

NARRATIVE DESCRIPTION
Mixed Use Development
928 & 922 Troy Schenectady Road



The Applicant, Twelve Acre Realty, 922 Troy Schenectady Road, Latham, NY 12110 is the owner of a 1.67± acre parcel located at 922 Troy Schenectady Road, which is currently zoned COR (Commercial Office Residential). The property is home to a three-story, 12,000± commercial building and 49 car parking lot. Access to this existing building is provided via a single curb cut on Troy Schenectady Road. The applicant recently acquired 928 Troy Schenectady Road, a 0.29± acre lot in the COR zone, which adjoins the property on the West side. Additionally, the applicant is under contract to purchase a 0.44± acre section of another property. This land is owned by Grassland Equipment & Irrigation Corporation and also adjoins 922 Troy Schenectady Road to the West, within the same zoning district. Through the acquisition of the aforementioned lands, the applicant wishes to form a single larger parcel totaling 2.40± acres upon which to develop.

There is an existing building and parking lot located at 928 Troy Schenectady Road formerly known as Apex Insurance. All existing structures, pavement and utilities will be removed from that property prior to development. The 0.44± acre acquisition from Grassland Equipment is a wooded area, a portion of which are federal wetlands. Less than one tenth of an acre of the federal wetlands will be disturbed by this project.

The applicant is proposing to construct a new 4,100± SF, 2-story 8-unit apartment building, accompanied by a parking lot expansion which will accommodate an additional 24 vehicles. The proposed new construction will take place in the general area where the three prior individual lots intersected. The existing three-story commercial building along with its parking lot and utilities, will not be modified other than relocating the dumpster.

Access to the proposed apartment building and expanded parking lot will be provided by a new relocated curb cut directly adjacent to the existing one at 928 Troy Schenectady Road. The sidewalk and curbing will be modified per NYSDOT standards.

The additional traffic impact from the proposed apartment building is expected to be approximately 5 vehicles during the A.M. and P.M. peak hours during the work week.

Water and sewer services for the proposed apartment building are available along Troy Schenectady Road. A new 2-inch water lateral is proposed to be connected to the existing main on Troy Schenectady Road, and a new force main sewer line will connect to an existing stub located on 922 Troy Schenectady Road.

Additional sewer and water use are estimated at approximately 1000 gallons per day, which will not have any significant impact on the Town's sewer or water systems. Additional solid waste is estimated at 1/2± ton per month. The project will not have any impacts on the Town's communication system. The proposed building is located within the setbacks as required in the COR zone and it does not adjoin any other residential use. Density requirements for mixed use development are also well within the prescribed limits. As such, there will be no undesirable impacts to the neighborhood as a result of this project.

The proposed site statistics for this project are:

Building	8,100 sf (0.19 ac)	7.8%
Pavement	28,143 sf (0.65 ac)	26.9%
Greenspace	<u>68,292 sf (1.56 ac)</u>	<u>65.3%</u>
Total	104,535 sf (2.40 ac)	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 0.6± acres will be disturbed by this project. Stormwater will comply with Town and NYSDEC regulations and is expected to be handled in an on-site management area.