



**Proposed Restaurants and Retail  
at 579 Troy-Schenectady Road  
on 89.4 Acres +/-  
in Colonie, Albany County, New York**

**Project Narrative**

**PROJECT APPLICANT**

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**PROJECT OWNER**

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**DESIGN ENGINEER**

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**Introduction:**

KIR Latham Farms proposes to construct a +/- 9,000 SF building to be used for fast casual restaurant and retail purposes adjacent to the current Dick's Sporting Goods on the site of the former Wal-Mart garden center. The project includes one parcel of land: 579 Troy-Schenectady Road (Parcel ID 19.1-2-8) owned by the applicant, KIR Latham Farms. The proposed development is depicted on the accompanying plans, dated January 26, 2018 prepared by VHB, Inc. This brief project narrative describes the proposed site development and identifies the project's potential impact on the existing public infrastructure and the surrounding environment.

**Project Description:**

- A. **Existing Site Conditions** - The proposed project encompasses the lands of KIR Latham Farms at 579 Troy-Schenectady Road in the Town of Colonie, Albany County, New York. The project site totals ±89.4 acres. The site is bounded by Troy-Schenectady Road (New York Route 2), residential and commercial properties to the south, New Loudon Road (US Route 9) and commercial properties to the east, Interstate 87 and commercial properties to the west and Sparrowbush Road to the north. The site consists of the Latham Farms Shopping Center. The specific area of the proposed project is the former Wal-Mart garden center, adjacent to the new Dick's Sporting Goods.
- B. **Proposed Project** - The project currently proposes to construct a single-story building containing two fast casual restaurants and one retail store. Restaurant A is +/- 4,000 SF with a +/- 1,055 SF patio. Restaurant B is +/- 2,600 SF with a +/- 500 SF patio. The retail store is +/- 2,400 SF. These will be constructed adjacent to the current Dick's Sporting Goods on the site of the former Wal-Mart garden center. An enclosed access corridor will be provided at the rear of the proposed building to serve all three occupants and provide access to an enclosed dumpster.



Approximately 37 new standard parking stalls and 5 new ADA-compliant parking stalls will be constructed for a total of 42 new parking stalls. The parking field immediately north of Dick's Sporting Goods will also be utilized to ensure the minimum number of required parking stalls is met. There are currently 111 excess parking stalls in that field. Combining this with the proposed 42 new parking stalls provides 153 total available parking stalls.

Restaurant A will have approximately 170 seats and 12 employees at maximum shift while Restaurant B will have approximately 60 seats and 6 employees at maximum shift. Including the 2,400 SF retail store, a total of 145 parking stalls are required. See plan C-4 of the attached plan set for parking requirement calculations.

The attached plans depict the layout of the existing drives, sidewalk, parking area, and building.

### **Parking, Access and Traffic Generation:**

Approximately 37 new standard parking stalls and 5 new ADA-compliant parking stalls will be constructed for a total of 42 new parking stalls. The parking field immediately north of Dick's Sporting Goods will also be utilized to ensure the minimum number of required parking stalls is met. There are currently 111 excess parking stalls in that field. Combining this with the proposed 42 new parking stalls provides 153 total available parking stalls. A parking evaluation has been completed as well.

The main access to the project is from Erin Street which passes through Latham Farms connecting Troy-Schenectady Road and New Loudon Road.

The project is not expected to generate significantly more traffic than existing conditions within Latham Farms.

### **Zoning Compliance:**

The property lies within the Highway Commercial Office Residential (HCOR) zoning district. The proposed use complies with all zoning requirements.

### **Utilities:**

- A. **Water** - Water service is provided in the surrounding roadways near the project site, including an 8-inch ductile iron line in front of Dick's Sporting Goods and a 12-inch ductile iron line behind Dick's Sporting Goods. A 6-inch line is proposed to connect to the existing 12-inch line using a cut-in with two solid sleeves and a gate valve to provide service to the new tenants.
- B. **Sanitary Sewer** - There is an existing 8-inch PVC sanitary sewer line in place which runs from Panera Bread, behind Dick's Sporting Goods, and connects out to Route 9. The wastewater from the proposed restaurants will gravity flow to grease traps and then to a pump, where it will combine with the wastewater from the proposed retail store. It is then proposed that a 2-inch PVC force main be used to connect the pump to existing manhole MH #16.
- C. **Storm Water** - The storm water management system will be designed in accordance with the NYSDEC Stormwater Management Design Manual and the Town of Colonie stormwater regulations. There is currently a storm water system in place throughout Latham Farms. The proposed project will result in a slight increase in impervious area at this location over when the Wal-Mart garden center was located there. It is proposed to treat and temporarily store new storm water runoff near the new project before discharging it along its existing course. Discharge rates will match those from when the garden center was located here.
- D. **Fire Protection** - As per Town requirements, fire hydrants are already located throughout Latham Farms. There are two hydrants within 270 feet of the proposed building. Fire detection and suppression systems within the building will be provided in accordance with local, state, and federal code requirements.



- E. **Non-municipal Utilities (Gas, electric, cable, telephone)** - National Grid is the provider for electric and natural gas throughout the site. It is anticipated that sufficient capacity exists to supply the site. Verizon is the provider for telephone in the area. Spectrum provides cable service in the vicinity of the site.
- F. **Solid Waste** – Once complete, the tenants will produce approximately 5 tons of solid waste per month. An enclosed dumpster will be located near the building and will be emptied by a waste hauler on a regular basis.

**Impact on Adjoining Property:**

The surrounding land uses are commercial retail and restaurants, so the proposed fast-casual restaurant and retail use will not have a negative impact on this area.

The proposed project will not produce any noise, odors or light which would affect the surrounding properties. Site lighting and storefront signage will be designed in accordance with current design guidelines. Lighting will not cause illumination beyond the boundaries of the site. Drainage will be discharged to the existing storm water management system at the same rates that existed when the garden center was located here.

Overall, the impacts from the proposed building and its tenants will not represent a significant increase over existing conditions.

**Schedule and Construction Phasing:**

It is anticipated that the project will be constructed in a single phase. Construction is anticipated to begin in spring 2018.

The typical general construction sequence is as follows:

1. Installation of temporary soil erosion/storm water detention measures.
2. Demolition and tree removal (as necessary).
3. Rough grading.
4. Construction of permanent drainage facilities.
5. Installation of foundations.
6. Construction of site utilities to building perimeter.
7. Construction of proposed buildings.
8. Final site grading.
9. Construct curbing, pavement areas and concrete areas.
10. Building fit-up.
11. Landscaping and stabilization.
12. Removal of temporary soil erosion measures.

**Impact on Town Communications System / Proposed Communication Devices:**

There are no transmitters or communication devices associated with this project. There will be no impact on Town communications systems.

**Proposed Waivers from Design Standards:**

A waiver has been requested to allow parking in the front yard.