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Project Narrative Proposed Development at 4 & 6 Colonie Plaza Drive

Town of Colonie, Albany County
March 2018
December 2018

Site Address: 4 & 6 Colonie Plaza Drive
Owner: 617 Maple Avenue LLC & Stonecrest Preserve, LLC
Contact: Adam Leonardo
518-783-4090
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Warehouse
Zoning: Industrial (IND)
Area of Property: 13.86 ± acres (ODA); Lot 4-5.81 acres & Lot 6 – 3.409+/- acres

Description of Existing Site and Use

The project site contains two parcels; one is known as lot 4 Colonie Plaza Drive which contains approximately 5.81 acres and the other is known as lot 6 Colonie Plaza Drive and contains approximately 3.409 acres. Both parcels are vacant. The site is currently zoned Industrial (IND); tax map parcel no. 29.03-1-31.1 is the parcel that is known as 4253 Albany Street and is owned by 617 Maple Avenue LLC and Stonecrest Preserve, LLC. The parcel at 4259 Albany Street is identified as tax map parcel no. 29.03-1-31.3 and is owned by 4259 Albany Street LLC. These two parcels comprise the proposed project site and the two new lots 4 & 6 will be subdivided from the overall parcel.

The site is bound by 4253 Albany Street on the westerly side; the Colonie Plaza access road on the northerly side; the Town of Colonie and Village of Colonie boundary line forms the easterly side and a large complex of wetlands is located on the adjacent parcel located on the southerly side and owned by BAC GJC, LLC. The area to the east is fully developed with a Retail Strip Center and stand-alone buildings known as Colonie

Plaza. The Price Chopper building and associated parking and circulation roadways is located within the Colonie Plaza.

The site topography is flat and generally slopes from the north to the south; towards the wetlands that are on-site that are part of the NYSDEC Freshwater Wetlands that are located in this neighborhood. Site vegetation for the site consists of a combination of lawn grasses, brush & mature trees. The majority of the lawn occurs at the existing developed areas of the adjacent parcels. Utility easements exist that allow the provisions of municipal sanitary & water services to the site. The existing sanitary sewer mains located in Albany Street intercept the flow for transportation to the 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 located within the Albany Street corridor and have been extended along the Colonie Plaza access road and this water system currently provides water service to the adjacent parcels and existing buildings.

Description of Open Development Area

The applicant requested that these existing parcels be designated as Open Development Area (ODA) to allow the development of the area that is located between the buildings located at 4253 & 4259 Albany Street. The Applicant is requesting development of the ODA which would add two parcels for a total of four parcels as noted on the plan entitled "Albany Street ODA". The ODA measures approximately 13.86 acres. The ODA is currently undeveloped and vacant. Street No 4253 is developed with a warehouse building with an approximate area of 27,325 SF; Street No. 4259 Albany Street is developed with a one-story warehouse building with an approximate area of 46,800 SF. Street No. 4259 although fully developed is included as part of the ODA and will be known as lot 8 Colonie Plaza Drive.

Description of Proposed Project

As shown on the project drawings, the applicant proposes to construct two (2) new Warehouse buildings with a total area of 65,205 square feet (SF). The total building area of the two parcels will total 139,330 SF. 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 proposed parking lot has sufficient parking to accommodate the parking required for the proposed use. The Site Plan depicts the provision of 70 parking spaces, inclusive of four (4) handicap spaces. It is estimated that employees will occupy approximately 50 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 0.0%	65,205 ± S.F. or 16.2%	+65,205 ± S.F. or +16.2%

Pavement, Sidewalk	0 ± S.F. or 0.0%	86,077± S.F. or 21.4%	+86,077 ± S.F. or +21.4%
Green Space:	401, 667 ± S.F. or 100.0%	250,385 ± S.F. or 62.4%	-151,282± S.F. or -37.6%

The Site Plan shows the Site Statistics for each proposed parcel.

The proposed area of site development does have existing NYS or US ACOE jurisdictional wetlands and these wetlands have been confirmed with the jurisdictional authorities and are shown on the project plans. Town protected watercourse areas are not located on the site. The site does not contain any steep slope areas.

The proposed site is located within the Industrial (IND) zone as shown on the Town of Colonie Zoning Map. The proposed warehouse use within this zone is allowed and is a compatible use with existing uses and facilities located on-site and along Albany Street, in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code.

The impacts resulting from the proposed ODA would range from minor to slight. Truck traffic currently utilizes Albany Street and the Colonie Plaza access road for commercial and industrial purposes. Existing municipal utilities were extended during the development of the building located at 4259 Albany Street and these utilities have sufficient capacity to manage the additional demands resulting from the proposed ODA. The proposed ODA would result in the development of similar type buildings as currently exist at 4253 & 4259 Albany Street. These uses result in minor amount of demands due to the nature of the use. Warehouse facilities are usually large buildings that are mostly used for storage and/or distribution and there are small areas designated as office space that are generally occupied by 4 or 5 people.

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.

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 project drawings show that the proposed development will utilize 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 Warehouse buildings, in accordance with the ITE Trip Generation Manual, 9th edition it is estimated that PM peak trip generation will be 0.32 trips per 1000 SF, therefore the estimated PM peak trips generated will be approximately 21 trips. This amount of additional trips can be handled by the existing roadway corridors consisting of Albany Street & Colonie Plaza Drive.

Sanitary Sewer

The proposed development will generate approximately 1,050 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 1,050 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.

Required Variances

The proposed project will be developed within parcels that already are partially developed with existing buildings and parking areas. There are no anticipated variances required for the proposed development.

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.