



**McFarland Johnson**  
 60 RAILROAD PLACE  
 SUITE 402  
 SARATOGA SPRINGS, NEW YORK 12866  
 P: 518-580-9380 F: 518-580-9383  
 SaratogaROM@mjinco.com

PROJECT MILESTONE  
**FINAL DESIGN PLANS**

NO.	DATE	DESCRIPTION

CLIENT:  
**ALBANY PORT DISTRICT COMMISSION**  
 ALBANY, NEW YORK

PROJECT:  
**PORT OF ALBANY EXPANSION SITE**

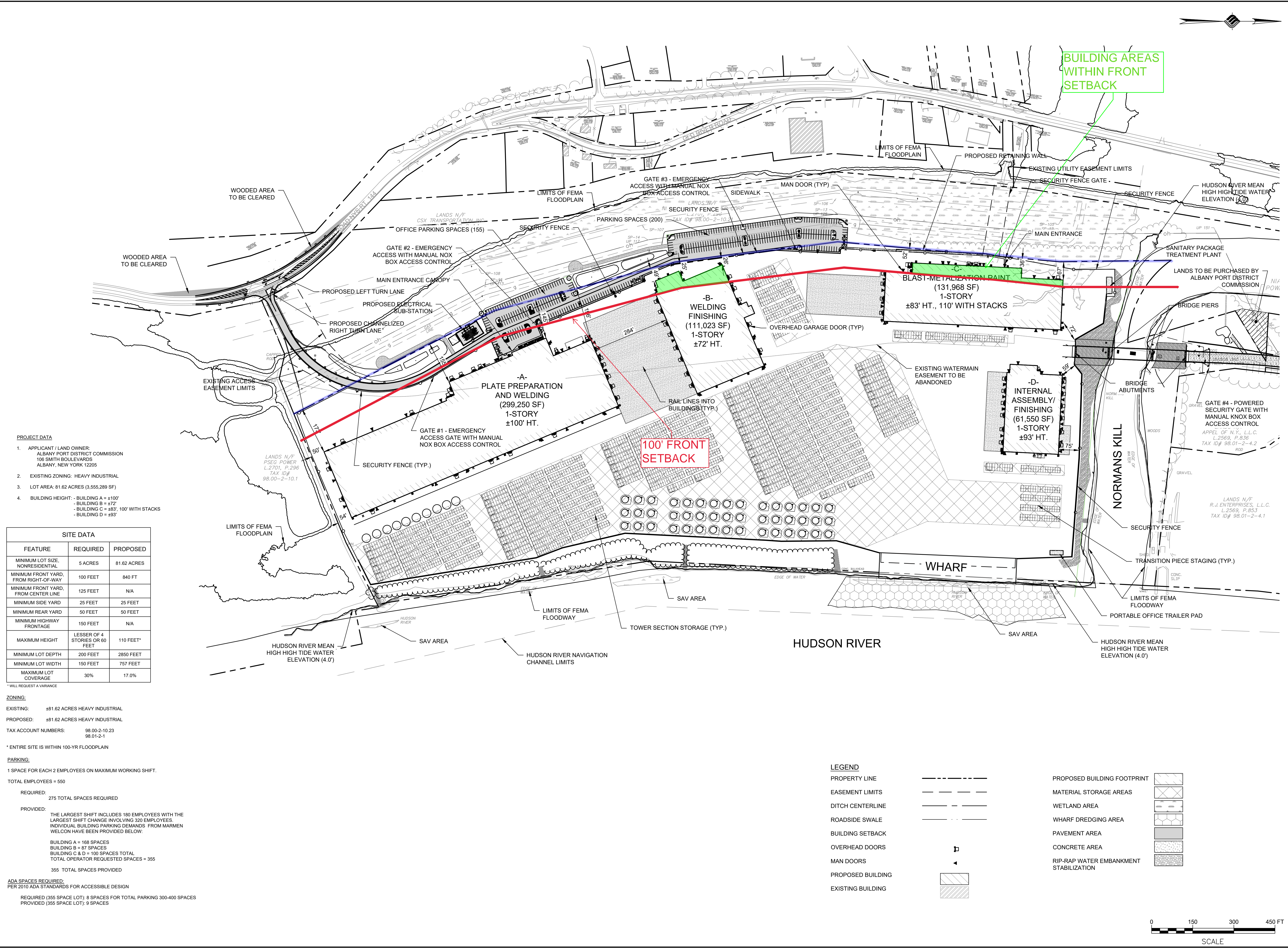
DRAWN	JES
DESIGNED	NSO
CHECKED	AJF
SCALE	1"=150'
DATE	JANUARY 2022
PROJECT	18641.00

**FOR REVIEW  
 NOT FOR  
 CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWING TITLE  
**SITE PLAN OVERALL**

DRAWING NUMBER  
**SP-00**



- PROJECT DATA**
1. APPLICANT / LAND OWNER:  
 ALBANY PORT DISTRICT COMMISSION  
 106 SMITH BOULEVARDS  
 ALBANY, NEW YORK 12205
  2. EXISTING ZONING: HEAVY INDUSTRIAL
  3. LOT AREA: 81.62 ACRES (3,555,289 SF)
  4. BUILDING HEIGHT: - BUILDING A = ±100'  
 - BUILDING B = ±72'  
 - BUILDING C = ±83', 100' WITH STACKS  
 - BUILDING D = ±93'

SITE DATA		
FEATURE	REQUIRED	PROPOSED
MINIMUM LOT SIZE, NON-RESIDENTIAL	5 ACRES	81.62 ACRES
MINIMUM FRONT YARD, FROM RIGHT-OF-WAY	100 FEET	840 FT
MINIMUM FRONT YARD, FROM CENTER LINE	125 FEET	N/A
MINIMUM SIDE YARD	25 FEET	25 FEET
MINIMUM REAR YARD	50 FEET	50 FEET
MINIMUM HIGHWAY FRONTAGE	150 FEET	N/A
MAXIMUM HEIGHT	LESSER OF 4 STORIES OR 60 FEET	110 FEET*
MINIMUM LOT DEPTH	200 FEET	2850 FEET
MINIMUM LOT WIDTH	150 FEET	757 FEET
MAXIMUM LOT COVERAGE	30%	17.0%

- \* WILL REQUEST A VARIANCE
- ZONING:**  
 EXISTING: ±81.62 ACRES HEAVY INDUSTRIAL  
 PROPOSED: ±81.62 ACRES HEAVY INDUSTRIAL
- TAX ACCOUNT NUMBERS:**  
 98 00-2-10 23  
 98 01-2-1
- \* ENTIRE SITE IS WITHIN 100-YR FLOODPLAIN
- PARKING:**  
 1 SPACE FOR EACH 2 EMPLOYEES ON MAXIMUM WORKING SHIFT.  
 TOTAL EMPLOYEES = 550
- REQUIRED:**  
 275 TOTAL SPACES REQUIRED
- PROVIDED:**  
 THE LARGEST SHIFT INCLUDES 180 EMPLOYEES WITH THE LARGEST SHIFT CHANGE INVOLVING 320 EMPLOYEES. INDIVIDUAL BUILDING PARKING DEMANDS FROM MARMEN WELCON HAVE BEEN PROVIDED BELOW:
- BUILDING A = 168 SPACES  
 BUILDING B = 87 SPACES  
 BUILDING C & D = 100 SPACES TOTAL  
 TOTAL OPERATOR REQUESTED SPACES = 355  
 355 TOTAL SPACES PROVIDED
- ADA SPACES REQUIRED:**  
 PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
 REQUIRED (355 SPACE LOT): 8 SPACES FOR TOTAL PARKING 300-400 SPACES  
 PROVIDED (355 SPACE LOT): 9 SPACES

LEGEND	
PROPERTY LINE	---
EASEMENT LIMITS	- - -
DITCH CENTERLINE	---
ROADSIDE SWALE	---
BUILDING SETBACK	---
OVERHEAD DOORS	D
MAN DOORS	▲
PROPOSED BUILDING	▨
EXISTING BUILDING	▩
PROPOSED BUILDING FOOTPRINT	▨
MATERIAL STORAGE AREAS	▩
WETLAND AREA	▧
WHARF DREDGING AREA	▦
PAVEMENT AREA	▤
CONCRETE AREA	▥
RIP-RAP WATER EMBANKMENT STABILIZATION	▣



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