



NARRATIVE DESCRIPTION

Office/Warehouse Building

348 Old Niskayuna Road

Michael Crisafulli, Crisafulli Associates, 399 Albany Shaker Road, Loudonville, NY 12211 is the Owner/Applicant, of 5.5 acres at 348 Old Niskayuna Road (Tax Map #18.00-4-3.2). The site is Zoned ABA – Airport Business Area. It is a fairly level, vacant parcel with existing garage (to be removed), existing barns (recently removed), with some medium density woods and brush (consisting of pine, maple, oak, aspen, and locust) surrounding the existing structure. This site is bounded by Albany County Airport on the North, South and West and Residential lands of Hubbard on the North and South.

As you may recall, the Applicant received concept approval from the Planning Board in February 27, 2018 for a multi-tenant building (64,000±sf). Crisafulli’s then had a single user tenant which we then presented to the Planning Board and received an amended concept approval in August 7, 2018 for a 70,000± sf building. Since then, the Applicant lost the single tenant user and is requesting to process with the originally conceptually approved multi-tenant building layout, which is now 63,752± sf.

The site is proposed to be developed for office/warehouse building with a new one-story (31’± height) 63,752± SF building that may include 8,000± SF of office space, overhead doors and loading docks. The structure will be metal framed, with metal siding and stone veneer facing.

No specific tenants have been secured for this building. However, their use of the property will be in compliance to Town codes. It is assumed that the building will be open from 7:00 a.m. to 6:00 p.m., Monday – Saturday and Sundays 7 a.m. to 2 p.m. There are plenty of parking spaces to accommodate the need for 50+ employees

Access to the site would be from a driveway on Old Niskayuna Road. Parking for passenger vehicles will be provided in a lot in front of the warehouse along the South side of the building. The parking lot would be mainly for employees. Occasionally, customers will visit.

Sewer and water uses are estimated at approximately 500-750 gallons per day, which amount will not have a significant impact on the Towns water systems or sewer

system, as a septic system is proposed due to the distance to Town sewers and usable sandy soils onsite. Solid waste is estimated at 1± tons per month. The project will not have any impact on the Towns communication system as no special communication devices are required. There will be no impact on drainage as onsite retention will be utilized and the visual and noise impacts will change from a vacant brushy lot to a developed site. A landscape buffer will be provided for the neighbors.

There is water available at the site and an 8-inch water lateral with a hydrant is proposed to connect to an existing watermain on Old Niskayuna Road. The building will have a fire sprinkler system.

The proposed site statistics are:

Building	63,752 sf	26.8%
Pavement	88,578 sf	37.3%
Greenspace	<u>85,454 sf</u>	<u>35.9%</u>
Total	237,784 sf	100.0%

Approximately 5.4 acres will be disturbed by this project with less than 5 acres disturbed at any one time. Stormwater will comply with Town and NYSDEC regulations and will propose infiltration practices onsite.

Only normal household cleaners will be used onsite and disposed of in the trash or to the septic system.

Traffic is estimated at about 15 to 30 trips in both morning and afternoon peak two-hour periods. This amount of additional traffic to Old Niskayuna Road is not significant.

The project will be built in single phase. Starting with temporary erosion control facilities clearing and grading, building construction, utility installation, paving, and landscaping.