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Project Narrative Proposed Galleria at Loudonville at 606 & 608 Loudon Road Town of Colonie, Albany County

February 2019

Site Address: 606 & 608 Loudon Road
Applicant: New Loudon Road Realty Company, LLC
Contact: Nicholas Costa
Engineer: Advance Engineering & Surveying PLLC
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518-698-3772
Proposed use: Mix-Use of Retail, Residential Apartments & Senior Assisted Living Facility
Zoning: Neighborhood Commercial Office Residential (NCOR)
Site Area: 8.04± acres

Description of Existing Site and Use

The project site contains approximately 8.04 acres that are located on the westerly side of Loudon Road. The project site was most recently occupied by the Hoffman's Playland with amusement park rides and an arcade which was an iconic and familiar location for children entertainment for many years and became a familiar ritual for many youngsters growing up in the Capital District. Most of the residents that grew up in the Capital District can still recollect the youthful excitement as parents promised to take them to Hoffman's Playland to enjoy riding on the train or riding one of the other many amusement rides that occupied the Playland. Furthermore later when those children became parents they repeated that ritual with their kids making the Playland enjoyable for multiple generations. The site also was occupied by a car wash and a sandwich shop. The Hoffman family operated the facility for over 40 years and most recently decided that it was time for the facility to be shuttered.

The site is fully developed with buildings, asphalt and concrete pavement and municipal infrastructure that provided the necessary water and sanitary sewer services to the site.

On the easterly side the parcels are bordered by the Loudon Road (NYS Route 9) Right-of-Way boundary which also provides the site with access to the Loudon Road corridor. The westerly side is bordered by a wetlands complex and a portion of the Shaker Village development consisting of a mix use of residential and retail use. The northerly boundary also borders the Village at New Loudon development; and on the southerly side the subject parcel shares its border with Newton Plaza, a retail development that is occupied by a multitude of uses including restaurants, card shop, pharmacy, clothing and a mix of

other stores. The parcels are identified as tax map no. 31.03-4-74 & 75 and are zoned Neighborhood Commercial Office Residential (NCOR) in accordance with the Town of Colonie Zoning Map.

The site topography is gentle and generally slopes from east to the west and towards the existing wetlands located at the rear of the parcel. The existing wetlands collect the stormwater runoff from the surrounding areas and eventually discharge into the unnamed tributaries of the Shakers Kill that meander towards the west and eventually discharge into the Mohawk River. Site vegetation for the majority of the site consists of isolated landscaped areas that appear to have been planted during the time that the Playland was in operation. There are several landscaping shrubs and individual trees that are located on the parcels. The rear area that has been identified to be jurisdictional wetlands does contain some forested areas. The infrastructure consisting of sanitary sewer and water are located nearby. A municipal sanitary sewer system traverses the site at the westerly side of the parcel; another sanitary sewer system is located along the easterly boundary side, along the Loudon Road frontage along with a waterline easement located in the same general area. The Loudon Road corridor also contains gas, telephone and CATV infrastructure systems that provide the site with these services.

Description of Proposed Project

The Galleria at Loudonville is a proposed re-development of the former Hoffman Playland with a 30,000 square foot Retail Building; a four (4) story Senior Independent Living Apartment building with 101 Apartments; and a three (3) story Senior Assisted Living building that will house 99 beds. It is important to note that the Senior Assisted Living building is composed of individual bedrooms that would not have any other living quarters located within the bedroom space. Common rooms for daily activities such as living room, dining room and sitting rooms would be communal and shared by all residents. Associated parking areas and access drives would also be developed as shown on the Concept Plan. Sidewalks for accessing the nearby shopping opportunities will also be constructed and a focal point of the proposed development is the construction of a large Piazza located at the rear of the Retail building and extends between the Senior Independent Living building and the Senior Assisted Living building. The Piazza will be developed as community space with landscaping, sitting areas composed of benches and tables (some of the tables will have umbrellas), and open areas for the residents to meet and socialize but it will also serve for holding community special events. The expansive Piazza will also have dedicated areas for bar-b-que and picnic tables. As noted on the Concept Plan, the buildings would occupy a footprint area of approximately 100,675 SF and would have a green area of approximately 3.29 acres or 39.2% of the site. There would be a total of 343 parking spaces with 175 of these spaces being located in an enclosed garage located below the Senior Independent building and the Assisted Living building. The Senior Independent building and the Assisted Living building will be located in a separate parcel that has an approximate area of 4.4 acres. The retail facility is located in a separate parcel that has an approximate area of 4.0 acres. The Retail building will be two-story in height and the building would occupy an approximate footprint area of 30,000 SF. In aggregate, the green space for the proposed project would be a total of 3.29 acres or 39.2% of the total project area, 8.4 acres. The Senior Independent building and the Assisted Living building will not have frontage along a town road and therefore will require an Open Development Area (ODA) from the Town Board. Once the ODA is approved the parcel will require a minor subdivision into two lots as noted above.

Based on the zoning regulations, the site can be developed with a mix use of Neighborhood Commercial Office Residential structures. The current owners of the parcel have owned the parcel for several generations and have selected the proposed project due to its legacy of providing a continuation of the wonderful experience that the Hoffman Playland has provided for the Capital District for multiple family generations. This proposed use is complimentary to the mix-use that currently exists at the adjacent parcels and is a good transition to the existing northerly mix-use of townhomes, apartments and retail use and to the southerly use of mix-use retail. The senior residential and retail development of these parcels will keep the objective of the Town comprehensive plan of developing this area with mix-use development and this parcel will continue to provide a community need in similar fashion as it has accomplished over the several decades that it operated as the Hoffman Playland.

The applicant is proposing to work with the Town Planning Board and the Planning and Economic Development Department to identify a public benefit for the proposed PDD. Developing this parcel with the proposed Senior Independent and Assisted Living residential development will achieve the balance discussed in the comprehensive plan of having walkable communities that are easily accessible and conveniently located. The proximity of the proposed development to the many shopping facilities located along the Loudon Road corridor will be beneficial to the future senior residents who will have the option of enjoying these amenities within walking distances from the proposed development.

Proposed 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	14,587 ± S.F. or 4.0%	100,675± S.F. or 27.5%	+86,088 ± S.F. or +23.5%
Pavement, Sidewalk	130,053 ± S.F. or 35.6%	121,779± S.F. or 33.3%	-8,274± S.F. or -2.3%
Green Space:	220,968 ± S.F. or 60.4%	143,154± S.F. or 39.2%	-77,814± S.F. or -21.2%

The infrastructure necessary to provide the proposed development with Sanitary, Water, Electric, Gas and Telephone services exist and are all located along the Loudon Road frontage and currently provide these services to the site. These systems have sufficient capacities to provide the utility demands from the proposed development. The conceptual intent of the stormwater management system will be in full compliance with the NYSDEC Stormwater Management Design Manual.

The proposed area of site development does have existing US ACOE and NYSDEC wetlands. These wetlands have been delineated and are shown on the Concept Plan. The site does not contain any steep slope areas.

The proposed site is located within the Neighborhood Commercial Office Residential (NCOR) zone as shown on the Town of Colonie Zoning Map. The proposed residential

apartment and retail land use within this zone is allowed and is a compatible use with existing uses and facilities located along Loudon Road, in the project vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code. The Town Comprehensive Plan goal is to develop walkable communities with easily and conveniently located facilities. The adjacent areas to the parcels have been developed with commercial, residential and office development and the proposed development would complement these previously developed areas and achieve the goals of the Town's Comprehensive Plan.

The Proposed Planned District Development would be fully compatible with adjacent area development and is consistent with the Town's goals and objectives for a Planned Development District (PDD) as follows:

1. The PDD concept plan allows reduced length of streets and infrastructure which translates to reduced development costs and reduced future maintenance and upkeep costs. The project roadways would be privately owned and would reduce the demands upon the town limited resources to maintain roadways.
2. The development of Senior residential apartments provides affordable opportunities to Town residents and residents moving into the Town who desire living with reduced yard and building maintenance expenses and responsibility. The apartments' owner would manage grounds and building maintenance resulting in a unified care of building exteriors and ground maintenance. The Senior Assisted living facility provides a service that is lacking in the Town inventory of available housing stock and facilities offered to the increasing mature population.
3. The proposed development proposes community recreational opportunities consisting of sidewalks and a large landscaped Piazza for use by all residents and for special community events. The proposed sidewalks to be developed on-site will connect to the existing walking infrastructure that offers easy walkability to the adjacent shopping areas located nearby.
4. The proposed development provides a complimentary use to the adjacent developments that have been developed that include commercial, retail, office and residential development. Resulting in a development that connects and forms a neighborhood.
5. Traffic rates from Senior apartments are much less intense than development resulting from the NCOR zoning of the site or the historical site use.

Impact on Adjoining Property

Noise

The proposed project will not have a noise impact on the adjoining properties. The area surrounding the proposed project has been developed with commercial, retail and residential use. The proposed project will not generate noises that would be louder than what is currently generated at the adjacent properties.

Visual

The proposed buildings will have exterior features that will blend into the existing environment and in accordance with the Design Standards. The site and the developed area will incorporate landscaping to reduce the impact of the development of the site.

The parking lots will be screened with a combination of berms and landscaping, wherever possible. The majority of the parking for the residential use will be located in a proposed garage located within the buildings. The proposed buildings will be commercial in appearance and be consistent with the surrounding commercial properties and land use. Therefore, the proposed buildings will not be a major diversion from the current aesthetics of the neighboring properties. The proposed development will include a generous landscaping plan that will mitigate the visual impact from the site as a result of the removal of the existing structures and vegetation. The existing site is currently developed with commercial buildings that were most recently operated for the Hoffman Playland. Additionally, a Piazza will be developed with generous landscaping and tables and benches for sitting and encourage social interaction between the residents.

Drainage

The current drainage patterns from the site are to the low areas that exist on-site; however, there are closed drainage systems located on-site that collect the runoff from the parcel and convey to downstream and discharge into the existing wetlands located at the rear of the site. The wetlands eventual discharge into the Shakers Creek that conveys the runoff to the Mohawk River, located to the north of the site. The historical discharge locations will be maintained and the proposed development of the site will not alter the existing drainage patterns. A new stormwater management system will be designed so that the peak runoff rate from the developed site will not exceed the pre-developed peak runoff rate. The stormwater management system will be designed in accordance with the Town of Colonie requirements and the New York State Department of Environmental Conservation regulations under General Permit GP-0-10-001.

Impact on Services

Traffic

Projected trip generations for the project were evaluated by VHB and are shown in a report dated February 1, 2019.

The following trip generation rates are summarized from Table 3 of the above noted report:

Senior Apartments	= 27 Trips
Retail	= 50 Trips
Restaurants	= 77 Trips
<u>Assisted Living</u>	= 26 Trips
Total Trips Generated	180 Trips PM Peak Hour

The total new roadway trips generated from the proposed project in the PM Peak Hour is 180 trips. These peak trips can be managed by the existing Loudon Road corridor.

Sanitary Sewer

The project site is located within an existing sewer district and sewer district extension will not be required. There are gravity sanitary sewer mains located at the westerly boundaries of the project site and along the Loudon Road frontage. Based upon the development of the 101 Apartment units, 99 Assisted Living beds and 30,000 SF of Retail space, the calculated total average flow generated at the site would amount to 13,000 gallons per day (GPD). The existing gravity sanitary sewer system has the hydraulic capabilities to accept the additional flows.

Water

The project site is located within the existing Latham Water District and a water district extension will not be necessary. Average water usage for the facility is estimated at approximately 13,000 GPD. There is a 10-inch water main located along the Loudon Road frontage that will be utilized to provide municipal water service to the proposed project. The existing water system has sufficient capacity to supply the water demands resulting from the proposed project.

Solid Waste

The project will generate solid waste that will require disposal either to a landfill or a recycling center. A private contractor will be used to dispose of the solid waste to an approved landfill or recycling center.

The proposed development 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 Neighborhood Commercial Office Residential (NCOR) zone as shown on the Town of Colonie Zoning Map. The applicant is seeking a rezone of the subject parcels to Planned Development District (PDD).

Description of Project Construction Sequence and Phasing

The proposed project, upon approval, will commence with the removal of the existing buildings and the clearing of existing vegetation for the phase being developed. Erosion & Sediment Control systems will be installed prior to the removal of any structures and will be maintained throughout the construction period. Once the clearing is completed, the contractor will proceed with site earthwork and utility installation that will service the proposed buildings. The grading of the site will continue and will be stabilized as soon as finish grade is achieved. The first buildings to be constructed will be the Senior Independent building and the Assisted Living building. The foundation work for the buildings will start and the site work contractor will continue to install the proposed circulation routes and parking areas. Once the Senior Living building and Assisted Living building is completed, the development will continue with the construction of the Retail building and associated parking and drive areas. This will be followed with the completion of any items that remain incomplete and then landscaping for the project will be installed.

Impact on Town Communications System

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

Identification of Planning Board Waiver Requests

There are four (4) waivers that the applicant is requesting the Planning Board for consideration and approval. Following is a description of the waiver request and the justification for the request.

- The applicant is requesting a parking waiver of the required 2 parking spaces per apartment to a ratio of 1 parking space per apartment. Senior Apartments do not generate a high demand for parking. The majority of the seniors residing will only have one vehicle and the project encourages walking to the nearby shops and

restaurants. Additionally, the parcel is located along a bus route operated by the Capital District Transportation Authority (CDTA).

- The applicant is requesting the waiver of 22 parking spaces from the overall requirement of 365 parking spaces. The project will provide a total of 343 parking spaces and there is a mix use of retail, restaurant and apartments proposed at the site. This mix use provides opportunity for shared parking due to the operations of the retail and restaurant not occurring simultaneously.
- The applicant is requesting the setback of the proposed building to exceed the requirement for the building to be located a maximum of 25 feet from the front property boundaries. There are two utility easements that prevent the building from being constructed as required by the Code; and
- Parking along the frontage of the building is not allowed. The applicant is requesting this waiver based on the limited space available at the site and due to the project design emphasizing the large Piazza and ornate layout the Retail building cannot be pushed to the front of the parcel.

The applicant requests consideration to these waivers based on the site being located in an area that has public transportation systems and the location is very accessible to shopping and dining areas within close proximity making pedestrian traffic to be more effectively utilized.

Identification of Public Benefit

The proposed project is seeking to obtain rezoning from the current zone of Commercial Office Residential (COR) to a Planned Development District (PDD) that would allow the development of the site with 101 Senior Independent Living apartment units and an Assisted Living building with 99 beds. The applicant, as presented above, believes that the project vicinity does not meet the objectives of the Town of Colonie Comprehensive Plan to have a balance of Commercial, Office and Residential development that offers the residents with a variety of housing choices. Additionally, the project location would meet another objective of the Comprehensive Plan since it would create a residential community that would be in close proximity to shopping, restaurants and workplaces that could use multiple methods to reach these nearby facilities. The project site is conveniently located to pedestrian and public transportation methods. This important link would help satisfy the Comprehensive Plan objective of having walkable communities.