

**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



October 2018



4 Computer Drive West • Albany, New York 12205
www.labergegroup.com

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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 I.L.C, 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 75'x45' or 3,375 +/- square feet on commercial space which is currently under-utilized for parking and work. The proposed bank will offer conventional drive up park and enter along with a remote automated teller machine. 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 Cobee 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 Maps.*

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, Divicsti, Hennessy, Musungu, Carta, Paratore, Yang, Bango, and Old Loudon Road;
- On the south by Willoughby-Mazzeo Co. Inc. and Three Point Properties LLC; and
- On the west by Loudon Road (Route 9).

The Loudon Plaza is comprised of a series of adjoining buildings, a bank site (formerly Key Bank) located in the southwestern corner of the property and parking and delivery areas. The project site is proposed to be located adjacent to Loudon Road and the main plaza exit driveway.

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

1.2 PROJECT DESCRIPTION

The project has submitted a Commercial Zoning Verification with 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 3,375 ± 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 will be via connection to existing utilities located

adjacent to Cobbee Road. The project proposes to sheet flow stormwater runoff to the existing plaza storm drainage and management system. Since the project will occur over existing impervious area and will be adding porous landscape areas it is anticipated that runoff from the area will decrease. See Appendix E: Proposed Sketch Plans.

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

See Appendix H: Building Elevations and Floor Plans.

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 45 spaces.

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 by increasing pervious area to 25.8% with the addition of landscaped parking islands and landscaped areas adjacent to the proposed bank.

2.0 STORMWATER MANAGEMENT

At present, stormwater is allowed to sheet flow across the project site and is directed to a collection system. The proposed project will not alter existing drainage patterns. As such, stormwater will continue to be collected by the existing closed drainage system.

The project will disturb approximately 0.6 acres, less than one (1) acre of land and, accordingly, a SPDES and/or Stormwater Pollution Prevention Plan (SWPPP) and respective permitting is not warranted.

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. Based upon NYS Design Standards for Intermediate Sized Wastewater Treatment Systems use is 15 GPD per employee. Assuming ten employees the daily demand would be approximately 150 gallons.

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 would be provided fire protection by the Latham Fire Department. The closest fire hydrant is located 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. 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 architecturally pleasing building with associated landscaping, which will further enhance the aesthetics of the overall site.

7.0 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.

Appendix A Site Location Maps



REVISIONS

NO.	DATE	DESCRIPTION	BY
1			

Alteration of this document, except by a licensed professional engineer is illegal.

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TOWN OF COLONIE
 ALBANY COUNTY * NEW YORK STATE
 873 LOUDON ROAD; LATHAM, NY
 BANK PAD SITE
 AERIAL PHOTOGRAPH

DESIGNED BY PEK
 DRAWN BY
 REVIEWED BY

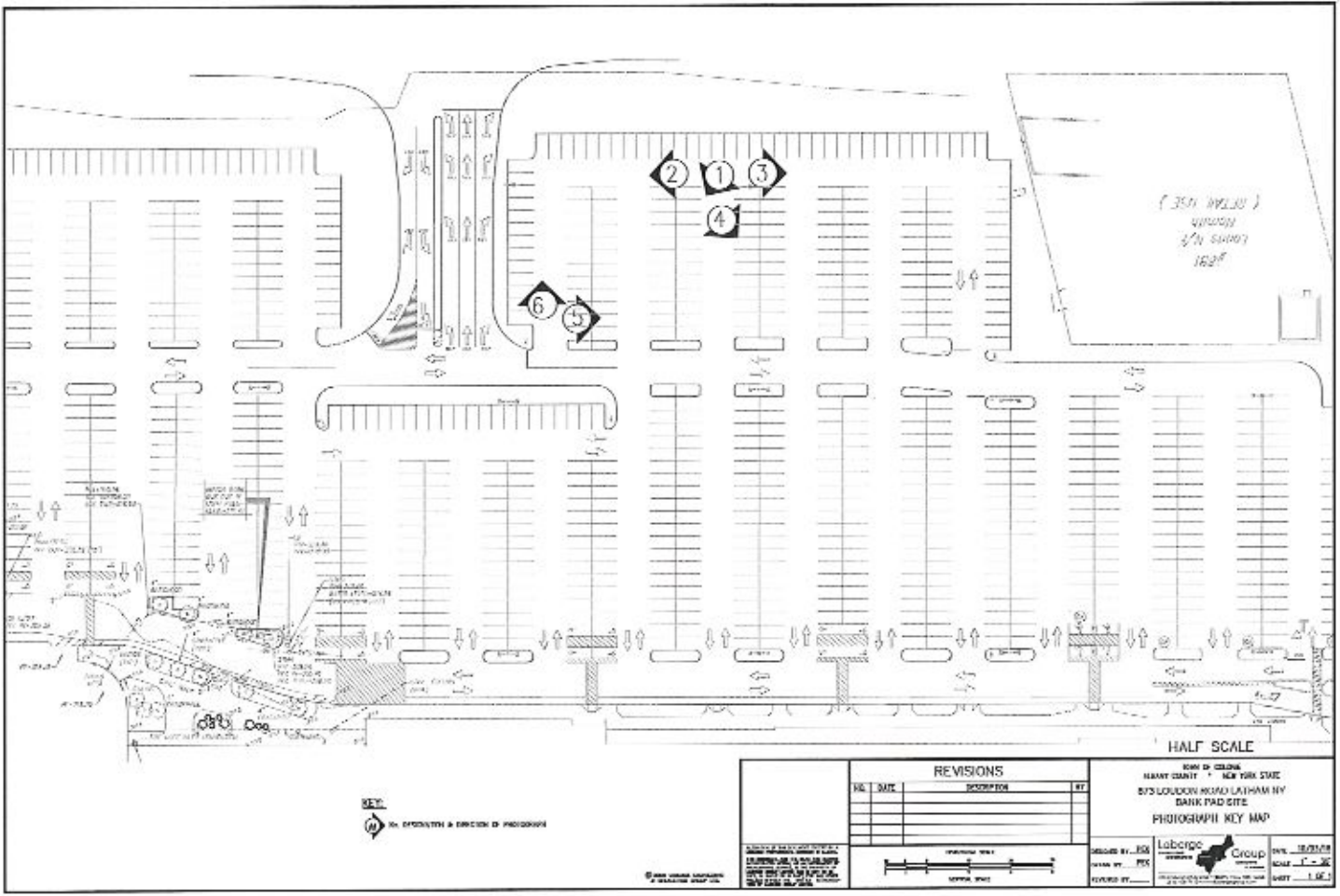
Laberge
 ENGINEERING
 ARCHITECTURE

Group
 ENGINEERING
 PLANNING

4 Computer Drive West-Albany, New York 12220
 (518) 498-7112-www.labergengroup.com

DATE OCT, 2018
 SCALE N.T.S.
 SHEET 1 OF 1

Appendix B Photograph Key Map



(SEE PLAN 102)
 1/2" SCALE
 LOOKING N/E

HALF SCALE

KEY
 IN ELEVATION & SECTION D PROGRESS

REVISIONS		
NO.	DATE	DESCRIPTION

JOHN D. COLEMAN
 HEAVY DUTY • NEW YORK STATE
 875 LEXINGTON AVENUE LATHAM NY
 BANK PAD SITE
 PHOTOGRAPH KEY MAP
 DRAWN BY: JEC
 CHECKED BY: MKS
 DESIGNED BY:

Laborcorp Group
 DATE: 10/20/08
 SCALE: 1" = 30'
 SHEET: 1 OF 1

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 A MEMBER OF LCG

Appendix C Site Photographs



PHOTOGRAPH No. 1: LOOKING AT FUTURE BANK PAD SITE (SOUTHEAST)



PHOTOGRAPH No. 2: LOOKING AT FUTURE BANK PAD SITE (SOUTH)



PHOTOGRAPH No. 3: LOOKING AT FUTURE BANK PAD SITE (NORTH)



PHOTOGRAPH No. 4: LOOKING AT BANK PAD SITE (NORTHEAST)



PHOTOGRAPH No. 5: LOOKING AT BANK PAD SITE (NORTH)



PHOTOGRAPH No. 6: LOOKING AT BANK PAD SITE (WEST)

Appendix D Commercial Zoning Verification

10-15-18 emailed contact



Paula A. Mahan
Town Supervisor

Commercial Zoning Verification

Town of Colonie Building and Fire Services Department
Public Operations Center, 347 Old Niskayuna Road
Latham, New York 12110

Phone (518) 783-2706
www.colonie.org/departments/building

Received
OCT 2018
Colonie
Building Dept.

**THIS APPLICATION IS FOR ZONING VERIFICATION FOR ANY COMMERCIAL PROJECT
FEES ARE DUE AT THE TIME OF APPLICATION
THIS FORM WILL BE ON FILE FOR 1 YEAR**

Any proposal which requires a Town of Colonie Building and Zoning Permit or an approval issued by the Town of Colonie Planning Board/Department must first be reviewed by the zoning enforcement officer of the Town of Colonie to determine whether the proposal violates any provision(s) of the Town of Colonie Zoning Laws. The Officer's determination is based solely upon the information submitted on/with this form and such determination is subject to review and change if the project is modified or further information becomes available at a subsequent date. The officer reserves the right to request further information as deemed necessary. A disapproval of the application by the zoning officer means the project, as designed, cannot proceed for the reasons provided. If you the applicant disagree with the zoning officer's determination you may appeal said determination to the Town of Colonie Zoning Board of Appeals. A new Application for Zoning Verification may need to be submitted if the applicable zoning laws change before the proposed action is completed.

NOTE: IF OWNER IS NOT THE SIGNEE, THE SIGNEE SWEARS THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER AND THAT THE SIGNEE IS AUTHORIZED TO MAKE SUCH APPLICATION.

1. GENERAL INFORMATION:

CASE # Z 2018 00547

Address of site of proposed action:

873 Loudon Road; Latham, New York 12110

Number Street City State Zip

Name of applicant Acadia New Loudon LLC

Address 411 Theodore Fremd Avenue, Suite 300; Rye, New York 10580

Number Street City State Zip

Applicant's phone (W) 914-288-8136 (Cell) 732-306-5679

Email Address mjoshi@acadiarealty.com

Contact person Philip Kozlowski, PE

Email Address pkozio@labergegroup.com

Phone number (W) 518-458-7112 (Cell)

Property owner(s) Acadia New Loudon LLC

Address 411 Theodore Fremd Avenue, Suite 300; Rye, New York 10580

Number Street City State Zip



2. Describe the present use of the building and property. (If vacant, so note and list last prior use & tenant).

Commercial shopping plaza with bank site

Tax Map Parcel 19.2-6-11

3. APPLICANT'S PROPOSED ACTION:

A. Is the proposed action a:

- New building Addition Renovation Accessory Structure Other
- New tenant (business name) _____ (Including Alterations) (No Work)
- Change of use (new use) _____
- Temporary tent (Date tent will be erected) _____ (Date tent will be removed) _____
- Site change or other (describe below) Addition of bank pad site

B. Proposed use (check where applicable):

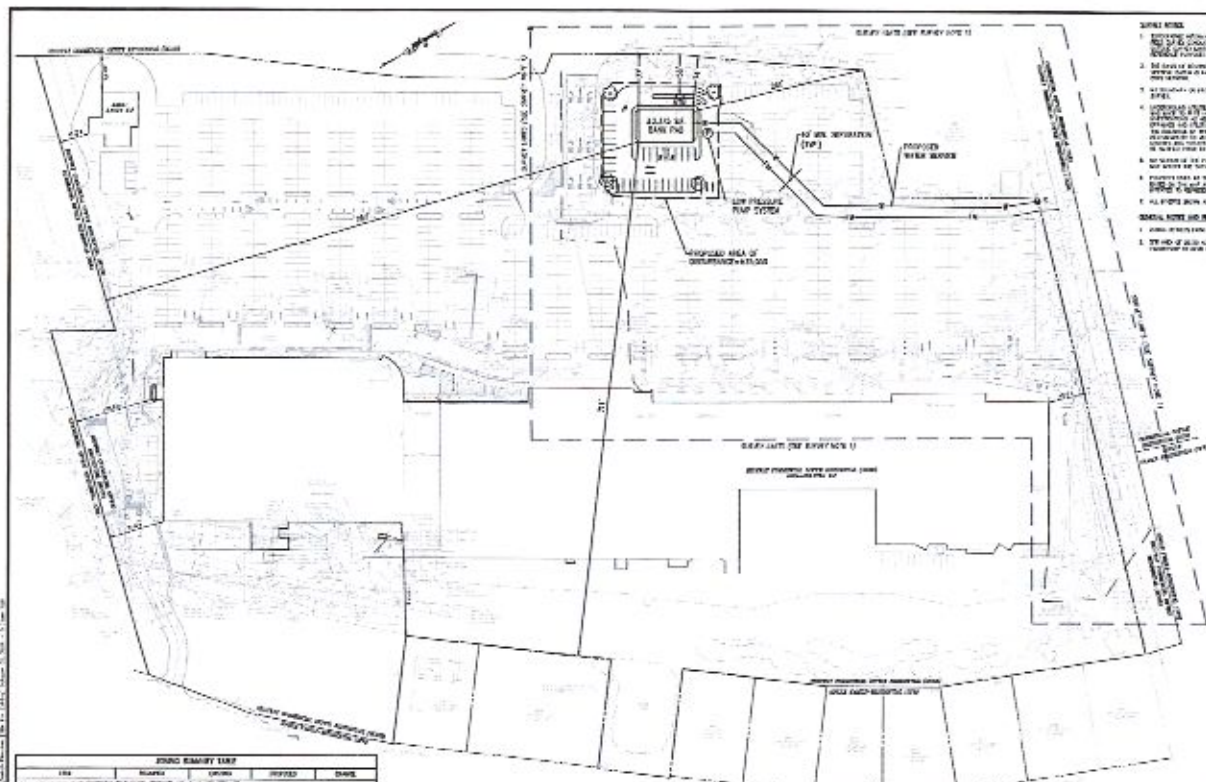
- | | | | | |
|--|--|--|---|---|
| <input type="checkbox"/> Office | <input type="checkbox"/> Warehouse / Storage | <input type="checkbox"/> Motor Vehicle Repair Shop | <input type="checkbox"/> Supermarket | <input type="checkbox"/> Massage |
| <input checked="" type="checkbox"/> Bank | <input type="checkbox"/> Fast Food Establishment | <input type="checkbox"/> Motor Vehicle Service Station | <input type="checkbox"/> Wholesale | <input type="checkbox"/> Messer |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Restaurant / Bar | <input type="checkbox"/> Motor Vehicle Sales | <input type="checkbox"/> Industrial | <input type="checkbox"/> Police Handout |
| <input type="checkbox"/> Bakery | <input type="checkbox"/> Convenience Food Store | <input type="checkbox"/> Mini Mart | <input type="checkbox"/> Day Care Child/Adult | <input type="checkbox"/> Ownership Change |
| <input type="checkbox"/> Hotel | <input type="checkbox"/> Personal Service Business | <input type="checkbox"/> Multifamily Dwelling | <input type="checkbox"/> Nightclub | |
| <input type="checkbox"/> School | <input type="checkbox"/> Wireless Telecom Facility | <input type="checkbox"/> Place of Worship | <input type="checkbox"/> Other | |

C. DESCRIBED THE PROPOSED USE IN DETAIL IN A COMPLETE DESCRIPTIVE NARRATIVE.

The project proposes the addition of a new bank pad site with a building foot print of +/-3,375 s.f.

The bank will have an automated teller machine drive thru. The bank proposes to be sited in a historically under utilized portion of shopping plaza's existing parking area

Appendix E Proposed Sketch Plan



- NOTES:**
1. EXISTING UTILITIES SHOWN FROM RECORD DRAWINGS AND FIELD SURVEY. ALL UTILITIES SHALL BE DELETED OR PROTECTED AS SHOWN ON THIS PLAN. ALL UTILITIES SHALL BE DELETED OR PROTECTED AS SHOWN ON THIS PLAN.
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 10. ALL UTILITIES SHALL BE DELETED OR PROTECTED AS SHOWN ON THIS PLAN. ALL UTILITIES SHALL BE DELETED OR PROTECTED AS SHOWN ON THIS PLAN.

FINISH ELEVATION LIST				
ITEM	FINISH	FINISH	FINISH	FINISH
1. FINISH GRADE	100.00	100.00	100.00	100.00
2. FINISH GRADE	100.00	100.00	100.00	100.00
3. FINISH GRADE	100.00	100.00	100.00	100.00
4. FINISH GRADE	100.00	100.00	100.00	100.00
5. FINISH GRADE	100.00	100.00	100.00	100.00
6. FINISH GRADE	100.00	100.00	100.00	100.00
7. FINISH GRADE	100.00	100.00	100.00	100.00
8. FINISH GRADE	100.00	100.00	100.00	100.00
9. FINISH GRADE	100.00	100.00	100.00	100.00
10. FINISH GRADE	100.00	100.00	100.00	100.00



REVISIONS		
NO.	DATE	DESCRIPTION

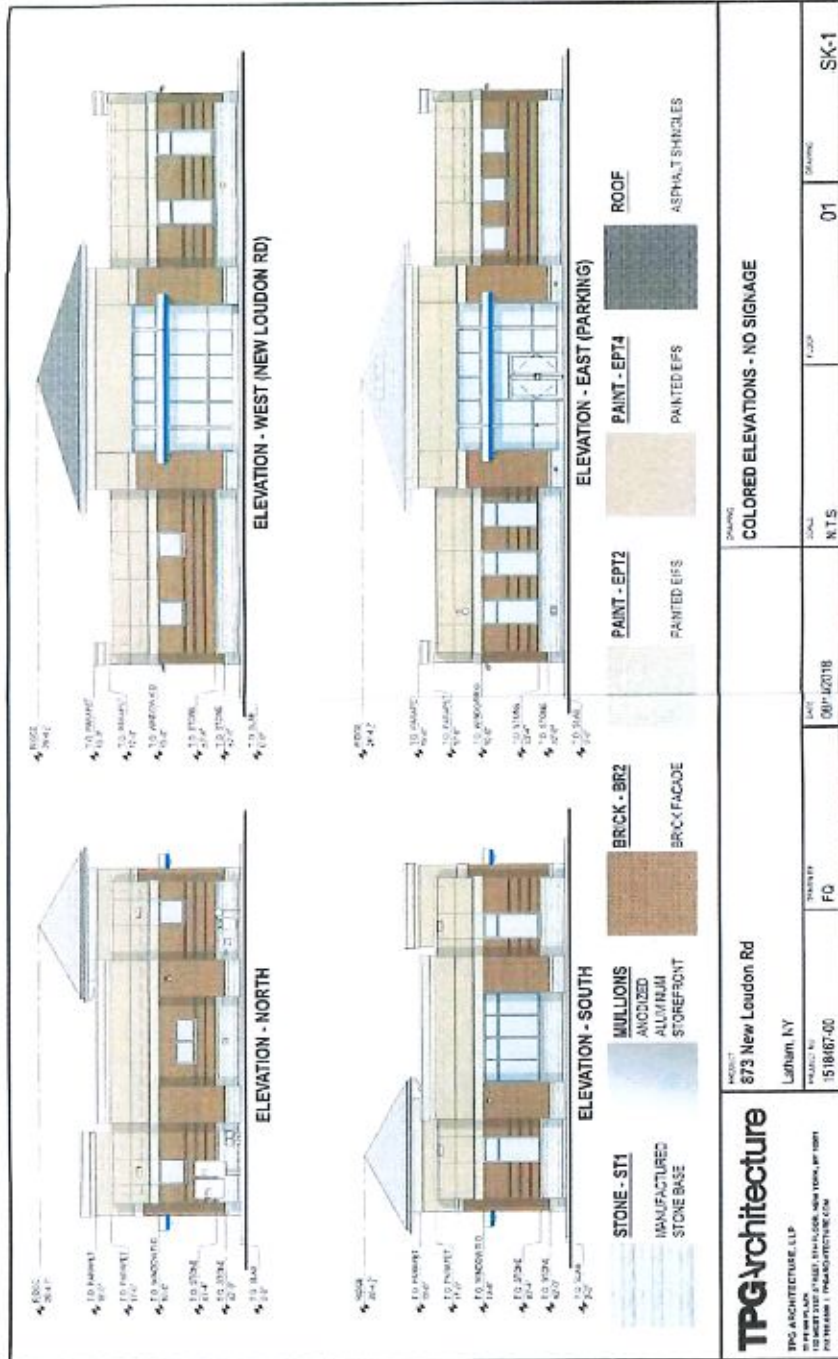
CITY OF CHICAGO
 ALABAMA NEW LOUDON LLC
 BANK PAD SITE
 SKETCH PLAN

DRAWN BY: JPM
 CHECKED BY: JPM
 DATE: 11/11/11

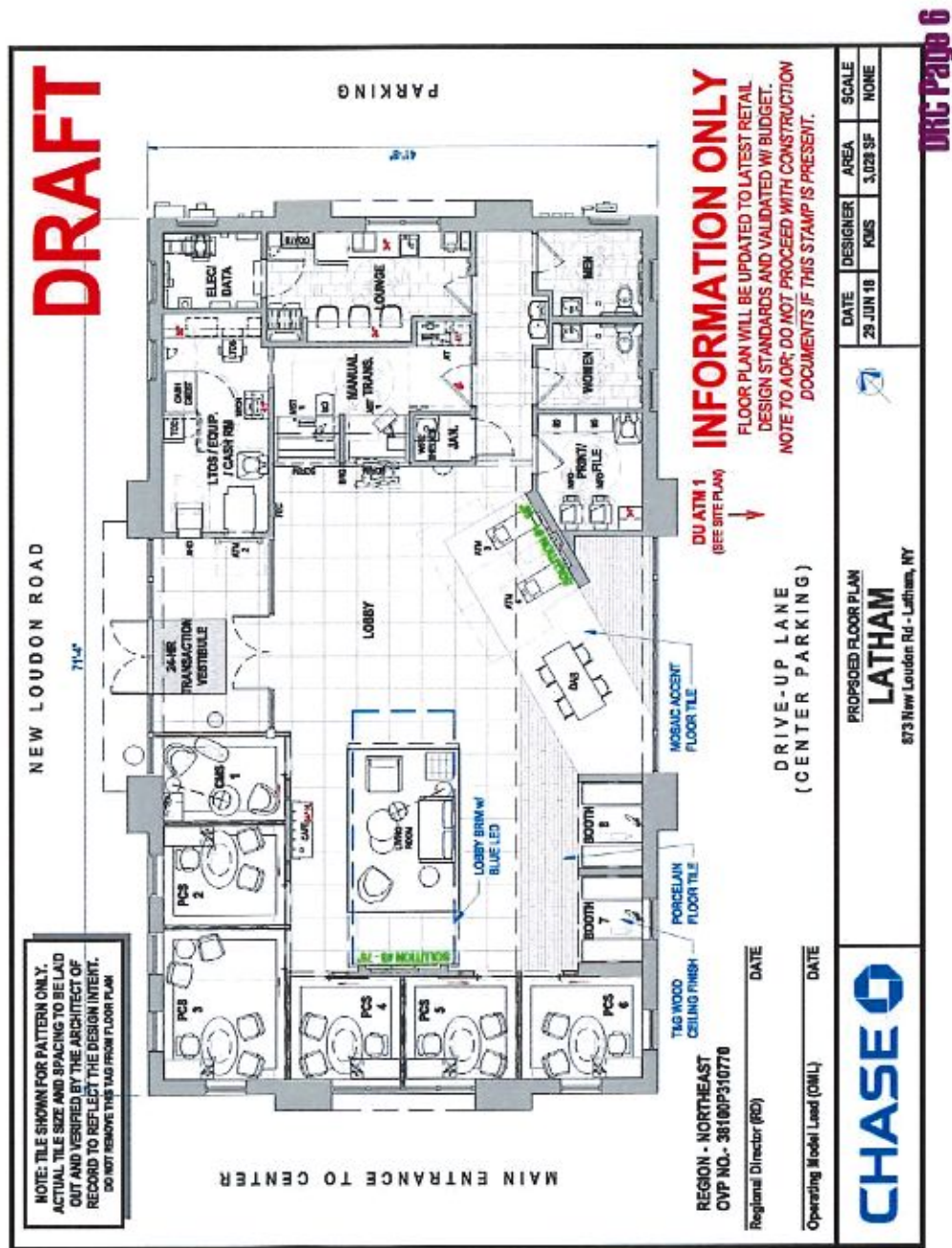
LODGEWORTH GROUP
 ARCHITECTS
 1100 N. WASHINGTON ST., SUITE 1000
 CHICAGO, IL 60610

PLS. 100000
 1000
 1000

Appendix F Building Elevation



Appendix G Floor Plan



Appendix H Short Environmental Assessment Form

Short Environmental Assessment Form


Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Acadia New Loudon LLC Bank Pad Site			
Name of Action or Project: Bank Pad Site			
Project Location (describe, and attach a location map): 873 Loudon Road Latham, New York 12110			
Brief Description of Proposed Action: The project proposes the addition of a new bank pad site with a building foot print of approximately 3,375 square feet. The bank will have parking and a drive thru ATM. The proposed development will temporarily disturb approximately 0.6 acres of existing impervious parking area. The project decrease plaza parking by 45 space and will increase green space by approximately 2,000 square feet.			
Name of Applicant or Sponsor: Manan Joshi, Project Manager/873 Acadia New Loudon LLC		Telephone: 914-288-8136	
		E-Mail: mjoshi@acadiarealty.com	
Address: 411 Theodore Fremd Avenue, Suite 300			
City/PO: Rye		State: New York	Zip Code: 10580
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		26.12 acres	
b. Total acreage to be physically disturbed?		0.6 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		26.12 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>MANAN JOSHI / Acadia New London LLC</u>		Date: <u>10/5/18</u>
Signature: 		

EAF Mapper Summary Report

Wednesday, September 26, 2018 2:42 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

