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Project Narrative Proposed Building Addition at 450 Old Niskayuna Road

Town of Colonie, Albany County
April 2019; Revised May 2019

Site Address: 450 Old Niskayuna Road
Applicant: Philips Medical Systems MR, Inc.
Contact: Scott Golden
518-782-1122
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Manufacturing space
Zoning: Airport Business Area (ABA)
Area of Property: 27.3± acres



Description of Existing Site and Use

The project site is currently occupied by a large building that houses the offices and manufacturing facilities of Philips Medical Systems MR, Inc.

The project site is generally rectangular in shape and is located in the Airport Business Area (ABA) District zone. The site has approximately 132 feet of frontage on Old Niskayuna Road, a County of Albany highway. The lot is owned by Philips Medical Systems MR, Inc. The existing facility employs approximately 350 people and normally operates from approximately 7:00 a.m. to 11:00 p.m. Monday thru Saturday. There are occasions where the facility operates on a 24-hour basis for the six day period. The surrounding area is a mix of land use including commercial, industrial and airport. To the north the site is bound by the entrance road to the Air Cargo facility and the Christian Biblical Counsel site. On the east side the site is bound by the highway right of way for Old Niskayuna Road and the Tri-City Joint Apprenticeship & Training Committee site. The Albany International Airport forms the westerly and a portion of the southerly boundaries. Also, the south side is bound by the Waste Management facility.

Overall site topography is a gradual slope (0 to 10%). The project site slopes generally from west to east and then to the north. The site runoff is tributary to on-site detention basins and swales that discharge to an unnamed tributary of the Shakers Creek, which eventually discharges into the Mohawk River.

Site vegetation consists of lawn and landscaping areas along the existing developed site and lawn, brush and low growing vegetation and trees for the undeveloped portion of the property. Wetlands exist on the site and are generally located along the drainage ways that traverse the site on a west to east and to the north direction.

Municipal water and sanitary sewer utilities together with natural gas, electricity and communication utilities exist within the Old Niskayuna Road frontage. Sanitary sewer main and a water main are located on the property and presently serve the property. The project site lies within the Latham Water District. The sanitary sewer mains located along Old Niskayuna Road intercept the flow for transportation to the trunk sewer that eventually discharges into the Mohawk View Treatment facility.

Description of Proposed Project

The applicant proposes the Building addition of approximately 36,200 square feet (SF) to the existing building. The proposed building would be one-story and match the height of the existing building. The building is being added as a result of the need for more manufacturing space that is required to maintain the production of the Magnetic Resonance Imaging equipment (MRI) that are manufactured at this location. The space being added to the site will allow the applicant to meet their commitments for manufacturing and delivering the MRI units that clients have ordered and expect in a timely fashion.

Proposed site coverage statistics resulting from this proposed addition are as follows:

<u>Site Coverage:</u>	<u>Existing Coverage:</u>	<u>Proposed Coverage:</u>
Building Coverage	174,172 ± S.F. or 14.7%	210,372 ± S.F. or 17.7%
Pavement, Sidewalk	335,436 ± S.F. or 28.2%	339,555 ± S.F. or 28.6%
Green Space:	677,402 ± S.F. or 57.1%	637,083 ± S.F. or 53.7%

The existing building is approximately 28-feet in height and is generally one story with the exception of the office building, located on the northerly side, which is two stories.

There will not be any impacts to the adjacent properties as a result of the proposed addition that will create noise, visual, drainage or other impacts.

The proposed area of site development is located on an existing area that is currently tributary to the existing on-site detention systems and the stormwater runoff from the proposed addition will be conveyed to the existing detention systems. A stormwater analysis will be conducted to make sure that the existing detention system has the required capacity to manage the additional runoff resulting from the proposed addition. The overall parcel does contain US ACOE jurisdictional wetlands but none of these existing systems will be disturbed by the proposed addition. Town protected watercourse areas are not located near the proposed development area. The site does not contain any steep slope areas.

The proposed site is located within the Airport Business Area (ABA) 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 on-site and along the Old Niskayuna Road corridor, in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code.

The proposed project is located within the Verdox Fire District service area and is located in the North Colonie School District.

Impact on Adjoining Property

Noise

The proposed project will not have a noise impact on the adjoining properties. The site is currently used as an office & manufacturing site. The proposed new building addition will provide additional space for manufacturing. The proposed use does not generate a high degree of noise. The activities conducted at the proposed building do not generate loud or objectionable noises and are currently occurring at this site.

Visual

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

Drainage

The proposed drainage from the site is tributary to existing detention systems that have been constructed at the site as part of the development of the existing building and parking areas. These drainage systems flow overland and discharge into an open & closed drainage system located within the site. The drainage systems eventually discharge towards the Old Niskayuna Road corridor drainage system, which is owned by the Town, and which eventually discharges into an unnamed tributary of the Shakers Creek. The Shakers Creek eventually discharges into the Mohawk River.

The project drawings show that the proposed Building addition will be tributary to the existing detention systems that exist at the site. These systems are large enough to manage the additional stormwater runoff in accordance with the Town & NYSDEC Stormwater Requirements.

Impact on Services

Traffic

The proposed Building addition will result in additional trips directly generated due to the construction of the addition. The Building addition is being constructed to accommodate specialized equipment used in the testing and manufacturing of MRI equipment. The specialized equipment will be operated by new employees and as such will require additional employees. The employees currently are rotated in work shifts and not all of the workers are at the site at one time. Due to the shift type of work schedule there will not be a change to the traffic patterns or addition of trips.

Sanitary Sewer & Water

As mentioned above the proposed Building addition will be connected to the existing internal sanitary sewer system & water system which have the capacity to manage the additional flows generated by the new employees.

Solid Waste

The proposed development will generate additional solid waste however, until the facility is in operation it's difficult to estimate the generation rate for the new building addition. Solid waste generated at the site will be picked up by a private contractor.

The proposed development will involve the use, storage or disposal of hazardous chemicals and materials. All storage transportation and disposal of controlled chemicals and materials will be in compliance with the requirements of the permitting agency, which in this case most likely will be NYSDEC.

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 Airport Business Area (ABA) zone as shown on the Town of Colonie Zoning Map. The proposed land use within this zone is allowed. The proposed development is a compatible use with existing uses and facilities located within the Airport vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

Description of Project Construction Sequence and Phasing

The proposed project, upon approval, will commence with the demolition and removal of existing concrete walls and pavements. Once this phase is completed the proposed Building foundation will be constructed and the remaining building components will follow. Erosion & Sediment Control systems will be installed prior to the removal of any building walls and/or pavement and will be maintained throughout the construction period.

Impact on Town Communications System

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