PROJECT NARRATIVE
Contractor Yard
634 NYS Rt 146
August 6, 2026

Project Location & Description

The applicant, Michael Flocuzzio, is the owner of 634 NYS Rt 146, tax parcel 38-1-26.25, parcel size of 7.27± acres and zoned RA-3. Mr. Flocuzzio is seeking to construct a Contractor Yard with three one story buildings totaling 36,000-square-feet with parking and outdoor storage areas.

This facility typically market these buildings to commercial tenants—such as landscapers, masons, roofers, builders, and similar businesses—for bulk material and equipment and vehicle storage. Each building will contain multiple tenants that will have an overhead garage door, pedestrian door and bathrooms.

Total project disturbance will be 6+/-acres.

Water & Sewer

The project will extend a water lateral from Weaver Road. There are no sewers available so the project will provide a septic system designed per NYSDOH standards.

Solid Waste

The applicant will provide solid waste removal from the site via dumpsters.

Impact on Adjoining Property

The proposed use is allowed in the RA-3 zoning under special use permit. Uses on adjacent properties include a commercial landscaping business across Rt 146 known as Staucet's Landscaping and Nursery, easterly with commercial uses such as Phillips Hardware gas station, Dunkin and convenience stores zoned GB (general business) and residential uses to the south with a few vacant properties in RA-3 zone. Given these surrounding conditions, the proposed project is not expected to have a negative impact on adjoining properties.

Impact on School District

The project use is a commercial activity that will generate school tax revenue and, therefore, is expected to have a positive impact on the school district.

Traffic

It is anticipated that the proposed project will generate approximately 24 AM peak-hour trips and 24 PM peak-hour trips, based on the Institute of Transportation Engineers *Trip Generation Manual*, 7th Edition. Therefore, the project is not expected to adversely impact traffic conditions on NYS Route 146.

Stormwater

Stormwater will be in compliance with NYSDEC stormwater regulations including green infrastructure practices such as bioretention and swales to treat water quality from stormwater run-off and detention to reduce peak discharge rates prior to discharging into the Black Creek.