

## NARRATIVE DESCRIPTION

### General Office Building

### 767 Troy-Schenectady Road

John 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 Zone.

The site is proposed to be developed for a general office building with three-stories (40'± height) and 50,000± square feet of gross floor area including a basement which will accommodate underground parking. The site contained a house and garage that have been removed is currently vacant land with some trees and slopes from the rear of the site towards Troy-Schenectady Road.

Access to the site would be from a driveway on Troy-Schenectady road. Parking for 220 passenger vehicles will be provided on site. Traffic is expected to be approximately 78 vehicles in the a.m. peak hour and approximately 75 vehicles in the p.m. peak hour.

Water and sewer services are available on Troy-Schenectady Road and a new 6-inch water 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 3,000 gallons per day, which amount will not have any significant impact on the Town's sewer or water systems. Additional solid waste is estimated at 2± ton 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 a residential house 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	15,000 SF	13.7%
Pavement	61,604 SF	56.1%
<u>Greenspace</u>	<u>33,187 SF</u>	<u>30.2%</u>
Total	109,791 SF (2.52± acres)	100%

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 2.5± acres will be disturbed by this project. Stormwater will comply with Town and NYSDEC regulations and will propose a bioretention practice onsite.

The following waivers are requested for this project:

1. **Parking spaces.** 223 parking spaces are required, and 220 are proposed.
2. **Greenspace.** 35.0% greenspace is required, and 30.2% is proposed.
3. **Base commercial density.** A maximum of 18,000 SF/Acre is allowed, and 19,841 SF/Acre is proposed.