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Project Narrative Proposed Mini-Warehouse at 2 Lear Jet



Town of Colonie, Albany County

November 2017
Revised May 2019

Site Address: 2 Lear Jet
Applicant: Rosetti Development Companies
Contact: Adam Leonardo
518-783-4090
Engineer: Advance Engineering & Surveying PLLC
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Proposed use: Warehouse Storage/Distribution
Zoning: Commercial Office Residential (COR)
Area of Property: 10.06± acres

Description of Existing Site and Use

The existing site is currently vacant and is located at the westerly quadrant of the intersection of Lear Jet Lane with Wade Road. The site is currently zoned Commercial Office Residential (COR); tax map parcel no. 19.03-1-37.11 comprise the project site and are owned by the applicant, Richard G. Rosetti LLC.

The site topography is gentle and generally slopes from the east to the west, towards the existing wetlands that form a barrier for the site to access Sicker Road to the west. Eventually the drainage is tributary to an existing tributary that forms the headwaters of the Shaker Creek as it winds its way northerly to its final discharge point into the Mohawk River. Site vegetation for the majority of the site consists of tall grasses and trees along the existing wetlands on the westerly side of the parcel. There is sanitary sewer service to the parcel and a sanitary sewer main is located within the Wade Road corridor. This existing sanitary sewer collects the flows generated in the immediate area for transportation to the Shaker Creek trunk sewer that eventually discharges into the Mohawk View Treatment facility. Water mains owned and maintained by the Town of

Colonie Division of Latham Water are also located within the Wade Road & Lear Jet Lane corridors.

Description of Proposed Project

The applicant proposes to construct two (2) separate one story warehouse storage/distribution buildings with an approximately total building area of 43,417 square feet (SF). The new buildings would share a full operational access drive from Lear Jet Lane; a second limited to exit only drive would be located at the Lear Jet Lane cul-de-sac. Both buildings would have areas designated for use as office as part of the warehouse use of the building. The total office area is approximately 6,542 square feet. The Town of Colonie parking requirements for office is one (1) space per 225 SF of floor space, therefore a total of 29 parking spaces will be required. The warehouse use parking requirements is one space per 1.5 employees, with a total estimate of 30 employees the parking requirement for the warehouse use is 21 spaces. In aggregate a total of 50 parking spaces will be required. The proposed Sketch Plan shows 54 parking spaces including four (4) handicap spaces and 1 space reserved for electric vehicle with a charger. The proposed building is being developed in accordance with the zoning regulations of the Town of Colonie.

Proposed 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%	43,417 ± S.F. or 9.9%	+43,417 ± S.F. or +9.9%
Pavement, Sidewalk	0 ± S.F. or 0%	90,100± S.F. or 20.6%	+90,100 ± S.F. or +20.6%
Green Space:	438,214 ± S.F. or 100%	304,725± S.F. or 69.5%	-133,489± S.F. or -34.5%

The infrastructure necessary to provide the site with Sanitary, Water, Electric, Gas and Telephone services exist and are all located along the Wade Road and Lear Jet Lane frontages. The municipal sanitary sewer system traverses the project site along the frontage on Wade Road; the water system infrastructure is located along the project property frontage along Wade Road & Lear Jet Lane. These systems have sufficient capacities to provide the demands from the proposed development. The conceptual intent of the stormwater management system will be in full compliance with the NYSDEC Stormwater Management Design Manual.

The site does not contain any steep slope areas. The parcel does contain NYS wetlands and a protected watercourse does traverse the parcel, however, the project does not impact these ecosystems and all proposed development will be occurring outside of the protected areas.

The proposed site is located within the Commercial Office Residential (COR) zone as shown on the Town of Colonie Zoning Map.

The Town Zoning Code was amended by Town Board Resolution No. 531 for 2015-Section 6. Amendment. Chapter 190, section 190-22 (O) of such Land Use Law is hereby created as follows:

O. Wholesale Business and Warehouse storage/distribution in COR Districts. In a COR District, a Wholesale Business use and a Warehouse storage/distribution use shall be permitted pursuant to a special use permit where the building is 60,000 square feet in size or less.

The proposed warehouse storage/distribution use within this zone is allowed and is a compatible use with existing uses and facilities located along Wade Road & Lear Jet Lane in the project vicinity. The proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code.

Impact on Adjoining Property

Noise

The proposed project will not have a noise impact on the adjoining properties. The proposed use for warehouse & office use does not generate noises that are any different than what the area already experiences from other office buildings located nearby. The activities conducted at the proposed building do not generate loud or objectionable noises.

Visual

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

Drainage

The proposed drainage from the site currently flows overland to the rear of the site at which location, the flows discharge into the unnamed tributary of the Shaker Creek. The project drawings show that to mitigate any additional flows that are generated from the proposed addition a detention basin and underground retention systems are being proposed at the rear and side of the site. Both Stormwater practices will discharge at a controlled rate into the unnamed tributary by the installation of outlet control structures.

Impact on Services

Traffic

The proposed 43,417 SF buildings in accordance with the ITE Trip Generation Manual, 9th edition it is estimated that PM peak trip generation will be 0.47 trips per 1,000 SF, therefore the estimated PM peak trips generated by the proposed building will be approximately 21 trips. This amount of additional trips can be managed by the existing Wade Road and Lear Jet Lane roadway corridors.

Sanitary Sewer

The proposed buildings will have approximately 30 employees and with a generation rate of 15 Gallons Per Day (GPD) per employee; also the office portion will generate at 0.10 gpd/sf for a total daily flow rate is 1,100 GPD. The existing sanitary sewer system has sufficient capacity to manage the additional estimated flows resulting from the proposed office building.

Water

The proposed buildings will require the provisions of domestic water with an estimated demand of 1,100 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 office building.

Solid Waste

The proposed warehouse buildings will generate approximately 13.8 lb. per employee per day for a total of 75 tons of solid waste per year. Solid waste generated at the site will be picked up by a private contractor.

The proposed development of the warehouse buildings 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 Commercial Office Residential (COR) zone as shown on the Town of Colonie Zoning Map. The proposed service land use within this zone is allowed and encouraged. The proposed buildings are a compatible use with existing uses and facilities located within the Wade Road & Lear Jet Lane 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 clearing of the existing trees and brush and the installation of the Erosion & Sediment Control systems and 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 building and installation utilities and parking areas.

Impact on Town Communications System

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

Requested Planning Board Waivers

The following waivers are being requested-

A. Parking in the front yard setback is not permitted.

Response: The placement of the parking area in the front yard setback is due to the lot being located on a corner lot and the portion of the building that fronts Lear Jet Lane also provides the access for the customers and employees.