

# C.T. MALE ASSOCIATES

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

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## Hoffman Car Wash 1066 - 1068 Troy Schenectady Road Project Narrative July 27, 2018

### Site Address

1066-1068 Troy-Schenectady Road

*(Note: Project utilizes land currently on two separate parcels. It is intended that Lot Amendments will be made to form a singular Lot.)*

### Applicant

Hoffman Development Corp. (ATTN: Marty Andrews)  
1757 Central Avenue  
Latham, New York 12205

### Project Designer

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

Commercial Office Residential Zone (COR). A variance for structures within a front yard was received from the ZBA on March 1, 2018.

### Site Acreage

Total property size is 1.82 Acres. Lot 1066 Troy-Schenectady Road is 0.45 acres and Lot 1068 Troy-Schenectady Road is 1.37 acres in size. The two lots are proposed to be merged as part of the development plan.

### Description of Existing Site and Use

The existing land to be utilized for the project is currently vacant of any buildings and is utilized for storage of mulch and other landscape materials. This land has frontage along both Troy-Schenectady Road and Residence Inn Drive.

### Description of Proposed Site and Use

The proposed project plans to develop a new 7,000± SF Car Wash facility with exterior Vacuum services. The project will also provide for associated landscaping and stormwater treatment/detention, and will include new lateral connections to municipal water and sewer services. Following the Sketch Plan Application (March 23, 2018) and comments from the Planning Board (May 22, 2018), the proposed project has been revised to reduce impervious area and increase green space. Specifically, impervious area has been reduced by 2,143 SF, while increasing green space by 1,706 SF and the building footprint by 437 SF.

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## **Anticipated Impact On Municipal Services**

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

An existing water main is located on Residence Inn Drive. The new building will require service laterals for needs of domestic flows. Size and services locations are approximate, and will be finalized during preliminary design.

### **Wastewater – Division of Pure Waters**

Wastewater will be directed to the municipal gravity sewer main located on Residence Inn Drive.

### **Solid Waste**

A dumpster will be provided for solid waste and a dumpster will be provided 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 is consistent with surrounding properties and land use. The existing drainage from the site currently flows to southwest, and the proposed drainage will be consistent with that drainage pattern. Proposed storm water measures will be utilized to maintain runoff volumes.

### **Impact On Services / Traffic**

Utility services (water, sewer, solid waste) will have minimal increases with no foreseen impacts on municipal systems, nor any foreseen impacts on Town, County or State roads.

### **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.

### **Project Construction Sequence**

The project will be constructed in a single phase.

Respectfully submitted,

**C.T. MALE ASSOCIATES**

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Francis G. Palumbo, RLA

Project Manager/Senior Landscape Architect

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