

**PROPOSED MAJOR SITE PLAN**  
**STARLITE RETAIL**

**DCC-BRIEF NARRATIVE DESCRIPTION**

Site Address – 625 Columbia Street  
Tax Map Parcel No. 19.02-1-47

Owner – Starlite Associates LLC.  
695 Rotterdam Industrial Park  
Schenectady, NY 12047

Applicant – Starlite Associates LLC.  
695 Rotterdam Industrial Park  
Schenectady, NY 12047



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

Proposed Site Zoning - COR – Commercial Office Residential

Description of Existing Site: -The existing site is made up of 1 lot which has an area of 6.10 acres (265,582 SF). The existing lot is vacant. A portion of the lot is deed restricted under a wetland agreement with NYSDEC.

Description of Proposed Development:

The Applicant proposes to construct a building along the west side of the site having retail use of 19,500± S.F. on the first floor and office space of 19,500± S.F. on the second floor. Two pads are proposed each with a drive through. One is for a bank and potential retail space with a building footprint of 4,020 S.F. The second is for a Coffee Shop with a building footprint of 4,000 S.F. Site usage statistics are as follows:

Buildings	26,309± SF	9.90%
Pavements & Sidewalks	93,271±SF	35.10%
Green Area	146,002± SF	55.00%

No incentive zoning is required.

Required parking is as follows:

Retail Space at 1 per 200SF	= 97
General Office Space at 1 per 225 SF	= 87
Bank at 1 per 225 SF	= 18
Fast Food at 1 per 2 seats (20) and 1 per employee	= 16
Total required parking	= 218

Provided parking is 218 parking spaces. A waiver is requested from the Planning Board to permit the front setback to exceed 20 feet. A waiver is requested from the Planning Board to permit a portion of the parking in front of the building. A waiver is requested from the Planning Board to permit a portion of one drive through stacking lane in the front yard.

Drainage will be piped to a sedimentation basin and to a bioretention basin. Two trash areas will be located on site, fenced and screened.