

NARRATIVE DESCRIPTION
DeNooyer New Car Storage Lot
941 Albany Shaker Road
REVISED 9/27/19

DeNooyer Realty Corp. (Tom DeNooyer), 127 Wolf Road, Albany, NY 12205 is the owner of four adjacent properties, 941 Albany Shaker Road, 2 Sicker Road, 4 Sicker Road, and 6 Sicker Road totaling 7.17± acres in the ABA (Airport Business Area) Zone.

The four parcels are to be combined into one parcel upon which the applicant is proposing to construct a 3.2± acre new-car storage lot. The site currently contains four single-family homes and two commercial buildings. The single-family homes and all associated pavement, accessory structures, and utilities will be removed. The two existing commercial buildings will remain, one as an office, and the other as a prep garage for the new vehicles which will be stored on site.

The existing asphalt driveway and parking area at 941 Albany Shaker Road will remain as the site's entrance and trailer unloading area. The remainder of the storage area will be paved with screened asphalt millings over crusher run. There will be storage for approximately 530 vehicles on site plus 3 spaces for employees. Traffic is expected to be minimal and will only comprise of roughly 3 vehicles in the a.m. and p.m. peak hours for employees, plus any new vehicle deliveries, and 12± transfers to the DeNooyer Chevrolet dealership located at 127 Wolf Road during normal business hours.

Existing water and sewer services connected to the existing commercial office building will remain, and all other existing water and sewer services connected to the single-family homes will be either removed or abandoned per Town of Colonie requirements. There are two 30-foot wide sewer line easements along the south and east edges of the site, which will not be affected by this development.

Sewer and water use are estimated at approximately 50 gallons per day, which amount will not have a significant impact on the Town's sewer or water systems. Additional solid waste is estimated at 1/2± ton per month, which will be placed in an enclosed dumpster and collected by a private hauler. The project will not have any impacts on the Town's communication system. There will be no significant visual and

noise impacts. The property will be enclosed by a fence, landscaping and a berm will be provided along Albany Shaker Road. Stormwater is expected to be handled by a bioretention filtration/detention area.

The proposed site statistics are:

Building	1,893 SF	0.6%
Pavement & Crusher Run	139,930 SF	44.8%
<u>Greenspace</u>	<u>170,582 SF</u>	<u>54.6%</u>
Total	312,405 (7.17± acres)	100%

The project will be built in a single phase. Starting with temporary erosion control facilities, demolition, clearing and grading, then paving and landscaping.

Approximately 4.9± acres will be disturbed by this project. There will be no disturbance of the federal wetlands adjacent to Shaker Creek, and the 100-foot stream buffer is unaffected. The proposed stormwater bioretention/detention practice onsite will comply with Town and NYSDEC regulations. A full Stormwater Pollution Prevention Plan will be prepared.