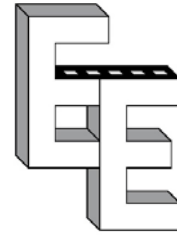


# EMPIRE ENGINEERING, PLLC



September 12, 2019

Town of Colonie  
Department of Public Works  
347 Old Niskayuna Road  
Latham, NY 12110

Attn: Joe LaCivita, Director of Planning  
Monique Wahba, Senior Planner

## Project Narrative

The subject project identified as **Core Building Materials** is located at **117 Karner Road** in the Town of Colonie. The applicant is Core Building Materials of Albany, Inc., the owner and occupant of the site. The owner's address is 117 Karner Road Albany, NY 12205. The owner's contact is Mark Ketchoyian, (518) 456-0997.

The subject property is zoned Industrial (I), is approximately 4.5± Acres and is currently occupied and used by the applicant as a building materials supply yard. The proposed project is an expansion of the existing use and is to be built out in two phases. Phase 1 includes the construction of a metal frame building for additional storage/warehouse space. The initial phase will also include associated driveways, power utilities and stormwater drainage area. The proposed gross floor area of the new building is 15,000 sf, with 1-story, approximately 20 ft tall. The proposed structure is intended for warehouse use and will not have any sanitary sewer or water supply fixtures.

Phase 2 of the project is the redevelopment of existing structures on site. The existing office building in the front of the site and the front two lean-to structures will be demolished. The main entrance will be redesigned to include green space and parking area. A new metal frame building will be constructed within the approximate footprint of the existing lean-to structures. The building will be used as office and warehouse space and will incorporate sidewalk, landscaping and an architecturally pleasing façade. A septic system will also be required for the offices to be located in the new green space area. Phase 2 of the project proposes a net decrease in impervious area.

The existing business typically has 6-8 employees on site daily. Hours of operation are typically between 7 am - 4 pm Weekdays. The proposed project (Phase 1) is not anticipated to create any change in the total number of employees or the hours of operation. Phase 2 does have the potential to create 2-4 full time jobs.

The existing site includes 20± parking spaces. The proposed warehouse space (Phase 1) will not require additional parking as no additional employees are anticipated. Phase 2 will

incorporate a redesign of the parking area and will include 20 spaces. The area breakdown for the developed site condition is as follows:

Phase 1

Building	36,600 sf (18.8%)
Impervious	99,200 sf (51.1%)
Grass	58,500 sf (30.1%)
Total	194,300 sf

Phase 2

Building	34,215 sf (17.6%)
Impervious	84,900 sf (43.7%)
Grass	75,185 sf (38.7%)
Total	194,300 sf

The proposed project is not anticipated to have an impact on the adjoining properties any greater than the various existing uses and development. The new building will not have any effect on the town communication systems. This project will produce minimal noise, will be in keeping with the visual aesthetics, and meet all Town codes regarding drainage and runoff. The existing office building is outside of the required side yard setback. This existing situation is proposed to be remedied by demolishing the existing structure in Phase 2 and new construction meeting all current setback requirements.

The project is not anticipated to produce an increase in traffic from the facility, an increase in water usage, or an increase in solid waste generated at the site. There is no bulk storage of solvents or chemical proposed. Storage and disposal will be limited to typical cleaning supplies.