



## **Advance Engineering & Surveying, PLLC**

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development  
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### **Project Narrative Proposed Self-Storage Facility Development at 39 Old Sparrowbush Road**

Town of Colonie, Albany County  
June 2018  
Revised July 2019

Site Address: 39 Old Sparrowbush Road  
Applicant: Michael Giovanone  
Engineer: Advance Engineering & Surveying PLLC  
Nicholas Costa  
518-698-3772  
Proposed use: Self-Storage Facility  
Zoning: Highway Commercial Office Residential (HCOR)  
Area of Property: 1.14± Acres

#### **Description of Existing Site**

The project site is known as 39 Old Sparrowbush Road and currently is vacant. The project parcel is located at the westerly side of Old Sparrowbush Road and it is bound by the I-87 Northway on the northerly side; the Old Sparrowbush Road Right-of-Way on the southerly side; and the Upstate Specialty Prop LLC parcel on the westerly side which is developed as a veterinary clinic. Tax map parcel no. 19.01-2-1.12 identifies the project parcel owned by Giovanone Real Estate Partners LP.

The site topography is gentle and generally slopes towards the middle of the parcel where a drainage ditch is located that conveys stormwater runoff discharging from an existing 4-foot concrete culvert that traverses Old Sparrowbush Road and discharges to the north and towards the I-87 Northway corridor. The parcel has a high point at the frontage with Old Sparrowbush Road of the site with an elevation of approximately 304 feet and a low point at elevation of 277 feet at the aforementioned ditch located at the northerly boundary with the I-87 Northway Right-of-Way. The stormwater runoff discharges into unnamed tributaries that eventually discharge into the Mohawk River. Site vegetation for the majority of the site consists of brushy grasses and vegetation and some mature trees. The mature trees are located mostly along the drainage ditch described above. There is sanitary sewer service to the existing parcel and a sanitary sewer easement traverses the project site. The existing sanitary sewer system eventually discharges into the Town of Colonie Mohawk View Wastewater Treatment facility prior to

discharging into the Mohawk River. Water mains owned and maintained by the Town of Colonie Division of Latham Water are located within the Old Sparrowbush corridor.

**Description of Proposed Project**

As shown on the Site Plan, the applicant proposes to develop the existing 1.14 acre parcel with a 17 unit Self-Storage building with an approximate area of 10,783 SF. The lot would also be developed to have the necessary access and circulation drives and proposed parking areas to support the proposed building.

The Self-Storage Facility shows three (3) parking spaces, being developed and for the use of the tenants that would rent the self-storage units.

Total site coverage statistics for this new development are as follows:

<u>Site Coverage:</u>	<u>Existing Coverage:</u>	<u>Proposed Coverage:</u>	<u>Difference:</u>
Building Coverage	0 ± S.F. or 0%	10,783 ± S.F. or 21.7%	+10,783 ± S.F. or +21.7%
Pavement/Gravel, Sidewalk	0 ± S.F. or 0%	14,940± S.F. or 30.0%	+14,940 ± S.F. or +30.0%
Green Space:	49,676 ± S.F. or 100%	23,953± S.F. or 48.3%	-25,723± S.F. or -51.7%

The Site Plan shows the Site Statistics for the proposed parcel.

The proposed area of site development does have existing NYS and/or US ACOE jurisdictional wetlands and those are shown on the Site Plan. Town protected watercourse areas are not located on the site.

The proposed site is located within the Highway Commercial Office Residential (HCOR) zone as shown on the Town of Colonie Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located along Old Sparrowbush and Sparrowbush Road in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code. The Self-Storage is an allowed use in the HCOR zone but it requires approval from the Zoning Board of Appeals which was issued for the project site on November 1, 2018.

**Impact on Adjoining Property**

Noise

The proposed project will not have noise impacts since it will be similar and no different than the noises that currently are generated at the adjacent areas.

Visual

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

Drainage

The drainage from the site currently flows overland to the existing low point located at generally the center of the parcel which discharges to the north where it crosses the I-87 Northway and continues to the north and west to unnamed tributaries that eventually discharge into the Mohawk River. The project drawings show that the proposed development will utilize a proposed underground detention system for stormwater management practices to mitigate any additional flows that are generated from the proposed site development. The stormwater management practices will be in accordance with the Town of Colonie Stormwater Regulations and the NYSDEC Stormwater Management Design Manual. Since the project will not be disturbing more than one-acre and a Basic Stormwater Pollution Prevention Plan (Basic SWPPP) will be prepared to show how the project is in conformance with the previously cited regulations.

### **Impact on Services**

#### Traffic

The proposed Self-Storage building is estimated that PM peak trip generation will be approximately 3 trips. This amount of additional trips can be easily handled by the existing Old Sparrowbush and Sparrowbush roadway corridors.

#### Sanitary Sewer

The proposed development will not generate sanitary waste since it will not have any bathrooms required for the storage units.

#### Water

The proposed development will require a minor amount of domestic water for convenience of the customers and it is estimated that a demand of 110 GPD should be sufficient. There are existing water mains near the site that can provide this demand. The existing water system has the capacity to meet the water demand from the proposed development.

#### Solid Waste

The proposed development will not generate solid waste and the customers will be responsible for the removal of any discarded items.

The proposed development facility will not involve the use, storage or disposal of hazardous chemicals and materials. 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 site is located within the Highway Commercial Office Residential (HCOR) zone as shown on the Town of Colonie Zoning Map. The proposed use within this zone is allowed with a Special Use Permit which the Zoning Board of Appeals issued on November 1, 2018. The proposed development is a compatible use with existing uses and facilities located within the Sparrowbush Road corridor and vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

### **Required Waiver**

The proposed project will be developed in accordance with the requirements of the Highway Commercial Office Residential (HCOR) zoning and will require two waivers; one waiver will be due to the parking in the front setback and the second waiver is due to the buildings exceeding the maximum front setback of 20 feet.

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

The proposed project, upon approval, will commence with the installation of the Erosion & Sediment Control systems. These systems will be maintained throughout the construction period. Once the Erosion & Sediment Control systems are installed, the contractor will proceed with the construction of the proposed buildings and utility installation.

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

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