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Project Narrative Proposed Construction Vehicles Storage at 11 Anderson Drive City of Albany, County of Albany

May 2020

Site Address: 11 Anderson Drive
Applicant: R Abele Realty, LLC
Contact: Jeff Abele
518 438 4444
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518 698 3772
Proposed use: Storage Facility
Zoning: Light Industrial (I-1)
Site Area: 4.68 +/- Acres

Description of Property

The project site is located at 11 Anderson Drive. This parcel is developed with industrial buildings and an asphalt driveway and parking area. The site was formerly occupied by General Electric Corporation and was utilized for some of their industrial process.

There are three (3) buildings that are all one story but with varying heights. Along with the metal buildings the site is developed with existing asphalt and concrete pads use for stockpiling and access drives. Parking area are also developed at the site. The existing improvements at the site are shown on the project drawings. The parcel is shown on the city tax maps and is identified as Tax Map No: 54.13-4-6. The site is located within the Light Industrial (I-1) zone per the City of Albany Zoning Map.

Proposed Alterations and Use:

The subject site was purchased by the applicant who wishes to expand the area to construct a Construction Vehicle Storage Area. The applicant operates a construction vehicle sale, leasing and rental facility and wishes to have an area where construction vehicles can be temporarily stored while awaiting rental, leasing or sale.

The proposed project involves the construction of a Construction Vehicle Storage Area. The area where the Facility is located is an area that was undeveloped and will require

some removal of vegetation and the installation of a crusher run base to allow the vehicles to be supported and driven over. The area will not be paved. The site is located in a Light Industrial (I-1) zone district. The zoning ordinance of the City of Albany allows the proposed use.

On-Site Improvements:

The project drawings show the proposed improvements and generally the site will be developed by the installation of a crusher run layer of materials that will support the vehicles that will be stored but also will allow for some infiltration into the sub soils that have good infiltration properties. During construction the project contractor will install and maintain erosion & sediment practices that will minimize the runoff of construction water and will treat and remove any possible sediments from entering the downstream drainage facilities. Upon completion of construction the disturbed areas will be topsoil and seeded and once established the temporary erosion measure will be removed.