


# Major Commercial Siteplan Review Revised Project Narrative

## Century Hill Plaza – Plaza Dr. First Columbia, LLC

 Century Hill Plaza



AERIAL

 FIRST COLUMBIA

**Street Address:** Plaza Dr. (fka 3 Autopark Dr.)

**Applicant:** First Columbia LLC  
22 Century Hill Dr., Suite 301  
Latham, NY 12110

**Contact:** Mr. Christopher J. Bette  
Phone # 518-213-1000



**Civil Engineer:** Advance Engineering & Surveying, PLLC  
11 Herbert Dr.  
Latham, NY 12110

**Contact:** Mr. Nicholas Costa, P.E.  
Phone # 518-698-3772

**Zoning District:** Commercial Office (CO)

**Site Acreage:** 15.12 Acres

**Submission Date:** April 28, 2010

**Extension Request:** October 26, 2011

**Re-Approval Request**        **December 5, 2017**

**Latest Revision**        **December 19, 2018**

Earlier this year the Planning Board reapproved/ renewed Concept Acceptance for the commercial development along Plaza Dr. (fka 3 Autopark Drive), Latham, NY for our proposed plan that includes the construction of approximately 390,541 sf of commercial office space and associated parking. First Columbia is currently working with a tenant that would occupy 150,000 sf. Preliminary – Final plans have been submitted to the Planning Dept. for three new buildings totaling 216,688 sf for final review and approval.

### **Property Overview**

- The 15 Acre parcel:
  - is located within the Town of Colonie Commercial Office (CO) zoning district.
  - Is located within the Boght Road - Columbia Street GEIS Area
  - Is located within a designated Open Development Area
  - Approved for a proposed 390,541 sf commercial development and issued a Negative Declaration in accordance with the State Environmental Quality Review
  - Includes the existing Stormwater facility designed to accommodate the entire proposed development and is currently permitted by NYS Dept. of Environmental Conservation under permit # NYR10R497.
  - Was granted a parking waiver by the Planning Board allowing a reduction in required parking. Parking for the site to be set at 1 space per 285 sf.
  - Is serviced by underground electric, gas and water utilities
  - Is accessed from Autopark Dr. and Century Hill Dr.

**Project Overview**

The proposed uses for the parcel are as follows, outlined on the Preliminary-Final site plan include:

- 16 Plaza Dr. – Proposed 4-Story Office Building totaling approx. 66,688 sf.
- 13 Plaza Dr. – proposed 4-Story Office Building totaling approx. 75,000 sf.
- 15 Plaza Dr. – Proposed 3-story office building totaling approx. 75,000 sf

Building construction will be steel-frame, masonry/ metal panel exterior and flat roof with a maximum height of seventy five (75) feet. Layout and construction and landscaping improvements will be complimentary to the existing buildings located on Century Hill Drive. Care will be taken in the building design to maintain the character of the area as well as be visually appealing in the approach from Century Hill Drive, Autopark Drive and the Northway (I-87) Corridor.

**Site Coverage Statistics**

Total Site Area	658,778 s.f. (100%)
Building Footprint Area	81,282 s.f. (12.3%)
Paved Area	344,354 s.f. (52.3%)
Green Area	233,142 s.f. (35.4%)

**Impact on Services**

The parcel lies within the Town of Colonie’s water & sewer districts and the Latham Fire District. The parcel is currently serviced by all major utilities including gas, electric, telephone, water and sanitary sewer. Sufficient capacity exists in the existing lines to provide service to the proposed buildings. Water connections will be building service laterals from the main located along side of Plaza Dr. Sanitary sewer waste will be collected in individual grinder pumps and conveyed to the gravity line in the existing Century Hill Dr. driveway. Capacity in the Century Hill Dr. pump station was reviewed for the entire development during the review of 14 Plaza Dr. and determined sufficient capacity exists for the overall proposed development.

Approx. Number of Employees	1,083
Primary Hours of Operations	8:00 a.m. to 5:00 p.m., Monday through Friday.
PM Peak Hour Traffic	321 vehicle trips
Estimated Sanitary Sewer Usage	17,335 GPD
Estimated Water Usage	17,335 GPD

Utility demand is calculated from the maximum number of employees of 1083 people or 1 person per every 200 s.f. of the gross floor area. Our experience as building owners and managers has shown that using 200 s.f. per person provides an estimate of utility usage that is well above actual.

The building tenants will participate in the Town of Colonie's Recycling Program, minimizing the solid waste disposal quantity. It is not anticipated that any tenant will be storing, producing or disposing of any chemicals or waste not generally associated with professional office use.

### **Parking**

The Planning Board has granted a waiver of parking for the site proposed to meet 1 space per 285 sf. Cross-easements for adjacent properties will be provided to allow for spillover from adjacent properties.

### **Stormwater Management**

Stormwater is managed onsite and is currently covered by a NYSDEC Stormwater permit.

### **EXTERIOR PICTURES**



