

**Preliminary Project Narrative**  
**MSV1 – Amazon Warehouse/Distribution Facility**  
**Route 5S**  
**Town of Florida**  
**January 20, 2025**

**Project Overview**

The proposed MSV1 facility represents a state-of-the-art e-commerce logistics, storage, and distribution hub designed to achieve maximum operational efficiency within a relatively compact footprint. The facility will encompass a footprint of approximately 652,060 square feet, rise to a height of 103.5 feet, and feature five stories, resulting in a total floor area of approximately 3.2 million square feet, including mezzanine space. It is proposed to be constructed on a ±137.24 acre parcel in the C-2 zoning district, where the proposed use is allowable subject to obtaining a Special Permit and Site Plan Approval from the Town of Florida Planning Board. As discussed below, this proposed project is an amendment to prior approval granted by the Planning Board for a 1,000,000 square foot warehouse/distribution facility on the same site.

Each floor will provide over 608,000 square feet of functional space, incorporating both operational and office areas, meticulously designed to meet the demands of modern e-commerce operations. This innovative approach significantly reduces the footprint compared to the previously approved project.

The architectural design of the MSV1 facility combines functionality with aesthetic appeal. The building will feature a precast concrete and insulated metal panel exterior, supported by a steel frame structure, offering a modern and visually pleasing design. The facility will also be equipped with advanced fire protection and life safety systems developed under a Performance-Based Design Criteria, ensuring a high level of safety for employees and operations. Additionally, the building's roof will be designed to be solar-ready, reflecting a commitment to sustainability and future energy efficiency.

The multi-story configuration capitalizes on advanced engineering principles, incorporating reduced floor-to-ceiling heights optimized for robotic bin storage systems instead of traditional warehouse racking. This strategic adjustment enhances spatial efficiency and operational capacity. Bulk inventory will be received and stored on-site for streamlined order fulfillment.

Orders are picked, packed, and shipped to localized delivery centers on a 24/7 basis, ensuring a robust and seamless distribution process. The facility's upper floors are specifically designed to leverage gravity-assisted material handling equipment, efficiently routing goods to ground-level distribution areas for outbound shipments. This integration of robotics and intelligent design principles ensures maximum efficiency in order fulfillment operations.

The proposed building height is an indispensable component of the MSV1 project, as no feasible alternative exists to achieve the necessary scale and operational efficiency required for this facility. The requested height enables the project to meet its target of approximately 3.2 million square feet of usable floor area while maintaining the compact footprint essential to its innovative design. The proposed 4.5 story structure exemplifies a forward-thinking solution, balancing operational imperatives with advanced architectural design and sustainability features.

### **Site Layout and Access**

Overall, the site layout and access has been designed to separate employees/automobile traffic with tractor trailer traffic. The current layout provides for four (4) driveways along Route 5S. The western most driveway will be full access for tractor trailers only, with the eastern most driveway used only for tractor trailers during seasonal peaks. The two central driveways will be full access for employees/automobiles only.

Tractor trailer parking is concentrated along the western and southern portions of the site, with all loading docks on the south and west sides of the of the building, which screen them for the most part from Route 5S. Additional future tractor trailer parking may be developed along the east side of the National Grid gas easement.

Employee parking is located along the north and east side of the building adjacent to Route 5S. Employees would arrive and depart over the course of three (3) shifts per 24 -hour period.

Improvements along Route 5S, including new turning lanes and a traffic signal are expected; coordination with NYSDOT is ongoing.

The project will also include a new stormwater management system with multiple stormwater basins expected along the southern and eastern sides of the site. The system will be designed so that post development runoff does not exceed pre-development runoff.

### **Utilities**

Based on a preliminary analysis of average number of employees per day, it is expected that MSV1 would have a domestic water need of approximately 65,000 gallons per day (gpd) and sanitary sewer load of 54,000 gpd.

There will be no water required or wastewater generated related to any processing or manufacturing activities. Potable water/wastewater generation will be related solely to bathroom and shower facilities.

There is an existing 10" water main, which is part of the Town of Florida Water District, located along the north side of Route 5S. A new service lateral for both potable and fire service will be installed and connected to the existing water main. A new water tank or tanks will be installed for fire protection.

A new sanitary sewer lateral will be installed from the building to the existing 10" sanitary sewer main located along the south side of Route 5S, which is part of the Town of Florida Sewer District.

Project will require a new substation, which is expected to be located near the northeast corner of the site. Coordination with National Grid regarding sizing/design of the substation is ongoing.

### **Project Benefits**

MSV1 will result in substantial local benefits with minimal impact on local services due in significant part to the Project's use of NYS State Route with direct access to Exit 27 of the New York State Thruway. These benefits would include:

- Creation of a minimum of 300 construction jobs through the construction of the project;
- Creation of a minimum of 750 permanent jobs with full comprehensive benefits and educational opportunities, plus hundreds of part-time and seasonal jobs;



Since the site has a previous approval for a warehouse-distribution facility, the Applicant (BMG Albany, LLC) is proposing to amend the previous approvals to address the substantive changes in the project. An initial summary of these changes is follows:

<b>Item</b>	<b>2019 Approval</b>	<b>Proposed MSV1</b>
Building Footprint	1,000,000 SF	652,060 SF
Total Square Footage	1,000,000 SF	3,200,000 SF
Stories/Building Height	1 story/35'	4.5 stories/103.5'
Tractor Trailer Spaces	150 dock spaces 750 trailer spaces	59 dock spaces 417 trailer spaces
Automobile Parking	250	994
Wetland Impacts	1.9 acres	1.5 acres
Impervious Surface	55+/- acres	43+/- acres
Water Usage	6,000 gpd	65,000 gpd
Wastewater Generated	6,000 gpd	54,000 gpd