

# C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

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**Project Narrative**  
**DePaula Mazda**  
**947 Troy Schenectady Road**  
**Major Site Plan**  
**February 28, 2019**

**Site Address**

947 Troy Schenectady Road  
Latham, New York 12110

**Site Acreage**

6.22 acres

**Applicant**

ASK Realty III  
785 Central Avenue  
Albany, New York 12206

**Project Designer**

C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.  
Contact: Francis G. Palumbo, RLA, Project Manager, Land Services  
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**Site Zoning**

Commercial Office Residential Zone (COR)

**Proposed Business**

DePaula Mazda - Car Sales and Service

**Description of Existing Site and Use**

The existing site contains two (2) abandoned one (1) story buildings, asphalt blacktop pavement, concrete walkways, and associated existing utilities.

**Description of Intended Site Development and Use**

The proposed project plans to develop two (2) buildings, approximately 17,000 sf, for a new Mazda Sales Facility and Service and Parts Facility. The buildings will have a car service, office and sales areas. The proposal includes required parking lot, for vehicle show areas, customer parking and vehicle inventory area, to meet requirements necessary by the tenant business use. The project will also provide for associated landscaping and stormwater treatment/detention, and will include new lateral connections to municipal water and sewer services.



# C.T. MALE ASSOCIATES

February 28, 2019

DePaula Mazda - 947 Troy Schenectady Road

Stormwater Feasibility

Page 2

## Anticipated Impact on Municipal Services

### *Traffic*

A curb cut on Troy Schenectady Road will provide access to the proposed site plan. This will require approval from NYSDOT. An initial meeting was held with NYSDOT. It is anticipated the final design of the NYS Route 7 entrance will be based upon expected traffic volumes provided for review.

At the sketch plan conference meeting before the Planning Board, residents and Board members requested additional data on the expected traffic volumes. DePaula currently operates a Mazda dealership on Central Avenue. This new facility will replace that location. This affords knowledge of current traffic volumes.

At the current facility, the average number of sales customers per day during a four-month period in 2018 were: 5 in July, 7 in August, 4 in September, and 4 in October. The average number of service customers per day were: 32 in July, 31 in August, 29 in September, and 30 in October. The majority of sales visits occur outside of the normal AM and PM peak periods.

The busiest day in August (busiest of the 4-month data) was a Saturday, August 18<sup>th</sup>. Below is a chart showing the distribution of these visits throughout the day. This information will be provided to the NYSDOT for a determination in any reasonable impacts can be expected. This information is also provided to address the concern over test drives. Further data will be discussed with the Planning Board as needed.

August 18, 2018 Sales Visits	
8:00 am - 9:00 am	1
9:00 am - 10:00 am	0
10:00 am - 11:00 am	2
11:00 am - 12:00 pm	2
12:00 pm - 1:00 pm	4
1:00 pm - 2:00 pm	1
2:00 pm - 3:00 pm	0
3:00 pm - 4:00 pm	5
4:00 pm - 5:00 pm	0
5:00 pm - 6:00 pm	2

# C.T. MALE ASSOCIATES

February 28, 2019

DePaula Mazda – 947 Troy Schenectady Road

Stormwater Feasibility

Page 3

## ***Water Supply - Latham Water District***

The proposed project area is within the Latham Water District. The water lateral connections will be made to the existing 12-inch diameter main on Troy Schenectady Road. The proposed water service size and services locations are approximate and will be finalized during preliminary design. All connections will be planned, designed, and constructed in accordance with the requirements of the Town of Colonie Latham Water Department prior to issuance of a building permit.

## ***Wastewater - Division of Pure Waters***

Sanitary sewer service will be provided by connecting to the existing sanitary sewer located on Troy Schenectady Road. The proposed sanitary sewer connections will be planned, designed, and constructed in accordance with the requirements of the Town of Colonie Pure Waters Department prior to issuance of building permit.

## ***Solid Waste***

Separate dumpsters will be provided for solid waste and for recycling materials that will be serviced by a private entity.

## **Impact on Adjoining Property**

There are no foreseen impacts on adjoining properties for noise, visual, drainage or others. The proposal includes a 50-foot buffer between the proposed business and existing residential homes. The existing drainage from the site currently flows to northwest, and the proposed drainage will be consistent with that drainage pattern. Proposed storm water measures will be utilized to maintain runoff volumes.

## **Existing Gross Floor Area**

14,694 sf

## **Proposed Gross Floor Area**

17,000 sf

## **Building Height and Number of Floors**

26 feet, two (2) stories

## **Number of Parking Spaces**

There is a total of 202 parking spaces proposed on the site. The proposal will have a need for vehicle inventory, as well as parking for customers and vehicle service. The proposal shows 138 parking spaces for customers, vehicle services, vehicle inventory display, and employees. There are 64 additional spaces for vehicle inventory located in the rear of the site which accommodates high volume delivery time periods. This rear area also allows for truck maneuvering on-site and will control truck access by way of the NYS Route 7 access.

## **Number of Employees**

30 employees

# C.T. MALE ASSOCIATES

February 28, 2019

DePaula Mazda - 947 Troy Schenectady Road

Stormwater Feasibility

Page 4

## Site Coverage Statistics

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Parcel Size</b>	20,000 sf max.	270,621 sf	270,261 sf
<b>Building Area</b>	30,000 sf max.	14,694 (5.4%)	17,000 sf (6.3%)
<b>Pavement Area</b>	N/A	12,393 sf (4.6%)	99,659 sf (36.8%)
<b>Greenspace Area</b>	35% min.	243,534 sf (90.0%)	153,962 sf (56.9%)

## Hours and Days of Operation

8:00 am to 6:00 pm

## Project Construction Sequence

The project will be constructed in a single phase.

## Storage and Disposal of Chemicals

There will be no storage of chemicals on-site.

## Impact on Town Communications

There will be no impact on Town Communication systems.

Respectfully submitted,

**C.T. MALE ASSOCIATES**

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