



**NARRATIVE
for Cumberland Farms, Inc. on 1893 Central Avenue**

The Applicant, Cumberland Farms, is seeking to construct a convenience store and fueling station on 1893 Central Avenue. The property was once occupied by "X" Sushi but it is the intention of this Applicant to demolish all existing structures. The parcel is owned by JAK 1881 Central, LLC. The convenience store will be 5275 square feet in size with an 6 gas pump fueling island. There will be access to the site via the two existing full access curb cuts on Central Avenue. The adjacent parcel was recently improved with an Aldi's project, in which a cross connection between the proposed site and the Aldi's site is already in existence along the eastern boundary of the site. This cross connection provides access to and from the site via a signalized intersection. The property is located in the COR zoning district. The proposed single story structure will be a colonial design with architectural features of columns and stone work. The height of the convenience store is 32'-10" and the canopy is 23'-8". The Project will have 53 parking spaces, which includes the 12 spaces at the pump. This store will be open 24 hours/7 days a week. There will be three shifts with 2-4 employees working each shift.

The site access points were reviewed by VHB Engineering. The Project is proposing three access points, which the data collected by VHB supports. Pursuant to its report, which will be supplied to the Town next month, the Traffic Engineers at VHB do not believe this will in anyway conflict with the bus schedule, since the bus stops are located on the adjacent site. DOT has not yet been consulted. The table below outlines the projected peak hour trips for this type of Project. Overall VHB has concluded that the proposed Project would not be a hazard to traffic.

Land Use	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Current Proposal						
Convenience Store with Gas – 5,275 SF	108	108	216	135	134	269
<i>Pass-by/Diverted link Trips</i>	-65	-65	-130	-87	-87	-174
New Trips	43	43	86	48	47	95

The Project is within the Latham Water District. No new fire hydrant is proposed, no sprinkler system is proposed. The connection will use a 2-inch system and will be used for a domestic purpose. It will have a Reduced Pressure Zone Device to prevent backflow. The daily usage is estimated at 500 GPD; peak day usage is estimated 800 GPD (estimated from NYS DEC Design Standards for Wastewater Treatment Works 1988); total usage per year is estimated at 110,000 Gallons; peak hour usage is estimated 70 GPH at a peak hour of 7am to 8am.

The Project is on a parcel that is improved with a structure that is currently vacant. The parcel is 2.26 acres in size and maintains mature vegetation where the adjacent residential use is located. The mature vegetation will remain. The lighting is downcast and the landscaping will be code compliant. The Project's appearance is similar to what was constructed at 207 and 1159 Troy Schenectady Road, which has been well received by the community in both use and appearance. Per the requirements set forth in the NYSDEC Stormwater Design Manual, this

project is classified as a Redevelopment Activity. The WQV (Water Quality Volume) treatment requirements have been met with a combination of impervious cover reduction and alternative treatment in a Hydrodynamic separator. The sewer will hook up to the municipal system. The CFI representatives have already had discussions with the Town Officials and have been advised that public water and public sewer will be available for the Project. As a result, the gas use will have no adverse impact on the facilities or the public infrastructure.

The Project is anticipated to be commenced in April of 2019 and completed by September 2019. There is no anticipated impacts on Town communication systems or devices.

The Applicant proposes to install state-of-the-art double wall tanks and piping. The proposed double-wall fiberglass underground storage tanks and piping with associated monitoring devices meet and exceed those mandated by State and Federal regulations. The Applicant will install two 20,000 gallon compartmental tank. Both tanks will be double-wall fiberglass, rustproof, with secondary containment, continuous leak detection, monitoring wells in the pad surrounding the tanks, and a built-in precision test capability. The Applicant will install a Veeder-Root TLS-350 interstitial monitoring system with an audio-visual alarm system. This state-of-the-art tank monitoring system manufactured by Veeder-Root provides continuous monitoring of the interstitial space of the double-wall tanks and leak detection that meets all applicable EPA regulations. The tank inventory monitor is connected to the Applicant's central computer system for dispatching trucks. Tank overfills are prevented because the Applicant's dispatcher will schedule deliveries only when tanks are empty and require filling. The added feature to this system is that, if any other system monitors are activated, the dispatcher is automatically notified. The system also notifies store employees immediately when the sensor is activated. When the tank is being filled, the inventory monitor acts as a high level gauge activating an audible and visual alarm when the volume in the tank reaches 90% of the tank volume. The driver is required to be at the tanker truck manifold and therefore has sufficient time to stop flow into the tank.

Further, spill containment manholes, where the tanker hose connects to the fill pipe, are required to contain only 3 gallons of potential spill. The Applicant's spill containment manholes can hold up to 25 gallons. Fuel dispensing hoses are equipped with "break away connections" which prevent spills should a customer forget to return the nozzle to the dispenser. These design and institutional features, such as the double-wall tanks and sophisticated monitoring system, provide adequate site and environmental protection and a technologically superior facility equipped to address any potential environmental concerns.

Solid waste will be contained in closed dumpsters in a masonry dumpster enclosure. Solid waste from the dumpster will be hauled to an approved landfill by a qualified waste disposal company.

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