

**Town of Colonie
Albany County, New York**

**Project Narrative
For
873 Acadia New Loudon LLC**

**Proposed Bank Pad Site
873 Loudon Rd
Latham, NY 12110**

Contact: Manan Joshi (914-288-8136)



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1.0 INTRODUCTION

This Project Narrative and the information that follows has been prepared to supplement the requirements of The Town of Colonie for site development and to support the application for Site Plan approval.

The Owner & Applicant is:

873 Acadia New Loudon LLC
411 Theodore Fremd Avenue, Suite 300
Rye, New York 10580.

This report presents and describes information relevant to the proposed addition of a bank pad site with a foot print of 3,100 +/- square feet on commercial space which is currently under-utilized parking.

The proposed bank will employ 8-12 employees, offering conventional drive up park and enter services 8:30am-6:00pm M-F and 9:00am-2:00pm Saturday, along with a remote automated teller machine that would provide service 24/7.

In addition to the building, the development will include the regrading of the adjacent area, repaving, installation of supporting utilities and the installation of green space planting islands (the project).

1.1 PROJECT LOCATION

The property address is 873 Loudon Road, Latham, New York 12110. The subject parcel, also known as Loudon Plaza, encompasses 26.12± acres (1,137,784± square-feet) and is situated in the north-western portion of the Town of Colonie, Albany County, New York, approximately one-half (1/2) mile south from the intersection with NYS Route 7 and approximately one-half (1/2) mile north from the intersection with NYS Route 2 (Troy-Schenectady Road). The subject parcel is also situated between Old Loudon Road and New York State Route 9 (Loudon Road), opposite the Latham Farms Shopping Center, just south of Cobbee Road. The Town of Colonie Tax Map No. is recorded as 19.2-6-11.0. The site coordinates are given as latitude: +42°45'15" and longitude: -73°45'26". *See Appendix A: Site Location Map.*

The subject parcel is bounded as follows:

- On the north by lands Now or Formerly (N/F) of 881 Loudon Rd. LLC and Cobbee Road;
- On the east by lands N/F of Sorensen, Bergener, Diviesti, Hennessy, Musungu, Carta, Paratore, Yang, Bango, and Old Loudon Road;
- On the south by lands N/F of Willoughby-Mazzeo Co. Inc. and Three Point Properties LLC; and
- On the west by Loudon Road (Route 9).

The existing Loudon Plaza is comprised of a series of adjoining buildings, and a bank site (Catskill Hudson Bank located in the southwestern corner of the property) and parking and delivery areas. The project site is proposed to be located in the north western corner of the Plaza adjacent to the plaza's main plaza exit driveway. This area is utilized for parking, however it is historically under-utilized parking most often used to stage deliveries to the stores.

Refer to Appendix B: Photograph Key Map and see also Appendix C: Site Photographs.

1.2 PROJECT DESCRIPTION

The project has obtained a Commercial Zoning Verification from the Town of Colonies' Building Department who has determined that the project, as proposed, does not violate any provisions of the Town of Colonie Zoning Laws. *See Appendix D: Commercial Zoning Verification.*

In January 2012 the property was granted approval by the Town of Colonie Zoning Board of Approvals (ZBA) with the following conditions:

- The prior variance issued October of 1992, #92-091 is still in effect. This variance allowed for a 76,620 sq. ft. addition to the existing commercial shopping mall to encroach upon a Residential A-2 District Zone and for a use not being permitted; and
- No open lid garbage dumpsters.

This project proposes to construct a new 3,100 ± square-foot bank with sidewalks, parking, landscaping and a drive thru automated teller machine. Water supply and sanitary sewer service connections are proposed to service the building via connection to existing utilities located in Cobbee Road.

The project proposes to sheet flow stormwater runoff to a new on-site catch basins that connect to the existing plaza's storm drainage and storm management system. Since the project will redevelop an existing parking lot area which is an entirely impervious area and will be adding porous landscaped areas, the runoff from the project area will decrease as a result of this land use cover. See Appendix E: Proposed Site Plans and Section 2.0 Stormwater Management.

The subject building will be approximately 26.4 feet in height and will be one-story.

See Appendix F: Typical Building Elevation, Appendix G: Typical Floor Plan, Appendix H: Typical ATM & Canopy Elevations and Appendix I: Photograph of a Typical ATM & Canopy Installation.

1.3 ZONING & LAND USE

The subject parcel is situated within Highway Commercial Office Residential (HCOR) District Zoning. Additionally, the property is located entirely within the Latham Water District, Pure Waters Sewer District, Latham Fire District, Town Police and Emergency Services Coverage, and North Colonie School District.

At present, the parcel is developed and is occupied by a series of adjoining commercial retail buildings. The parcel is predominantly paved and used for parking and, otherwise, open/green space and landscaped areas account for the portions remaining.

The project will improve upon the subject parcel's land use through the establishment of a bank with a drive thru in an otherwise historically under utilized portion of the plaza parking area. The development will result in a net decrease in parking of 52 spaces, providing 1232 parking spaces in total.

Existing impervious area makes up 74.4% (parking, pavements, roofs) of the land area, with pervious area at 25.6%. The proposed project will slightly alter these percentages increasing

pervious (green space) area with the addition of landscaped parking islands and landscaped areas adjacent to the proposed bank.

The following table outlines the proposed changes in site land use coverage.

Table 1 - Site Coverage Statistics

Land Use	Existing (s.f. / %)	Proposed (s.f. / %)
Buildings	253,883 / 22.3%	256,983 / 22.6%
Paved Areas	592,831 / 52.1%	586,753 / 51.6%
Green Areas	291,073 / 25.6%	294,051 / 25.8%
Total	1,137,787 / 100%	1,137,787 / 100%

See Appendix L: Land Use (Existing/Proposed, Tenants & Parking Analysis)

2.0 STORMWATER MANAGEMENT

At present, stormwater is allowed to sheet flow across the project site and plaza toward the existing building frontage. Sheet flow is collected via catch basins that then flow to oil/water/gross particle separators and then into an infiltration system. Overflow from the system is allow to flow to the Town’s stormwater system in Cobbee Road.

The proposed project will not alter existing drainage patterns. Site catch basins will collect stormwater and connect to the plaza’s existing storm system. As such, stormwater will continue to be managed by the existing plaza drainage system. The plaza’s storm system was recently inspected and maintenance performed on the onsite stormwater management system. This occurred under the observation of the Town of Colonie’s Stormwater Management Department on February 8, 2019.

The project will temporarily disturb approximately 0.85 acres of soil/land. This being the case, less than one (1) acre of land will be disturbed and the New York State Department of Environmental Conservation SPDES General Permit For Stormwater Discharges From Construction Activity Permit No. GP-0-15-002A SPDES is not required. However, a Basic Stormwater Pollution Prevention Plan (SWPPP) is provided that indicates site specific erosion and sediment controls to be utilized to address the proposed site development.

A site area runoff analysis was performed for the project. The analysis utilized the Town of Colonie standard rainfall quantities. A minimum time of concentration (T_C) of six minutes was

used for both existing and proposed conditions, a result of the small tributary area and small path of travel.

The analysis indicates that the runoff generated from the proposed site will be less than that which is generated from the existing site. The analysis summary table indicates runoff generated from the site area during a 1, 2, 10 and 100-year post development conditions storm event will be less than the pre-development conditions runoff rates.

Table 2: Site Runoff in C.F.S.

Land Use Condition	Analysis Recurrence Interval			
	1-year	2-year	10-year	100-year
Pre-Development	2.61	3.09	4.52	7.74
Post-Development	2.53	3.02	4.46	7.70
Increase + / Decrease -	-0.08	-0.07	-0.06	-0.04

See Appendix M: Runoff Analysis Report.

3.0 WATER & SEWER

The project is situated entirely within the Latham Water District and the Pure Waters Sewer District. The proposed project would connect to existing water supply and sanitary sewer service services located in Cobbee Road.

The bank will have two restrooms each with a toilet and a sink, a janitor’s closet with a sink and a lounge with a sink. Water use is estimated to be approximately 150 gallons per day based upon 15 GPD per employee (NYS Design Standards for Intermediate Sized Wastewater Treatment Systems) and ten employees.

At most, additional consumption may be considered minimal and, therefore, the project will not present any real significant impact on the Town’s existing water or sanitary sewer systems.

The proposed building will have a fire protection system (fire detections and sprinkler system). Should the Latham Fire Department need to supplement this protection, the closest fire hydrant is located approximately 450 feet away at the north corner of the property near Cobbee Road.

4.0 SOLID WASTE

Solid waste generated at the bank will be collected daily after hours from within the building and disposed of offsite by a cleaning contractor. There is no outside storage of waste proposed. The bank may continue to store and use solvents, soaps, etc. for general cleaning purposes and the disposal of these chemicals are conducted in a manner suggested by the manufacturer. Based on the type of use proposed, it is anticipated that additional solid waste produced will be minimal and will have no impact on the community's existing services.

5.0 TRAFFIC & TRANSPORTATION

It is proposed that additional trips, if any, generated by the project are at a level that does not require a formal traffic impact study. Primary access to Loudon Plaza will continue to be from Loudon Road (NYS Rte 9.) Twenty-four foot (24') wide access drives allow for two-way traffic, which will remain unchanged. No negative impacts to traffic and/or transportation operations are expected as a result of this project.

6.0 POTENTIAL NOISE & VISUAL IMPACTS

During project development, noise levels may become elevated due to construction activity, which is generally intermittent and short-term. Moreover, the construction is located at the front of the property adjacent to Loudon Road. No increase over current noise levels will be experienced upon project completion.

In general, visual impacts resulting from project may be considered minor. The project will improve upon the immediate site, changing a typically unoccupied parking lot area to an architecturally pleasing building with associated landscaping, which will further enhance the aesthetics of the overall plaza site.

Additionally, impacts on town communications systems or any other proposed communications devices are not expected as a result of this project.

7.0 PROJECT CONSTRUCTION SEQUENCE & PHASING

The proposed project will follow the general construction sequence below. Due to the small size of the project, phasing is not proposed at this time.

1. Install Sediment and Erosion Control practices as indicated on the plans;
2. Saw cut pavements and remove existing asphalt;
3. Rough grade project area;
4. Install underground utilities;
5. Construct bank pad site stubbing up utilities within the building footprint;
6. Construct bank and ATM, Install curbs and sidewalks, finish grade site; and
7. Final pave the site and complete site landscaping.

8.0 CONCLUSION

The conditions outlined in this Project Narrative represent existing and proposed conditions as well as the proposed methods for the development of the project. It is anticipated that this project will have no significant adverse impacts on the environment and will pose no detrimental drainage, traffic, noise, visual and/or any other impact to the immediate surroundings or to the greater community-at-large. It is expected that there will be no objection or difficulty in securing requisite permits upon submittal and approval of a complete permit application and associated plans.