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### **Project Narrative Proposed Keeler Honda Building, Proposed Keeler Collision Center and Proposed Minor Conservation Subdivision at 1111 Troy-Schenectady Road**

Town of Colonie, Albany County  
October 2020



Site Address: 1111 Troy-Schenectady Road

Applicant: Keeler Motor Car Company

Property Owner: Alkin LLC

Contact: Alexander Keeler/Patrick Ryan  
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Proposed use: New Replacement Motor Vehicle Sales/Service Building and New Replacement Autobody Maintenance & Repairs Facility; Minor Residential Conservation Subdivision

Zoning: Commercial Office Residential (COR) & Single Family Residential (SFR)/Conservation Development Overlay

Area of Property: 54.87± acres (Total of all parcels owned by Alkin LLC)

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

A Capital District automotive fixture since 1967, Keeler Motor Car Company offers a full array of vehicles sales and services for Central and Eastern New York, Vermont and Western Massachusetts.

The project site which encompasses a campus of approximately 54.87 acres and is located at 1111 Troy Schenectady Road showcases multiple franchises. Honda, BMW, MINI, Mercedes-Benz, and Mercedes-Benz Commercial Vans (Sprinter and Metris) are all available for sale and lease, along with a large assortment of quality pre-owned and Certified Pre-Owned vehicles from a variety of franchises. A general plan of the existing site is attached titled "Overall Existing Conditions Plan".

Each dealership has parts and service departments with factory-trained technicians and seasoned, courteous personnel. The on-site Keeler Collision Center offers state-of-the-art body shop repairs. Express service is available for Honda, BMW, Mercedes-Benz and MINI, providing a quick and convenient service solution for customers.

The project site is also utilized for the display and storage of inventory of the vehicles offered for sale by each dealership.

The existing buildings area total is approximately 137,413 square feet (SF). The existing site is currently covered with a variety of surfaces, including asphalt pavement and/or stone surface, grasses and wooded areas. The developed areas of the project site include miscellaneous improvements consisting of sidewalks, pads, landscaped areas, etc. The project site is currently split zoned and is located in the following two zones; Commercial Office Residential (COR) and Single Family Residential (SFR). The northerly portions of the site (where the steep slopes are located) is located in the Conservation Overlay district. No development is being proposed within the Conservation Overlay district for the COR portion of the parcel. A Use Variance has been issued permitting the motor vehicle sales and service use in the SFR and Conservation Overlay portions of the parcel. Tax map parcel nos. 8.03-1-39.1-1, 39.1-2, 29, 30, 31 & 32 are owned by Alkin LLC. The owner did merge the noted parcels and it is expected that during the next publication of the updated tax maps the parcels will be identified with one tax map number. The project site has approximately 2,715 feet of frontage along Troy-Schenectady Road and it also has approximately 226 feet of frontage along River Road at the northerly boundaries of the parcel.

The developed portion of the site is flat and generally slopes towards the on-site drainage ravines that flow in a northerly direction and towards the unnamed tributary that runs through the parcel and which crosses River Road while transporting stormwater runoff from the Troy-Schenectady corridor and the subject site that is eventually discharged into the Mohawk River. Site vegetation consists of lawn grasses and landscape trees along the front of the parcel. There is sanitary sewer service to the existing campus and sanitary sewer mains are located along the Troy-Schenectady frontage and intercept the flow for transportation to the trunk sewer that eventually discharges into the Mohawk View Treatment facility. Water mains owned and maintained by the Town of Colonie Division of Latham Water are located within the Troy-Schenectady corridor. This water system currently provides water service to the project site.

### **Description of Proposed Project**

The applicant proposes:

- 1 - To replace the existing Honda dealership building with a new state-of-the-art Honda dealership building and associated parking to be constructed at the existing vehicle storage areas (formerly occupied by Hewitt's).
- 2 - To construct a new single story building and associated parking at the easterly portion of the existing parcel to house a state-of-the art collision center/autobody shop.
- 3 - To convert the existing Keeler Honda Building into the Keeler Pre-Owned Center; and

- 4 - To convert the existing individual collision center/autobody shops into campus related facilities.

#### Keeler Honda Dealership Building

The new Keeler Honda Building will be located at the westerly side of the campus and will be one-story with an approximate area of 43,060 SF. See the Site Plan prepared to show this new building. The location selected for this new building is already developed and utilized for vehicle inventory storage. This building will offer all of the Keeler Honda automotive services in one centralized location to better serve the customers. Sales, Service and Parts will all be located within the building which will be convenient for the customers and provide efficiency with the Keeler customers representatives in directing and assisting with the needs of the customers.

In addition to the new building the site will also have dedicated display areas; inventory storage and parking for the vehicles scheduled to receive mechanical and auto body services.

Keeler Honda will be offering the entire lineup of vehicles manufactured by Honda including the very popular models: Civic, Accord, CRV and newer models that utilize hybrid engines.

The existing Keeler Honda building will be converted to the Keeler Pre-Owned vehicle center and will be offering all of the manufacturer's models that are currently offered by Keeler Motor Car Company and in addition other manufacturer's vehicles will also be offered for sale at this location.

#### Keeler Collision Center Building

The Keeler Collision Center Building will be located at the easterly end of the campus and will be occupied by a one-story building with an approximate area of 35,000 SF with a future vehicle sales showroom addition of approximately 12,000 SF. See the Site Plan prepared to show this new building.

The purposes of this new building will be to provide a dedicated location on the campus for auto body shop repairs resulting from accidents that damage the vehicle body and require repairs in compliance with the original manufacture's specifications.

The current site does have body shops for each of the different automakers that are sited throughout the campus. However, with the development and construction of a dedicated building for body shop repairs it is anticipated that the repair facilities will become more efficient and will be able to share some of the services and equipment that are currently duplicated at the existing sites.

The construction of the Keeler Collision Center Building will provide a dedicated and essential service for the customers that expect to have their vehicles serviced at the same location that it was purchased. The site selected for the proposed building location is nearest to the existing car wash building which will provide ease of access to wash the vehicles after body shop service.

The access drives from the Troy-Schenectady Road corridor will generally remain the same as these currently exists with the exception that one driveway that currently exist just west of the traffic light at the intersection of Albany-Shaker Road with Troy-Schenectady Road will be closed. See the Site Plan that show the site access drives. There are no additional curb cuts that are being proposed or requested from the NYSDOT who has jurisdiction of the Troy-Schenectady Road corridor. There is a proposed connection to be made, at the westerly side where the new Keeler Honda Building is

proposed, to the existing Cumberland Farms access and circulation drive to access the existing traffic light that was recently installed at Troy-Schenectady Road. This connection was planned during the approval for the Cumberland Farms project. This connection will be most helpful for the tractor trailers that deliver vehicles to the Keeler facility and will assist in those vehicles making a safe movement to access Troy-Schenectady Road.

The architectural floor plans present the space apportionment for each building in greater detail. The proposed buildings are in accordance with the zoning regulations of the Town of Colonie and meet those Design Standards cited in the Land Use Ordinance.

There are no existing NYS or US ACOE jurisdictional wetlands in the project area. Town protected watercourse areas are not located near the proposed development areas and will remain undisturbed. The site does contain steep slope areas, however, those areas are not being disturbed by the proposed development and will remain in their current state.

All of the proposed development described above is located within the COR zone. The proposed uses within this zone are allowed and are the same uses as existing uses and facilities located on-site and along the Troy-Schenectady corridor, in the project vicinity. This proposed use complies with land uses permitted in the Town of Colonie Zoning Code.

#### Minor Conservation Subdivision

The portion of the parcel located in the SFR zone is also located in the Conservation Overlay and the proposed development will have to adhere to the Conservation Overlay requirements.

The portion of the parcel located in the SFR zone is being proposed to be developed as a minor Conservation Subdivision which will result in the subdivision of the area in the SFR zone into three residential lots that will have frontage along River Road. The three residential lots will all have access drives from River Road. Lot 1 has a total area of 13,322 SF or 0.31 acres; at the rear of this lot is the deed restricted area of 8.59 acres which is a combination of constrained lands (5.59 +/- acres) and unconstrained lands (3.00 +/- acres). Lot #2 encompasses an area of approximately 14,447 SF or 0.33 acres; and lot # 3 is approximately 25,250 SF or 0.58 acres.

#### Public Benefit

The project is proposing to construct a multi-use path that will connect the rear of the existing parking and access drives with River Road. This connection will complete a goal of the Town to connect the Route 7 corridor multi-use path with the Mohawk Riverside Landing Park. The Park also connects to the Mohawk-Hudson Bike Path resulting in a multiple method to access the Bike Path for the residents of the Town.

#### **Impact on Adjoining Property**

##### Noise

The proposed project will not generate noise from the proposed operations and equipment above existing or background levels. Moreover, the location of the facilities are more than 500 feet from the nearest residential property boundary. The noise generated from the operations of the proposed facilities will be reduced and absorbed

substantially before reaching the nearest residential home. The site is currently used as a motor vehicle sales and vehicle service facility and similar noise levels are experienced at these existing facilities.

#### Visual

The proposed buildings will have exterior features that will blend into the existing environment and in accordance with the Design Standards. The proposed buildings will be commercial in appearance and be consistent with the existing dealership campus and surrounding commercial properties and land use.

The proposed residential lots will have buildings that are designed to have residential features that will be similar to the existing residential homes in the neighboring parcels.

#### Drainage

The proposed drainage from the site currently flows overland to existing drainage structures that discharge into a closed drainage system. The proposed facility will be developed to capture the stormwater runoff and direct it to underground storage and infiltration system for recharge into the local pervious soils. The proposed Stormwater Management System and Practices will be in compliance with the Town of Colonie and the NYSDEC Regulations for new development. A Stormwater Pollution Prevention Plan will be prepared and a Notice of Intent will be filed with the NYSDEC.

#### **Impact on Services**

##### Traffic

The project will not create additional trips or new access points to the adjacent roadway system since the dealership campus already exists. The Honda dealership and the Collision Center service already exist at the site and are being relocated to dedicated buildings to have more efficient operations.

The residential portions of the project will result in additional vehicular trips along River Road. Based on the ITE trip generation manual, 10<sup>th</sup> edition the peak vehicular trips generated from single family homes is 0.99 trip per home, resulting in a total of 3 vehicle trips for the proposed three lots.

##### Sanitary Sewer

There will be new bathrooms that will be located in the proposed buildings. However, these bathrooms either replace existing ones or will result in minor additional sanitary sewage generation. There will be a minor increase but the existing sanitary sewer system has sufficient capacity to manage the minor additional flows.

The three homes will generate additional wastewater that will be tributary to the sanitary system located in River Road. The volume of wastewater is estimated to be approximately 1,000 gallons per day (GPD).

##### Water

The new building bathrooms will require water but similarly to the sanitary sewer there will be minor additional water usage. The existing water system has sufficient capacity to manage the minor additional water demand.

The three residential homes will have a demand for water which is estimated to be approximately 1,000 GPD.

##### Solid Waste

Solid waste generated at the site is picked up by a private contractor. There will be packing waste generated but this will be absorbed by the existing waste management system. Specialty waste resulting from the mechanical and body shop will continue to be managed as it currently is which has specialty contractors (Safety Kleen) pick up the waste for proper disposal.

Any hazardous storage of chemicals will be done in a safe method and safety sheets will be displayed for all employees to be aware of any special handling requirements and reporting. Lawn and grounds maintenance will be performed by contract firms using licensed and permitted pesticides and fertilizers. Winter solvents (rock salt and calcium chloride) will be brought to and applied to the site by contract firms on an as-needed basis.

The proposed development area of the site is located within the Commercial Office Residential (COR) and Single Family Residential (SFR) zones as shown on the Town of Colonie Zoning Map. The proposed land uses within these zones are allowed and encouraged. The proposed development are compatible uses with existing uses and facilities located within the Troy-Schenectady and River Road corridors and vicinity. The proposed uses comply with land uses permitted in the Town of Colonie Zoning Code.

#### **Description of Project Construction Sequence and Phasing**

The proposed project, upon receiving approval, will commence with the removal of the existing topsoil and miscellaneous other items to be removed. Erosion & Sediment Control systems will be installed prior to any removal or land disturbances and will be maintained throughout the construction period. Once the removal is completed, the contractor will proceed with the construction of the proposed building foundations and stormwater system installation.

Construction may proceed in phases. If it does so, improvements needed for the phase under construction will be constructed as part of that phase.

#### **Impact on Town Communications System**

The project does not anticipate interference with the Town Communications System.