	Ground floor	12' min clear		
	Commercial Gallery	12' min clear		
	Upper floor	7' min clear		N/A
	Entry			
Allowed Building Types (Sec 3.1)				
✓	Commercial,			The allowed building types are commercial, civic/ building, drive thru and liner building.
✓	Civic Building			
✓	Display/Trade/Showplace			
✓	Drive Thru			
✓	Liner Building			
✓	Low Work Unit			
✓	Swimming/Recreation			
Allowed Frontage Types (Sec 3.2)				
✓	Shopfront			The allowed frontage types are shopfront, forecourt and gallery.
✓	Forecourt			
✓	Forum			
✓	Gallery			
	Stoop			
Allowed Use Types (Sec 3.4)				
S	Ground Floor	Residence, Retail or Recreational,		
		Office/Store, Public Assembly		
S	Upper Floor(s)	Residential or Office		N/A
Parking				
Parking Location				
M	Front setback	80' min		
N	Side Street Setback	5' min		
O	Side setback	0' min		
P	Rear Setback	0' min		
District Specific Parking (Sec 3.6)				
Q	Parking Overlay (1/4 mile (2-way), 1/2 mile (3-way))			
	No Parking spaces near sidewalk			
	Long-Land			
	Parking shall be provided on-site, off site within 1,000' or as part of a district with parking management strategy			N/A
Allowed Encroachments (Sec 3.3)				
Balconies, Bay Windows, Awnings, etc				
T	Front	10' max		N/A
U	Side Street	6' max		N/A
V	Rear	6' max		N/A

Miscellaneous	
One has been building and one auxiliary building are not	When the building is built, the structure shall be at least 20' from the street, the 20' shall be measured and defined by fence, landscape wall or hedge 20' or higher.
Buildings must have primary entrance along the front facade	Leading doors, overhead doors and other access must have door that will be located on street facing facade Any designated pedestrian walkway shall be provided from parking areas
Building entrance from parking areas shall provide attractive, welcoming architectural entry treatments	

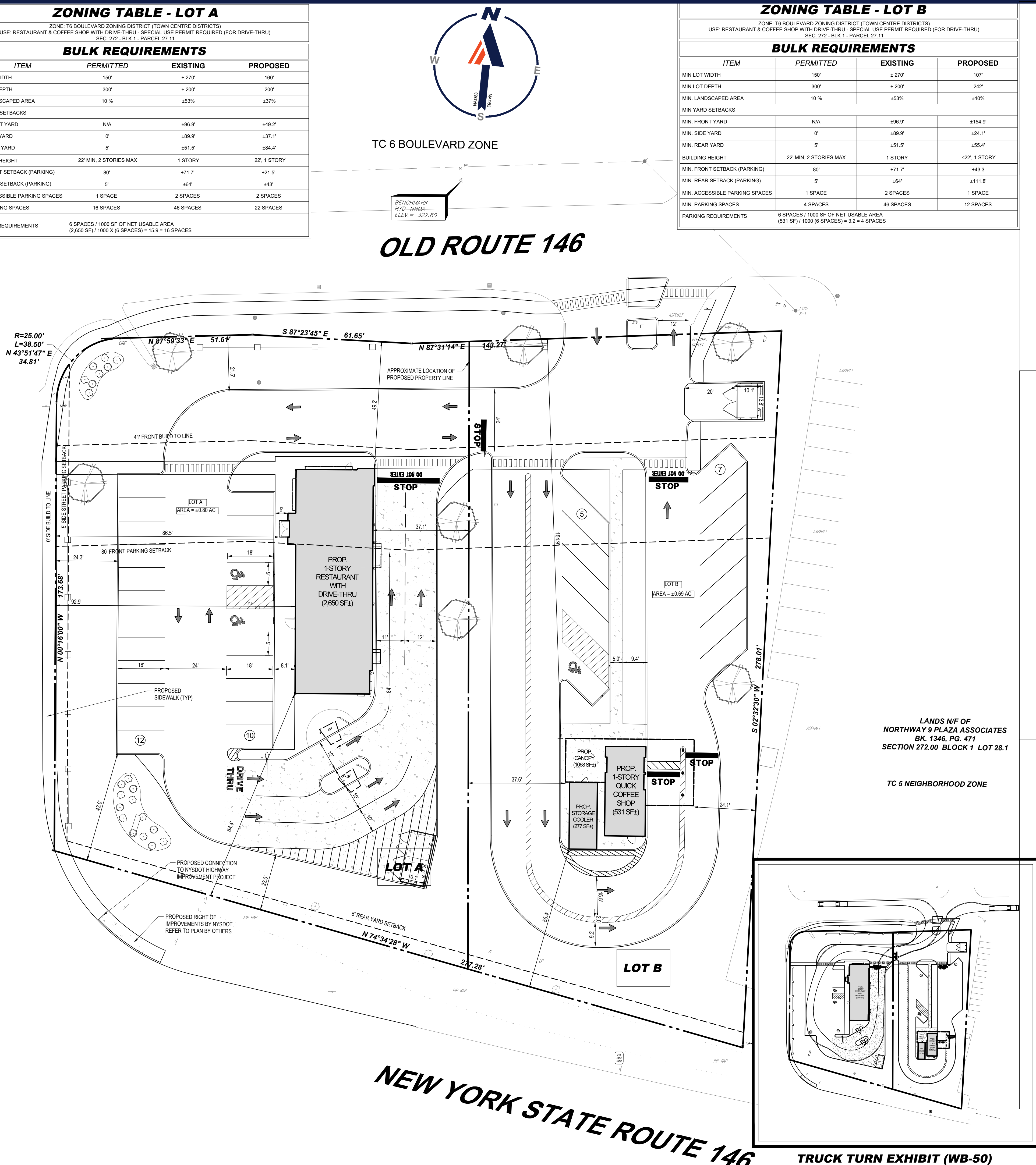
Other Comments:

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FOR SITE LAYOUT PURPOSE

Age Group	Number of People
18-24	18
25-34	15
35-44	12
45-54	10
55-64	8
65-74	6
75+	4

SCALE: 1" = 20'



REVISIONS

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PROJECT No.: NYB250008.00-0
DRAWN BY: HT
CHECKED BY: SJB/T
DATE: 07/21/20
CAD I.D.: P-CIVL-PRO

**PROP.
SITE PLAN
DOCUMENTS**

FOR

**HOSPITALITY
RESTAURANT
GROUP**

**PROPOSED
REDEVELOPMENT**

**SEC. 272, BLK 1 PARCEL 27.11
811 NY-146
TOWN OF CLIFTON PARK,
SARATOGA COUNTY, NEW YORK**



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SHEET TITLE:

CONCEPT SITE PLAN

SHEET NUMBER: _____

C-301

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