

**PROPOSED MAJOR SITE PLAN**  
**941 ALBANY-SHAKER ROAD**

**BRIEF NARRATIVE DESCRIPTION**

Site Address – 6, 4 & 2 Sicker Road & 941 Albany-Shaker Road (to be known as 941 Albany-Shaker Road)  
Tax Map Parcel Nos. 18.00-2-46, 18.00-2-47, 18.00-2-48, 18.00-2-60,

Applicant – Ferraro Entertainment Inc.  
1035 State Route 9  
Queensbury, NY 12804

Site Design Professional: - Daniel R. Hershberg, P.E. & L.S.  
Hershberg & Hershberg  
Consulting Engineers & Land Surveyors  
18 Locust Street  
Albany, NY 12203  
(518) 459-3096

Existing Site Zoning: - ABA – Airport Business Area

Proposed Site Zoning - ABA – Airport Business Area

Description of Existing Site: -The existing site is made up of 4 lots which total 7.17 acres. There are 5 principal buildings and 6 outbuildings on the site. Columbia Street. The site has a parking lot and 5 driveway entrances. It is partially wooded and is partially occupied by a 1.68 acre Waters of the United States (Federal Wetland) and two Isolated Wetlands totaling 0.14 acre.

Description of Proposed Development:

The Applicant proposes to merge the four tax map parcels, demolish 2 of the principal buildings and 3 outbuildings. The Applicant would like to maintain the three single family dwellings until such time as the area is required for parking expansion. Applicant proposes to construct an indoor amusement center with areas designated for activities such as Laser Tag, Spin Zone, Ninja, Mini Bowling, etc. which occupy 10,000 GSF of the building. The 25,000 GSF building also includes bathrooms, kitchens, café seating, lounges, party rooms, etc. which are not amusement activities. The required parking is one per 50 GSF of amusement area. The 200 parking spaces shown meets that requirement. The plan also sets out an area for a potential future building addition of up to 19,450 +/- GSF which would be constructed if business activity warrants. At that time, parking demand will be evaluated and any additional required parking proposed. Site usage is as follows:

Buildings	29,853± SF	9.6%
Pavements & Sidewalks	97,349±SF	31.1%
Green Area	185,186± SF	59.3%

The proposed sewer and water connections will be to existing mains within Albany Shaker Road. The existing commercial driveway will be reused. A Storm Water Pollution Prevention Plan consistent with SPDES GP #0-15-002 will be developed.