



Concept Submission Project Narrative

25,533 s.f. Office Building 1209 Troy Schenectady Road (N.Y. Route 7) Town of Colonie Albany Co., New York

October 19, 2017

Applicant: Lecce Real Estate, LLC
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Latham, NY 12210

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EXISTING CONDITIONS

General

The site currently is vacant with open lawns and trees with all existing buildings removed in the past year. The total parcel area is 1.49 acres with 1.42 acres within the Town of Colonie and 0.07 acres within the Town of Niskayuna, Schenectady County. There are currently two entrances/exits to the site, one off of Troy Schenectady Road and a second off of a private drive, which accesses Rosendale Road (Town of Niskayuna) or a signalized intersection at Troy Schenectady Road at the Riverhill Center. The parcel has deeded access rights to the mentioned private drive. The site is generally flat with the high point in the center of the parcel and sloping away in the direction of the front and rear property lines.

There is no defined drainage system on the lot with runoff sheet flowing to adjacent properties or the Troy Schenectady Road right-of-way. Drainage along Troy Schenectady Road is collected in the NYSDOT closed drainage system and continues in a southeasterly direction.

Water

Based on information provided by the Latham Water District, the site is within the Latham Water District service area and is serviced with municipal water, off of the watermain located on Troy Schenectady Road. The main located along Troy Schenectady Road is identified as an 12-inch diameter ductile iron pipe and the service to the existing building appears to be 1.5-inches diameter pipe.

Sanitary Sewer

Based on information provided by the Division of Pure Waters, the site is within the Town's sewer service area and has two individual service laterals off of an existing 8-inch gravity sewer located along Troy Schenectady Road.



ZONING

The parcel is located within the Commercial Office Residential (COR) Zoning District. The proposed office building is a permitted principal use within the COR District. The parcel is also located within the Airport GEIS Study Area and is subject to the associated mitigation fees of the study area.

ENVIRONMENTAL SETTING

Soils

The National Resources Conservation Service (NRCS) soil survey for Albany and Schenectady Counties, New York identified the soils present at the subject site consists of the following:

Soil Type	Depth to Water Table	Depth to Restrictive Feature	Slope	Hydraulic Group
CoA – Colonie loamy fine sane, 0 to 3 percent slope	More than 80”	More than 80”	0 to 3%	A
CoC – Colonie loamy fine sane, 3 to 15 percent slope	More than 80”	More than 80”	3 to 15%	A
Uf – Udipsamments-Urban land complex	More than 80”	More than 80”	0 to 8%	Not Defined

In June of 2016 and December of 2016, QCQA Engineering Services and Dente Engineering, respectively completed site specific geotechnical investigation to support building construction. The soil investigation indicated that the site was found to include an upper layer of brown to gray fine sand soils extending to depths ranging from approximately 6 to 10 feet. The upper sand layer was underlain by brown to gray clay soils with varying amounts of intermixed silt and fine sand. Groundwater was found to be at depths greater than 10 feet below the ground surface. Infiltration rates ranged from 23 inches per hour to 60 inches per hour.

Wetlands

The site and adjacent areas were reviewed for both State and federally regulated wetlands. There are no State or federally regulated wetlands on site or immediately adjacent to the site.

Floodways/Floodplains

The project site is located outside the 100 year floodplain. According to the FEMA FIRM Map, the site falls within a Zone X, which are areas determined to be outside the 0.2% annual chance floodplain.

Historic / Cultural Resources

After reviewing the NYS Office of Parks, Recreation and Historic Preservation’s (SHPO) on-line CRIS data base, the subject parcel appears to be located partially within an Archeo Sensitive Area. The applicant has completed a cultural site assessment which has been included with this submission. The report indicates that no archeological or cultural resources are located on the site and no further study is necessary.

DEVELOPMENT PLAN

General

This project includes the demolition of the existing buildings, removal of the existing site elements such as lights, paved parking areas and removal or abandonment-in-place of existing utility services. The applicant will then



construct a new 3 story 17,949 s.f. office building, install new paved parking lots and site drives, utility services, site lighting, stormwater collection, conveyance, and treatment systems, and landscaping. Parking for the will be located on the parcel.

Site Statistics (Town of Colonie only)

Item	Existing	Proposed	Difference	Total (as % of Site)
Building Coverage (sf)	0	5,983	+5,983	10%
Other Impervious Coverage (sf)	14,878	28,531	+13,653	44%
Green Space (sf)	47,114	27,478	-19,636	46%
Total Site Area (sf)	61,922	No Change	No Change	100%
# of Parking Stalls	0	80	+80	
# of site entrances/exits	2	2	0	

Site Access / Impacts to Traffic

Two points of access are proposed. The access at Troy Schenectady Road will be restructured to entering the site only. The access at the rear of the property will be full access allowing vehicles to exit onto Rosendale Road or through the adjacent property to the south and to a signalized intersection at Troy Schenectady Road via existing access easements.

Potable Water / Fire Protection

The existing water service would be removed in accordance with Latham Water District Standards. A new combined potable water and fire protection service will be installed to service the proposed use which would be designed and constructed in accordance with the Latham Water District Standards. A NYSDOT Utility Work Permit will be required for the removal of the existing private water service and construction of the new private water service connection.

There is an existing fire hydrant located southeast of the parcel, along Troy Schenectady Road. With the proposed building including automatic fire sprinklers, the existing hydrant is within the maximum distance to all levels of the first floor of the building. As such, no on-site hydrants are required and no public water mains will be constructed with this project.

Sewer

There are reportedly two existing sewer laterals servicing the property, based upon record information furnished by Pure Waters. The northern most lateral will be removed/abandon in accord with Pure Water standards. The southern lateral, if found to be in good shape via inspection will be reused and a new lateral from the building extended and connected.

Stormwater

In order to provide stormwater quality controls, Chapter 9 of the New York State Stormwater Management Design Manual (NYSSMDM) will be employed for the reconstruction of existing impervious, which has existed on the site within the past five years with areas of new impervious being managed with green infrastructure practices.

As the design of the project progresses, its stormwater management system design will adhere to the Town of Colonie "Standard Format for Stormwater Management and Reports" dated 1995 and be in conformance with the NYSDEC Stormwater Management Design Manual, latest edition.



Solid Waste

An exterior dumpster will be provided for general waste generated from the site uses. Garbage will be removed by a private waste hauler for transport to a facility licensed to accept the waste.

Number of Employees / Hours of Operation

At this time, the number of employees is unknown. The hours of operation are expected to be typical of a professional office, of 8am to 5pm, Monday through Friday.

Storage and Disposal of Chemicals

There will be no storage or disposal of chemicals associated with the project.

Project Construction Phasing

The project will be constructed as a single phase, expecting to span six to nine months.

Impacts on Town Communications

There will be no impacts on the Town's communication systems.

Odor and Noise Impacts

No changes in odor or increases in noise levels are expected as it is located along Troy Schenectady Road, a heavily traveled commercial corridor.

Impacts on Emergency Services

The proposed use of the property, should not have an adverse effect on the Town's Emergency Services.

Visual Impacts

No adverse visual impacts are anticipated. The applicant has committed to preserving as many of the existing healthy trees within the site as possible.

Impacts on Town Utilities

Water and sewer demands are expected to increase but not substantially and can be accommodated without modifications or improvements to the existing Town infrastructure.

Any Stormwater impacts are to be mitigated via the proposed stormwater management system.

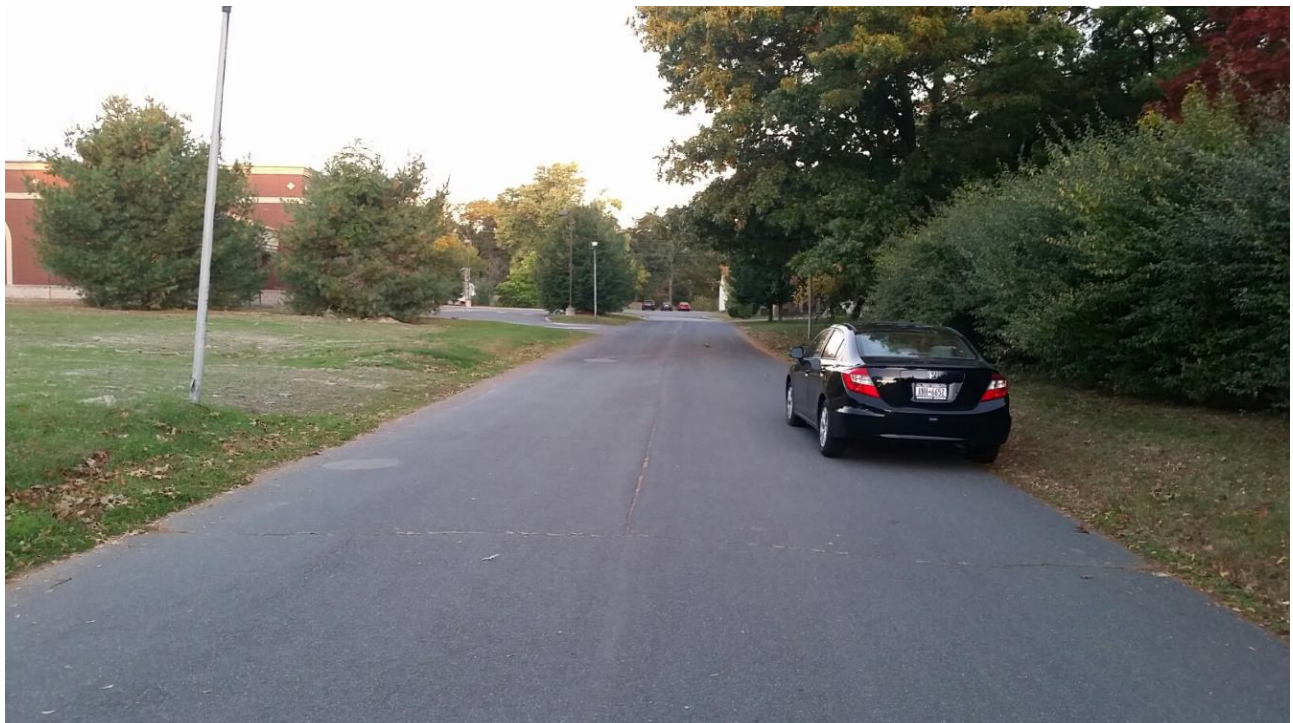


Attachment 1
Existing Conditions Site Photographs



Photograph 1:

View looking east at north end of parcel. Existing road provides access to an existing signalized intersection at Troy Schenectady Road.



Photograph 2:

View looking west at north end of parcel. Existing road provides access to an Rosendale Road.



Photograph 3:

Looking in southerly direction from access road on north end of parcel. Troy Schenectady Road in the background at southern end of parcel.



Photograph 4:

Looking in southwesterly direction from access road on north end of parcel. Existing Rite Aid is visible on background which is located on the adjacent parcel to the west.



Photograph 5:

Looking in an easterly direction at southern end of parcel. Troy Schenectady Road in on the right with parcel on the left. Existing site access drive visible in foreground.



Photograph 6:

Looking in westerly direction at southern end of parcel. Troy Schenectady Road in on the left with parcel on the right. Existing site access drive visible in the background.



Photograph 7:
Looking in northerly direction at southern end of parcel. Right Aid is located on the left.



Photograph 8:
2013 Bing Map image of parcel.