

NARRATIVE DESCRIPTION

OFFICE/WAREHOUSE BUILDING & SELF-STORAGE UNITS

2101, 2103, & 2105 CENTRAL AVENUE

Town of Colonie

Matt Ward, MRW Equipment Leasing, LLC, is under contract to purchase 1.64 acres at 2101, 2103, & 2105 Central Avenue (Tax map #17.3-1-1, 3 & 4). The site is Zoned COR – Commercial Office Residential. The western portion of the site has an existing small residential/commercial building, existing pavement and wooded areas. The eastern portion of the site is fairly level and vacant with some woods and brush. This site is surrounded by commercial property and vacant land to the east. The rear of the site has the Lisha Kill Creek and a 100-foot buffer.

The existing parcels of the 1.64 acres are proposed to be merged into one lot. As proposed, to be developed with a 6,000± SF office/warehouse building and a 6,150± SF self-storage facility, for total gross floor area of 12,150 SF. The office/warehouse structure will be one-story, metal framed, with metal siding and stone veneer facing. All of the proposed self-storage units will be metal buildings and non-climate controlled.

The proposal and its current zoning and land use will be in compliance with Town codes. It is assumed that the building will be open 9 hours a day, seven days a week, with access code only and occasional overtime due to emergency calls. There are 23 parking spaces proposed to accommodate the new facility.

Access to the site would be from two curb cuts off Central Avenue with modifications to the existing curb cuts. A NYSDOT permit will be required.

Sewer and water use are estimated at approximately 500 gallons per day, which will not have a significant impact on the Town's water or sewer systems. Existing public sewer and water are available along Central Avenue and new lateral connections will be made. Solid waste is estimated at 1± ton per month. The project will not have any impact on the Town's communication system, as no special communication devices are required.

There will be no impact on drainage, as onsite retention will be utilized. There will be no detrimental visual or noise impacts to this already developed commercial corridor.

A 1-inch water lateral is proposed to connect to the existing watermain on Central Avenue. The building will not require a fire sprinkler system.

The proposed site statistics for the total site are as follows:

Buildings	12,150 SF	(17%)
Pavement	28,722 SF	(40%)
Greenspace	<u>30,777 SF</u>	<u>(43%)</u>
Total	71,649 SF	(100%)

Approximately 1.5± acres will be disturbed by this project.

Only normal household cleaners will be used onsite and will be properly disposed of in the trash or to the sanitary sewer system.

Traffic is estimated at about 10 to 20 trips in both morning and afternoon peak two-hour periods. This amount of additional traffic is well within the carrying capacity of Central Avenue and is not significant.

The project will be built in single phase. Starting with temporary erosion control facilities, clearing and grading, building construction, utility installation, paving and landscaping.

All stormwater management will be in compliance with NYSDEC stormwater regulations as well as the Town of Colonie standards.

Requested Waivers are as follows:

- The buildings exceed the 25 ft. major road setback from front yard. Reason for proposal is because most of the buildings along Central Avenue are already set back more than this requirement.
- Parking in the front yard. We are proposing minimal parking in the front yard and is much less than what already exists along this corridor, such as Lia dealership.

- Decorative Wall or fencing for 80% of frontage. Due to the curb cuts needed for the project, only 56% can be provided. However, there is a Town sewer main along the front and they do not recommend anything be installed within 10' of their main.