



## Advance Engineering & Surveying, PLLC

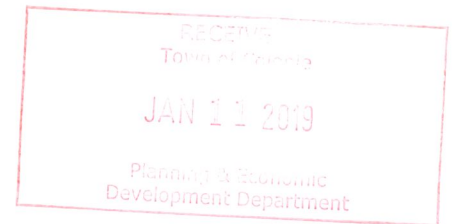
Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development  
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### Project Narrative Proposed Development at 950 Fifth Street

Town of Colonie, Albany County  
June 2018  
Revised January 2019

Site Address: 950 Fifth Street  
Applicant: Peter Luizzi & Bros. Contracting, Inc.  
Engineer: Advance Engineering & Surveying PLLC  
Nicholas Costa  
518-698-3772  
Proposed use: Office, Warehouse, Maintenance & Storage Yard  
Zoning: Industrial (IND)  
Area of Property: 28.0 ± acres



#### **Description of Existing Site**

The project site is comprised of a portion of an approximate 82 acres parcel that is known as: 950 Fifth Street. The entire parcel is currently vacant and the applicant will be applying to subdivide a parcel with approximately 23.0 acres. The project parcel is located at the westerly side of Fifth Street but it also has frontage along First Street and the subdivided parcel will be fronting on First Street. The area is zoned Industrial (IND) and it borders the MBS RLTY Enterprises, Inc. parcel on the easterly side; the boundaries of First Street on the southerly side; the Rail Road tracks on the westerly side (N/F owned by D & H); and the remaining lands owned by Guilford Trans Ind on the northerly side. Tax map parcel no. 44.10-1-32.11 identifies the proposed project parcel that will be developed by Peter Luizzi & Bros. Contracting, Inc.

The site topography is gentle and generally slopes from a high point at the northerly boundary of the site with an elevation of approximately 46 feet towards the south and towards an existing pond located on-site that has an elevation of 34 feet. The outlet from the existing pond discharges into a closed drainage system that is located in the Right-of-Way of First Street. Stormwater runoff from the site follows the topography and is tributary to closed drainage systems that eventually discharge into unnamed tributaries of the Hudson River. Site vegetation for the majority of the site consists of brushy grasses and vegetation and some mature trees. There is sanitary sewer service to the existing parcel. There are municipal sanitary sewer infrastructure that is located along First Street and along Lincoln Avenue, which joins with First Street just west of the

proposed project site. The existing sanitary sewer system eventually discharges into the North Albany Wastewater Treatment facility prior to discharging into the Hudson River. Water mains owned and maintained by the Town of Colonie Division of Latham Water are located within the Fifth Street corridor.

**Description of Proposed Project**

As shown on the Concept Site Plan, the applicant proposes to construct one (1) new Office building with an area of approximately 10,000 square feet (SF); two Warehouse buildings with a total area of 25,000 SF (10,000 & 15,000); and a Maintenance Building with an approximate area of 15,000 SF and a Storage Yard Area with an approximate area of 17 acres. The proposed buildings will be one-story in height (25'+/-) and the parking lot and access drives will also be developed to support the proposed buildings.

The Office building and the Maintenance Building along with the Storage Yard Area will be headquarters for the construction business that the applicant operates.

The proposed parking lot has sufficient parking spaces to accommodate the parking required for the proposed use. The Concept Site Plan depicts the provision of 90 parking spaces, inclusive of four (4) handicap spaces. It is estimated that employees will occupy approximately 60 parking spaces and the remaining spaces will be available for customers and guests.

Total site coverage statistics for this new development are as follows:

<u>Site Coverage:</u>	<u>Existing Coverage:</u>	<u>Proposed Coverage:</u>	<u>Difference:</u>
Building Coverage	0 ± S.F. or 0%	50,000 ± S.F. or 4.1%	+50,000 ± S.F. or +4.1%
Pavement/Gravel, Sidewalk	24,985 ± S.F. or 2.0%	692,111± S.F. or 56.7%	+667,126 ± S.F. or +54.7%
Green Space:	1,194,695 ± S.F. or 98.0%	477,569± S.F. or 39.2%	-717,126± S.F. or -58.8%

The Concept Site Plan shows the Site Statistics for the proposed parcel inclusive of the existing developed areas.

The proposed area of site development does not have existing NYS or US ACOE jurisdictional wetlands. Town protected watercourse areas are located on the site at the southwesterly quadrant of the parcel as shown on the Concept Site Plan. There is an existing pond located on-site that has historically been utilized for the management of the stormwater generated at the site and this existing pond will be utilized to manage the stormwater resulting from the proposed development. This pond was most recently utilized by the NYSDEC during the remediation work that the NYSDEC completed at the site.

The proposed site is located within the Industrial (IND) zone as shown on the Town of Colonie Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located along First Street and Lincoln Avenue in the

project vicinity. This proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code.

### **Impact on Adjoining Property**

#### Noise

The proposed project may have some noise impacts since it will be an industrial type use but it is no different than the noises that currently are generated at the adjacent areas which are also industrial operations.

#### Visual

The proposed buildings will have exterior features that will blend into the existing environment and in accordance with the Design Standards. The proposed buildings will be commercial in appearance and be consistent with the surrounding industrial properties and land use.

#### Drainage

The drainage from the site currently flows overland to the existing pond located on-site which eventually discharges into the Hudson River. The project drawings show that the proposed development will utilize the existing pond for stormwater management practices to mitigate any additional flows that are generated from the proposed site development. The stormwater management practices will be in accordance with the Town of Colonie Stormwater Regulations and the NYSDEC Stormwater Management Design Manual. Since the project will be disturbing more than one-acre a Stormwater Pollution Prevention Plan (SWPPP) will be prepared to show how the project is in conformance with the previously cited regulations.

### **Impact on Services**

#### Traffic

The proposed Office building, in accordance with the ITE Trip Generation Manual, 9<sup>th</sup> edition it is estimated that PM peak trip generation will be 1.5 trips per 1000 SF; therefore the estimated PM peak trips generated will be approximately 15 trips. The Warehouse & Storage buildings is estimated to generate a PM peak trip of 0.47 trips per 1000 SF with a PM peak trips generated of 19 trips. In total the proposed development will generate a PM peak of 34 trips. This amount of additional trips can be easily handled by the existing roadway corridors consisting of First Street and Lincoln Avenue.

#### Sanitary Sewer

The proposed development will generate approximately 1,200 Gallons Per Day (GPD). The laterals from the buildings will be connected to the existing sanitary sewer main located near the site. The laterals will be connected via gravity. The existing sanitary sewer system has sufficient capacity to manage the additional estimated flows resulting from the proposed development.

#### Water

The proposed development will require the provisions of domestic water with an estimated demand of 1,200 GPD. There are existing water mains near the site that can provide this demand. The existing water system has the capacity to meet the water demand from the proposed development.

### Solid Waste

The proposed development will generate minimal solid waste which will be discarded into the proposed dumpsters that will be constructed at the site. Solid waste generated at the site will be picked up by a private contractor and will not impact the public disposal system that currently serves the local area.

The proposed development facility will not involve the use, storage or disposal of hazardous chemicals and materials. Lawn and grounds maintenance will be performed by contract firms using licensed and permitted pesticides and fertilizers. Winter solvents (rock salt and calcium chloride) will be brought to and applied to the site by contract firms on an as-needed basis.

The proposed site is located within the Industrial (IND) zone as shown on the Town of Colonie Zoning Map. The proposed use within this zone is allowed. The proposed development is a compatible use with existing uses and facilities located within the First Street and Lincoln Avenue vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

### **Required Waiver**

The proposed project will be developed in accordance with the requirements of the Industrial zoning and will require two waivers; one waiver is for the building setback being greater than 50 feet and the second waiver is for parking in the front setback.

### **Description of Project Construction Sequence and Phasing**

The proposed project, upon approval, will commence with the installation of the Erosion & Sediment Control systems. These systems will be maintained throughout the construction period. Once the Erosion & Sediment Control systems are installed, the contractor will proceed with the construction of the proposed buildings and utility installation.

### **Impact on Town Communications System**

The project does not anticipate interference with the Town Communications System.