

NARRATIVE DESCRIPTION

Sunrise Solar Apartments, Sunrise Management Office Building And Retail Building 836, 840 & 844 Troy Schenectady Road

Sunrise Capital Partners, LLC, 255 Washington Avenue, Ext., Suite 103, Albany, NY 12205. Sunrise has purchased three (3) parcels at 836, 840 and 844 Troy Schenectady Road and has combined the three (3) parcels into one 4.55-acre parcel. The site is in a COR – Commercial Office Residential zoning district.

836 Troy Schenectady Road has a one-story 8,740 SF masonry building with parking that will remain with changes to the parking and entrance. 840 Troy Schenectady Road has a one-story house and garage that will be removed. 844 Troy Schenectady Road has a one-story house that will be removed.

The rear part of the property is wooded and contains portions of a 100-foot NYSDEC Wetland adjacent area. The 100-foot buffer will remain undisturbed. Two three-story apartment buildings will be located towards the rear of the property. One will have twelve (12) units and one will have nine (9) units plus a recreation room and two-car garage. The existing one-story 8,740 SF masonry retail building will remain and be leased to the existing tenants. A new two-story office building with a basement (13,911 SF total) will be built on the front western side of the property for use by Sunrise Management and other tenants. A new entrance/exit to Route 7 will be built across from Knadler Drive, the existing entrance/exit to the one-story masonry retail building will be eliminated. The two (2) existing driveways to the houses will be removed.

The new office building and the two (2) apartment buildings are oriented in a northeast/southwest direction to obtain good passive solar benefits.

Traffic is expected to be approximately forty-nine (49) vehicles in the a.m. peak hour and approximately fifty-one (51) vehicles in the p.m. peak hour.

Water and sewer services are available on Troy Schenectady Road. A new water line with a hydrant will be located onsite with lateral connections for the new office building and each apartment building. They will also provide service to a fire sprinkler system in the apartments. The apartment buildings will have grinder pumps for sewer service and the new office building will have a gravity line to a new manhole. The existing houses sewer and water laterals will be removed per Town of Colonie standards. Sewer and water use are estimated at approximately 6,700 gallons per day, which amount will not have any significant

impact on the Towns sewer or water systems. Additional solid waste is estimated at 6.5± ton per month. The project will not have any impacts on the Towns communication system. There will be no significant impact on visual and noise impacts, which will change from having two (2) residential houses to a business and apartments. Landscaping will be provided around the new buildings. Stormwater will be handled by bioretention areas and a pond with a fountain and other site amenities.

The proposed site statistics with the basement and banked parking are:

Building	23,875 SF	12.1%
Pavement	71,655 SF	36.2%
<u>Greenspace</u>	<u>102,560 SF</u>	<u>51.7%</u>
Total	198,090 SF (4.55± acres)	100%

836 Troy Schenectady Road will have 38 spaces. The existing tenants do not need the required number of parking spaces as they are specialty stores not typical retail stores. Each of the other building have the required number of parking spaces in close proximity to their front entrances. The site can accommodate the required 144 parking spaces for the buildings (including the office building basement) but the Owner would rather build only 123 parking spaces, as the site will not need the additional spaces and the Owner would rather “bank” 21 spaces and build them only if needed.

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

Approximately 2.92± acres will be disturbed by this project, therefore a full Stormwater Pollution Prevention Plan (SWPPP) has been prepared.

The office buildings front left corner will be at the front setback line, however because of the solar orientation, the building will be on a skew to the front line on Troy Schenectady. Therefore, as required by COR design standards a decorative fence will be placed along Troy Schenectady Road to the extent possible however it cannot extend all the way across the entire frontage because of the existing parking in front of 836 Troy Schenectady Road. Therefore, a waiver of the COR design standards of 80% buildout has been approved.

The site will also feature a walking/exercise trail around the perimeter of the developed site. That will be connected to the existing sidewalk along Troy Schenectady Road.