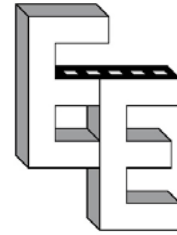


# EMPIRE ENGINEERING, PLLC



February 14, 2018

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

Attn: Joe LaCivita, Director of Planning

## 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 Ketchoyan, (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 includes the construction of a metal frame building for additional storage/warehouse space. The site will also include associated driveways, power utilities and stormwater drainage area. The proposed gross floor area of the new building is 10,000 sf, with 1-story, approximately 20 ft tall.

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 is not anticipated to create any change in the total number of employees or the hours of operation.

The existing site includes 15± parking spaces. The proposed warehouse space will not require additional parking as no additional employees are anticipated. The area breakdown for the developed site condition is as follows:

Building	31,600 sf (16.3%)
Impervious	86,700 sf (44.6%)
Grass	76,000 sf (51.5%)
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 project will produce minimal noise, will be in keeping with the visual aesthetics, and meet all Town codes regarding drainage and runoff.

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.