

NARRATIVE DESCRIPTION

Northwestern Mutual Office Building

767 & 777 Troy-Schenectady Road

(Revised 03/26/2019)

John Luke Hodorowski of J. Luke Construction Co., LLC., 796 Burdeck Street, Schenectady, NY 12306 has 767 Troy-Schenectady Road under contract, a 2.52± acre parcel in a NCOR Zoning District. Mr. Hodorowski also has the adjacent property to the west, 777 Troy-Schenectady Road under contract. This is a 0.19± acre property which will be merged with the 767 Troy-Schenectady Road parcel, to form a new 2.71± acre parcel upon which the proposed development will occur.

The site is proposed to be developed as an office building for Northwestern Mutual, with (3) stories (40'± height) and 40,500± square feet of gross floor area, including a basement, which will accommodate underground parking. 767 Troy-Schenectady Road previously contained a single-family residence and garage, that have been already removed, and is currently vacant land. There are trees and slopes from the rear of the site towards Troy-Schenectady Road. The site at 777 Troy-Schenectady Road, currently has a single-family residence, which will also be removed when it is combined with 767 Troy-Schenectady Road to form the new parcel.

Primary access to the site (ingress/egress) would be from a new driveway on Troy-Schenectady road, which will also be connected to the service road to the east. A secondary exit-only drive will connect with Whitney Road near the existing traffic light. Access to an underground parking area will be provided from the main parking lot. On-site parking for a total of (180) passenger vehicles will be provided. Traffic is expected to be less than (78) vehicles in the AM Peak Hour and less than (75) vehicles in the PM Peak Hour.

Existing water and sewer services are available on Troy-Schenectady Road, and a new 6" water service lateral will be connected, which will also provide service to a fire sprinkler system. There is a 20-foot wide sewer line easement on the site along Troy-Schenectady Road.

Sewer and water use are estimated at approximately 1,650 gallons per day, which will not have any significant impact on the Town's utility infrastructure. Additional solid waste is estimated at 2± tons per month. The project will not have any impacts on the Town's communication system. There will be no significant impact on visual and noise impacts, which will change from having (2) residential homes to a general office building. Landscaping will be provided around the new building and also along the adjacent residential property line to the north, east and west. Stormwater is expected to be handled by a bioretention filtration area.

The proposed site statistics are:

Building	13,500 SF	11.4%
Pavement	60,033 SF	50.9%
<u>Green Space</u>	<u>44,442 SF</u>	<u>37.7%</u>
Total	117,975 SF (2.71± Acres)	100.0%

The project will be built in a single phase. Starting with temporary erosion control facilities, clearing and grading, building construction, utility installation, paving and landscaping. Approximately 2.8± Acres will be disturbed by this project. Stormwater will comply with Town and NYSDEC regulations and will propose a bioretention practice onsite.