

C.T. MALE ASSOCIATES

Project Narrative
Proposed Hoffman Car Wash
New Building and Site Plan
1066-1068 Troy Schenectady Road
(Major Site Plan)
November 29, 2017

Site Address

1066 - 1068 Troy Schenectady Road

Applicant

Hoffman Development Corp.
ATTN: Marty Andrews
1757 Central Avenue
Albany, 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
50 Century Hill Drive - Latham, New York 12110
518-786-7658 (Telephone) / 518-786-7299 (Fax) / f.palumbo@ctmale.com

Site Zoning

Commercial Office Residential Zone (COR)

Site Acreage

Total Property Size is 1.82 Acres. Lot 1066 Troy-Schenectady Road is 0.45 acres and Lot 1068 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 additional connections to municipal water and sewer services.

Respectfully submitted,

C.T. MALE ASSOCIATES

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



Francis G. Palumbo, RLA
Project Manager, Land Services