

# **Project Narrative**

## **Proposed Warehouse Redevelopment**

Town of Lloyd, Ulster County

*JULY 2021*

Site Address: 180 South Street  
Lloyd, NY 12528  
Tax Map 87.3-5-14

Applicant/Owner: 180 South Street, LLC c/o Joel Jacobwitz  
1274 49<sup>th</sup> Street, Suite 513  
Brooklyn, NY 11219

Agent: Matzen Construction Management Services, LLC  
211 Lakeshore Road  
Melrose, NY 12121

Design Engineer: Verity Engineering, D.P.C.  
P.O. Box 474  
Troy, NY 12181

Surveyor: Brendan Johnson, PLS  
10 Meadow Lane  
Pleasant Valley, NY 12569

Zoning: A - Agricultural

Proposed use: Warehouse

### **Project Overview**

The applicant proposes to construct a ±30,600 square foot (Sq. Ft.) building addition. The proposed warehouse expansion includes the addition a new loading area consisting of five (5) loading docks appended to the south portion of the existing structure along with additions proposed to key onto the east and north axes of the existing structure. Increases to the existing building height will occur in other areas as depicted on the site plan to increase volumetric warehouse storage within its footprint. No new utility connections are proposed and site access will remain unchanged from County Route (CR) 22, a/k/a South Street. The project will disturb greater than one (1) acre of land and will be subject to New York State Department of Environmental Conservation (NYSDEC) stormwater regulations. Portions along the western boundary of the site are within the 100-year flood plain as the property line is bounded by the centerline of the Black Creek. As such, linear wetlands flank the eastern banks of the riparian buffer.

The scope of work for the proposed project involves select removal of vegetation, grading, stormwater management including closed drainage network, site preparation for construction of the building additions, paving operations and other site appurtenances. The project will require site plan approval from the Town of Lloyd Planning Board.

### **Description of Existing Site and Use**

The subject parcel, 180 South Street Highland, NY 12528 a/k/a TMPL: 87.3-5-14, is +/- 6.5 acres in size and wholly located within the Agricultural (A) zone. The site is principally developed with an 86,600 Sq. Ft. building presently used as warehouse and support office. The parcel has ±617 feet (Ft.) of frontage along South Street, lot depths range from ±450 Ft. to ±547 Ft. The parcel is bordered by a single-family house to the north, a vacant parcel containing the onsite wastewater treatment system (180 South Street being the dominant tenement), a vacant commercial structure to the east, and is bounded to the west by the centerline of the Black Creek. Existing utilities include a potable water well and onsite wastewater treatment system along with other private services such as above-grade propane, pole-mounted electric and telecom.

### **Drainage and Surface Water**

Surface drainage on the property presently sheet flows east to the Black Creek.

### **Easements and Utilities**

See above: *Description of Existing Site and Use*

See: below: *Variances/Waivers/Referrals*

### **Description of Proposed Project**

The applicant proposes to construct a +/- 30,600 square foot (Sq. Ft.) building addition keyed onto the east and north axes of the existing structure along with a loading area containing five (5) loading docks. The subject parcel has a logical postal address of 180 South Street Highland, NY 12528, a/k/a TMPL: 87.3-5-14, is +/- 6.5 acres in size, more or less rectangular in shape and wholly located within the agricultural (A) zone. The proposed use is allowed in the Agricultural zone and will require site plan approval. The applicant is proposing to rehabilitate the structure, construct a building addition and increase roof height to increase distribution center operations productivity. The scope of work for the proposed project involves select removal of vegetation, grading, site and pad preparation for the building addition, stormwater management and paving operations.

### **Anticipated Impacts on Services:**

#### **Traffic**

The proposed addition will generate additional traffic in the AM and PM peak hours. According to the ITE Trip Generation Manual 10<sup>th</sup> Edition, a Warehouse use (150) with approximately 117,400 Sq. Ft. of GFA generates ±39 vehicle trips in the peak AM hour with directional distribution being weighted towards trips entering (77%), and ±42 vehicle trips in the peak AM hour with directional distribution being weighted towards trips exiting (73%). This additional traffic generated from the proposed addition is considered negligible in relation to the existing use in comparison to the background traffic volume of roughly 1,950 vehicles per day according to NYSDOT traffic data.

#### **Water and Wastewater**

No changes to water and sewer service are proposed.



**Fire Protection**

The site is served by Highland Fire District 2. Fire hydrants are more than 1 mile away from the site. A dry hydrant is 0.25 miles south of site at Black creek (pond).

**Municipal Solid Waste**

The proposed project will generate additional solid waste that will require disposal to a landfill and recycling center. Private trash collection contractors are used to collect and dispose of the solid waste. Trash receptacles will be stored in the rear of the building.

**Impact on Adjacent Property****Noise**

Sound levels generated from closing of car doors, delivery trucks, product handling, loading and rooftop air-handling units are normal to its current use. Noise levels stemming from the proposed additions will have no adverse impacts to adjacent neighbors.

**Visual**

The project will have no adverse visual impact.

**Lighting**

Existing lighting poles shall remain and new LED pole-mounted fixtures or wall packs will be dark-sky compliant, utilizing sharp-cutoff fixtures which direct light to the targeted areas.

**Drainage and Stormwater**

All surface drainage from newly created building and hardscapes will be conveyed to a stormwater management area while treating and attenuating 25% of the existing impervious surfaces. A closed drainage system is proposed to collect rooftop runoff which is conveyed to the aforementioned practices. Site disturbance will be greater than one (1) acre and will be subject to a NYSDEC State Pollutant Discharge Elimination System (SPDES) permit commensurate with GP-0-20-001 regulations.

**Air Quality**

The project will have no adverse effect on air quality.

**Odor**

The project will have no adverse effect on odors.

**Impact to Critical Environ**

NYSDEC mapping indicates no presence of rare plants or animals within the project area.

**Existing and Proposed Building****Gross Floor Area**

The existing approximate Gross Floor Area (GFA) is ±86,800 Sq. Ft.

The proposed approximate Gross Floor Area (GFA) will be 117,400 Sq. Ft.

**Building Height and Number of Floors**

The building height varies but will less than 35 Ft. at maximum.



**Miscellaneous Site Information**

There exists ample sight distance northerly and southerly along Rowland Street at the proposed access driveway with roughly 100+ ft. separating the proposed driveway and the commercial driveway to the south.

**Parking, Parking Improvements and Site Distance**

Required Parking: §10029(N)(2) Off-street parking, loading and vehicular access

Use Type	Requirement	Unit	Required Parking	Provided
Warehouse	1 for each 2,000 square feet of gross floor area plus any required spaces for offices, sales, or similar use	113,400 Sq. Ft.	57	
Office	3 for each 1,000 square feet of gross floor area	4,000 Sq. Ft.	12	
Loading	1 per 50,000 square feet of gross floor area	113,400 Sq. Ft.	2	5
		<b>TOTAL</b>	69	36

Adequate site distance exists along South Street at the existing access driveways.

**Hours of Operation**

Monday through Sunday 24 hours per day.

**Open Space Preservation/Green Space**

The proposed green space is approximately ±33.14%.

**Construction Sequence and Phasing**

The project will be developed in a single phase.

**Storage and Disposal of Chemicals**

The operation will not involve the storage of regulated chemicals. The Fertilizers and pesticides for lawn and landscape treatment will be applied by licensed contractor/personnel and brought to the site at time of application.

**Town Communication Impacts**

No known communication devices or needs are proposed at this time.

**Variances/Waivers/Referrals**

The proposed layout violates the zoning code and requires area variances from the Town of Lloyd Zoning Board of Appeals for the following deficiencies:

- §100 Table 2-Dimensional Table: Minimum side yard setback.
- §100 Table 2-Dimensional Table: Total side yard total setback.
- §100-29(N)(2): Required Parking

