

Project Narrative

Winn Construction Services, Inc. Proposed Warehouse & Office

Town of Florida, Montgomery County

April 2025

Site Address: 00 NY-5S
Florida, New York 12010
Tax Map: 54.-2-2.31 (portion of)

Applicant: Winn Construction Services, Inc
74 Hudson River Road
Waterford, NY 12188

Owner: Montgomery County Industrial Development Agency (MCIDA)
9 Park Street
Fonda, NY 12068

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

Surveyor: NMB Land Surveying, PLLC
20 Troy Avenue
Wynantskill, NY 12198

Zoning: Industrial Business Park (IBP)

Proposed use: Warehouse & Professional Office

Description of Existing Site and Use

The parcel is ±32.6 acres in size, irregularly shaped, presently undeveloped land and is wholly located within the Industrial Business Park (IBP) zone. The parcel is located along the northerly side of NY-5S and is surrounded by a mix of uses ranging from residential to industrial. The parcel has an existing 8" municipal water main and a 6" low-pressure common force main sewer are available to serve the proposed development together with private utilities such as electric, gas and telecom. The parcel appears to be located within the Montgomery County Agricultural District #3 with annual field tilling. Site topography is sloping from south to north and contains select areas of watercourses and wetlands according to a recent wetland delineation. The parcel does not contain any encumbrances according to an updated boundary and topographic survey.

Description of Proposed Project

The proposed project involves the construction of two (2) structures, a ±14,300 square foot (sq. ft.) commercial warehouse, a ±4,000 sq. ft office building together with parking, equipment laydown area and other site appurtenances. Also included are utility connections such as a water, sewer, electric, gas and telecom service connections, lighting, landscaping and stormwater management. Site access is proposed via one (1) two-way minor commercial driveway proposed at the center of the parcels' frontage with NY-5S.

The development plan will disturb greater than one (1) acre and will be subject to NYSDEC SPDES coverage under GP-0-25-001. The project will require site plan and minor subdivision approval for a 2-lot subdivision from the Town of Florida Planning Board for the proposed development.

Anticipated Impacts

Surface Water, Drainage, and Stormwater

No closed drainage exists on the parcel. The parcel topography gently slopes from south to north and stormwater flows are conveyed via sheet and concentrated flow to lower elevations to the north. The project will disturb greater than one (1) ac. will be subject to NYSDEC SPDES coverage under GP25-0-001. No changes to the preexisting drainage pattern are proposed.

Traffic

A significant increase in traffic (>100 vehicles in a peak hour) is not anticipated. According to the Institute of Traffic Engineers (ITE) Trip Generation land use code 712, a small office building is estimated to generate approximately 20 vehicle trips for both the AM and PM peak hours; however, the arrival and departures for this use fall outside the peak hours. The warehouse building will be used for storage of company equipment, tools and equipment maintenance activities.

Water and Wastewater

The project will require water and sewer service connections. A 2" domestic water service is proposed. Sewer flows will be conveyed via gravity to an onsite pump station. Discharge flows will be conveyed via a low-pressure grinder pump connection into the existing sanitary manhole located on the north edge of 2041 NY-5S.

Daily domestic water flows are anticipated to be as follows:

20 employees * 15 gallons/employee/day = **300 gallons per day** (no showers).

Sewer flows are expected to be the same.

Municipal Solid Waste

The proposed project is not anticipated to produce significant amounts of solid waste. Private collection services will be used; a dumpster area is shown on the site plan.



Noise

Noise generated from the proposed use will be normal and customary; typical of similar surrounding commercial and industrial uses.

Visual

The project proposes an inviting architecture featuring both buildings prominently displayed along the roadway frontage with a continuous build-out appearance. Lawned areas together landscaping treatments add to the site aesthetics and will visually screen the laydown area from pass-by traffic.

Lighting

The project proposes lighting for proposed access driveway, parking areas, building mounted lighting for entry ways and overhead doors. All proposed lighting will be LED type which utilize sharp cutoff fixtures to direct light onto desired areas and are DarkSky compliant.

Air Quality

The project will have no adverse effect on air quality.

Variations/Waivers

N/A

Odor

The project will have no adverse effect on odors.

Miscellaneous Site Information**Parking and Parking Improvements**

The proposed project requires one (1) space for each 400 sq. ft. of gross floor area (GFA) for office and one (1) space per 1,000 sq. ft GFA for warehouse for a total of thirty (30) required space. 31 parking spaces are proposed including ADA parking.

Hours of Operation

Six (6) days a week and hours of operation are expected to be:

Mon-Wed: 9am - 3:30pm

Th-Fr: 9am - 5pm

Sat: 9am - 1pm

Open Space Preservation/Green Space

Greenspace for the proposed project is measured to be 76.3%.

Construction Sequence and Phasing

The project will be constructed in a single phase. The duration of construction is anticipated to be less than twelve (12) months.



Storage or Disposal of Chemicals

This project does not propose any industrial discharges to surface or subsurface waters. An onsite 1,000-gallon bulk petroleum storage tank is proposed for fleet vehicle fueling. Appropriate bulk-storage containment is proposed.

Town Communication Impacts

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

Variances/Waivers/Referrals

N/A.

