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Project Narrative Proposed Warehouse Development at 17, 19 & 21 Interstate Avenue & 18 Kairnes Street

Town of Colonie, Albany County
April 2018

Site Address: 17, 19 & 21 Interstate Avenue & 18 Kairnes Street
Applicant: P & L 49, LLC.
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Warehouse
Zoning: Industrial (IND)
Area of Property: 12.61± acres

Description of Existing Site

The project site is comprised of three separate parcels that are known as: 80 Lockrow Boulevard (to be known as 19 & 21 Interstate Avenue); 17 Interstate Avenue; and 18 Kairnes Street. 17 Interstate Avenue and 18 Kairnes Street currently are occupied by existing masonry block structures and associated parking, circulation and access drives. The project parcels are located at the northerly sides of Interstate Avenue and Kairnes Street; the area is zoned Industrial (IND) and it borders Single Family Residential Zone located at the terminus of Lockrow Boulevard. Tax map parcel nos. 53.05-3-38.11, 53.06-2-49.4 & 53.06-2-56 identifies the project parcels owned by P & L 49, LLC.

The site topography is gentle and generally slopes from a high point at the northerly boundary of the site with an elevation of approximately 254 feet towards the south and west. Towards the west the site is traversed by the Cherry Creek as it winds its way towards the final discharge into the Patroon Creek. Under the site there is an existing 72-inch diameter culvert that allows the Cherry Creek to cross the site, Interstate Avenue & Railroad Avenue. The low elevation of the site is approximately 225 feet at the entrance to the culvert of the Cherry Creek. Stormwater runoff from the site follows the topography and is tributary to the Cherry Creek which discharges into the Patroon Creek and eventually discharges into the Hudson River. Site vegetation for the majority of the site consists of brushy grasses and vegetation and mature trees. The mature trees that are located in the Cherry Creek area and associated buffer zone will not be disturbed and remain as a natural buffer to the Lockrow Boulevard area. There is sanitary sewer service to the existing parcels; sanitary sewer easements traverse the site and provide sanitary

sewer service to the existing buildings. The existing sanitary sewer system eventually discharges into the North Albany Wastewater Treatment facility prior to discharging into the Hudson River. Water mains owned and maintained by the Town of Colonie Division of Latham Water are located within the Interstate Avenue and Kairnes Street corridor; this water system provides water service to the project site.

Description of Proposed Project

As shown on the Site Plan, the applicant proposes to adjust the existing parcel lines and to construct three (3) new Warehouse buildings with a total area of 71,250 square feet (SF). The total building area of the three parcels will total 97,027 SF when the existing building area is combined to the proposed area. The proposed building will be one-story in height (25'+/-) and the parking lot and access drives will also be developed to support the proposed buildings.

The proposed parking lot has sufficient parking to accommodate the parking required for the proposed use. The Site Plan depicts the provision of 53 parking spaces, inclusive of four (4) handicap spaces. It is estimated that employees will occupy approximately 30 parking spaces and the remaining spaces will be available for customers and guests. Total site coverage statistics for this new development are as follows:

| <u>Site Coverage:</u> | <u>Existing Coverage:</u> | <u>Proposed Coverage:</u> | <u>Difference:</u> |
|-----------------------|-----------------------------|----------------------------|------------------------------|
| Building Coverage | 25,777 ± S.F. or 4.7% | 97,027 ± S.F. or 17.6% | +71,250 ± S.F. or +12.9% |
| Pavement, Sidewalk | 55,084 ± S.F. or 10.1% | 203,191± S.F. or 36.9% | +148,107 ± S.F. or +26.8% |
| Green Space: | 468, 582 ± S.F. or 85.2% | 250,367 ± S.F. or 45.5% | -218,215± S.F. or -39.7% |

The Site Plan shows the Site Statistics for each proposed parcel inclusive of the existing developed areas.

The proposed area of site development does not have existing NYS or US ACOE jurisdictional wetlands. Town protected watercourse areas are located on the site and as noted above the Cherry Creek traverses the site and it is shown on the Site Plan.

The proposed site is located within the Industrial (IND) zone as shown on the Town of Colonie Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located along Interstate Avenue, Kairnes Street and Railroad Avenue in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code.

Impact on Adjoining Property

Noise

The proposed project may have some noise impacts since it will be an industrial type use but it is no different than the noises that currently are generated at the adjacent areas.

Visual

The proposed building will have exterior features that will blend into the existing environment and in accordance with the Design Standards. The proposed building will be commercial in appearance and be consistent with the surrounding commercial properties and land use.

Drainage

The drainage from the site currently flows overland to the rear and front of the parcels which are tributary to the Cherry Creek, which is a tributary of the Patroon Creek, which eventually discharges into the Hudson River.

The project drawings show that the proposed development will utilize stormwater management practices to mitigate any additional flows that are generated from the proposed site development. The stormwater management practices are in accordance with the Town of Colonie Stormwater Regulations and the NYSDEC Stormwater Management Design Manual. Since the project will be disturbing more than one-acre a Stormwater Pollution Prevention Plan (SWPPP) has been prepared to show how the project is in conformance with the previously cited regulations.

Impact on Services

Traffic

The proposed Warehouse buildings, in accordance with the ITE Trip Generation Manual, 9th edition it is estimated that PM peak trip generation will be 0.32 trips per 1000 SF, therefore the estimated PM peak trips generated will be approximately 23 trips. This amount of additional trips can be easily managed by the existing roadway corridors consisting of Railroad Avenue, Interstate Avenue & Kairnes Street.

Sanitary Sewer

The proposed development will generate approximately 450 Gallons Per Day (GPD). The laterals from the buildings will be connected to the existing sanitary sewer main located near the site. The laterals will be connected via gravity. The existing sanitary sewer system has sufficient capacity to manage the additional estimated flows resulting from the proposed development.

Water

The proposed development will require the provisions of domestic water with an estimated demand of 450 GPD. There are existing water mains near the site that can provide this demand. The existing water system has the capacity to meet the water demand from the proposed development.

Solid Waste

The proposed development will generate minimal solid waste which will be discarded into the proposed dumpsters that will be constructed at the site. Solid waste generated at the site will be picked up by a private contractor and will not impact the public disposal system that currently serves the local area.

The proposed development facility will not involve the use, storage or disposal of hazardous chemicals and materials. Lawn and grounds maintenance will be performed by contract firms using licensed and permitted pesticides and fertilizers. Winter solvents (rock salt and calcium chloride) will be brought to and applied to the site by contract firms on an as-needed basis.

The proposed site is located within the Industrial (IND) zone as shown on the Town of Colonie Zoning Map. The proposed use within this zone is allowed. The proposed development is a compatible use with existing uses and facilities located within the Railroad Avenue, Interstate Avenue and Kairnes Street vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

Description of Project Construction Sequence and Phasing

The proposed project, upon approval, will commence with the installation of the Erosion & Sediment Control systems. These systems will be maintained throughout the construction period. Once the Erosion & Sediment Control systems are installed, the contractor will proceed with the construction of the proposed buildings and utility installation.

Impact on Town Communications System

The project does not anticipate interference with the Town Communications System.