

PROPOSED MAJOR SITE PLAN
629 COLUMBIA STREET

BRIEF NARRATIVE DESCRIPTION

- Site Address – 625 Columbia Street & 629 Columbia Street
Tax Map Parcel Nos. 19.02-1-19 & 9.04-3-5.1
- Applicant – Starlite Associates, LLC
695 Rotterdam Industrial Park
Schenectady, NY 12306
- Site Design Professional: - Daniel R. Hershberg, P.E. & L.S.
Hershberg & Hershberg
Consulting Engineers & Land Surveyors
18 Locust Street
Albany, NY 12203
(518) 459-3096
- Existing Site Zoning: - COR (Commercial Office Residential)
Portion Lies within the Conservation Overlay District
- Proposed Site Zoning - COR (Commercial Office Residential)
Portion Lies within the Conservation Overlay District

Description of Existing Site: -The existing site is a 57.87± acre parcel which will be the combination of two lots known 625 Columbia Street & 629 Columbia Street. The land is currently vacant. The site is partially wooded and is partially occupied by a New York State Freshwater Wetland.

Description of Proposed Development:

The Applicant will merge the two tax map parcels and when completed will subdivide the property to accommodate a proposed Town road and individual investments. An overall mixed use development has been developed but this application is for Phase I only which is a 138,000± SF 5 story, single tenant office building and parking for 836± surface parking spaces. This phase also includes the construction of a new Town of Colonie connector road identified in the *Boght Road GEIS – Route 9 Update* as US Route 9/Old Loudon Rd./Latham Auto Park Connector/NYS Route 9R. This road bifurcates the site. The site statistics at the end of Phase 1 including the proposed Town road are:

Building	34,383± SF	1.4%
Pavements & Sidewalks	426,594±SF	16.9%
Green Area	2,059,539± SF	81.7%

The proposed sewer connection will be to a public sewer extension to be constructed within the connector road ROW. The proposed water connection will be to a public water extension to be constructed within the connector road ROW. A Storm Water Pollution Prevention Plan consistent with SPDES GP #0-15-002 will be developed.

Waivers are requested for:

§190-40(A)(1)(c) Front Setback exceeding 25 feet

§190-40(A)(3)(a) Off-street parking is encouraged to be at the rear of the building. Side of building parking is also permitted. New parking in the front yard shall be prohibited. Further, drive-through access aisles and stacking spaces shall be prohibited within the front yard

§190-40(A)(3)(d) For parking areas greater than 20 stalls, a minimum of 20 square feet of landscaped island shall be included in the interior of the parking area for each stall