

**NARRATIVE DESCRIPTION**  
**123 EVERETT ROAD**  
**MEDICAL OFFICE BUILDING**

Huntington Associates, LLC, the applicant, Richard Paulsen, (518) 459-0774 contact, proposes to construct a 53,910 SF, 2-story, 35' high, medical office at 123 Everett road. This is a companion building to the 2-story 40,310 sf medical building constructed by Paulsen Associates in 2006 at 121 Everett road. At that time, a 55,500 2-story building was shown for future construction on 123 Everett Road. ABD Engineers, LLP, Thomas Andress, (518) 377-0315, has prepared the plan. The site is zoned COR and is 5.38 acres in size. Access is shared with 121 Everett Road. The site is vacant and was partially graded, with some utilities installed, in anticipation of this project. The 2-story building will be used for multiple medical tenants. 308 parking spaces are provided on site, and through an easement on 121 to meet the required parking spaces needed for this medical office development. The site will be utilized in the same manner as 121 Everett Road. General office hours are 7:00am to 8:00pm. Sewer and water will be connected to the mains at Everett Road. Flow is estimated at 5,000 gallons per day. Trash waste will be picked up by private commercial haulers. Medical waste will be picked up by regulated medical waste disposal companies. Traffic generated will be similar to the amount at 121 and the existing driveway was designed to accommodate both buildings. A second entrance is being proposed at Everett Road to allow for a redundant access. The number of employees will vary depending on the final mix of medical tenants, with an anticipated 75 to 100 employees. The building will be built in one phase, with a year for construction anticipated. Cleaning chemicals and medical supplies are all stored per manufacturers recommendations and all medicines are stored in secure areas. There will be no impact on the Town communication devices. Site statistics are as follows:

Proposed Site:			
Building	28,136 SF	0.65 AC	12.0%
Pavement	115,443 SF	2.65 AC	49.3%
Greenspace	90,692 SF	2.08 AC	38.7%
<b>Total:</b>	<b>234,271 SF</b>	<b>5.38 AC</b>	<b>100%</b>