

NARRATIVE DESCRIPTION

General Office Building

767 Troy-Schenectady Road

(Revised 1/11/19)

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. 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 combined with 767 Troy-Schenectady Road to form a new 2.71± acre parcel upon which development will take place.

The site is proposed to be developed as an office building for Northwestern Mutual with three-stories (40'± height) and 48,750± square feet of gross floor area including a basement which will accommodate underground parking. 767 Troy-Schenectady Road 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. 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 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 traffic light. Access to an underground parking area will be provided from the main parking lot. Onsite parking for a total of 194 passenger vehicles will be provided. 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	14,500 SF	12.3%
Pavement	59,020 SF	50.0%
Greenspace	44,455 SF	37.7%
Total	117,975 SF (2.71± 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 2.8± 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.** 217 parking spaces are required, and 194 are proposed.
(23 needed)
2. **Parking islands.** 20 SF/stall is required, and 15.3 SF/stall is proposed.
(Note: this does not include underground parking)