

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, consisting of barns (to be removed), with some medium density woods and brush (consisting of pine, maple, oak, aspen, and locust) surrounding the barns. This site is bounded by Albany County Airport on the North, South and West and Residential lands of Hubbard on the North and South.

The site is proposed to be developed for warehouse/office building with a new one-story (28’-30’ height) 63,752 SF building that includes 8,000 SF of office, overhead doors and loading docks. The structure will be metal framed, with metal siding and stone veneer facing.

There are no tenants currently proposed for the warehouse/office building however, current zoning and land use will be in compliance to town codes. It is assumed that the building will be open from 6:00 a.m. to 6:00 p.m., six days a week. There are plenty of parking spaces to accommodate 20 to 50 employees

Access to the site would be from a driveway on Old Niskayuna Road. Parking for 59 spaces will be provided along the south property line and along the north side of the building. The parking lot would be mainly for employees. Occasionally, customers will visit the warehouse/office building.

Sewer and water use 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 because of the distance to Town sewers and the good sandy soil 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 a 6-inch water lateral 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	90,390 sf	38.0%
Greenspace	<u>83,642 sf</u>	<u>35.2%</u>
Total	237,784 sf	100%

Approximately 5.4 acres will be disturbed by this project.

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.