

NARRATIVE STATEMENT

208 Morris Road

The Applicant Frank Barbera (208 Morris Road, LLC) own 208 Morris Road and would like to develop the site with a 10,000 SF one-story masonry/metal (30-foot height) building for an office and warehouse, plus parking, traffic maneuvering area, stormwater management area and landscaping.

208 Morris Road contains 1.28 acres and is in Area Industrial Zone with a Conservation Development Overlay. The only constrained land are two (2) small areas within the 100-year flood zone totaling 6,306 square feet (0.14 acres). This site is currently vacant and vegetated with grass, however it was previously filled by a former owner and contains up to 5 feet of fill material. The native soil is loamy sand with groundwater generally over 5 feet in the filled areas.

There will be minimal impact to adjacent properties regarding noise, visual, drainage, etc. as the properties to the east, south and west are all in Industrial Zone. The site is surrounded by Industrial uses on the north is Morris Road, on the west there is a similar office/warehouse business for a home builder and there is outdoor storage by a construction company on the east and south.

There is only vacant residential property across Morris Road which will have a view of the property.

Traffic is expected to be approximately two to four vehicles in the a.m. peak hour and approximately two to four vehicles in the p.m. peak hour.

Water and sewer services are available on Morris Road, a 1-inch waterline will be connected for the office/warehouse and a grinder pump and forcemain for sewage. Approximately 200 gallons per day will be used at the site, which amount will not have any significant impact on the Towns sewer or water systems. Additional solid waste is estimated at $\frac{1}{4}\pm$ ton per month. The project will not have any impacts on the Towns communication system. There will be no significant impact on visual and noise impacts, which will change from a vacant lot to an office/warehouse in an Industrial Zone. Landscaping will be provided around the new buildings in accordance with Albany Pine Bush standards. Stormwater is expected to be handled by surface infiltration.

At the time there are no plans to store any chemicals on the site other than the normal household cleaning, normal plumbing supplies and normal vehicle maintenance supplies.

The proposed site statistics are:

Building	10,000 SF	17.9%
Pavement +	18,803 SF	33.7%
<u>Greenspace*</u>	<u>26,955 SF</u>	<u>48.4%*</u>
Total	55,758 SF (1.28 Ac.)	100%

*Required per Conservation Analysis 26,087 SF = 46.7%

+ with banked parking built.

An area of approximately 1,500 square feet in the 100-year flood plain will be filled with approximately 40 cubic yards of material at the driveway to Morris Road. Also areas not in the flood plain will be excavated along the lot frontage on Morris Road and at the rear lot so that approximately 40 cubic yards of material is removed to an elevation below the 100-year flood plain.