



Advance Engineering & Surveying, PLLC

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development
11 Herbert Drive
Latham, N.Y. 12110
Phone: (518) 698-3772
Email:ncostape@gmail.com

Nicholas Costa, PE
John P. Petrucco, LS

Project Narrative Proposed Mix-Use Development at 37 Old Sparrowbush Road

Town of Colonie, Albany County
June 2018
Revised November 2018

Site Address: 37 & 39 Old Sparrowbush Road
Applicant: Michael Giovanone
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Office & Storage
Zoning: Highway Commercial Office Residential (HCOR)
Area of Property: 2.84± Acres

Description of Existing Site

The project site is known as 37 Old Sparrowbush Road and currently vacant. The project parcel is located at the westerly side of Old Sparrowbush Road and it is bound by the I-87 Northway on the northerly side; the Old Sparrowbush Road Right-of-Way on the southerly side; and the Upstate Specialty Prop LLC parcel on the westerly side which is developed as a veterinary clinic. Tax map parcel no. 19.01-2-11 identifies the project parcel owned by Giovanone Real Estate Partners LP.

The site topography is gentle and generally slopes towards the middle of the parcel where a drainage ditch is located that conveys stormwater runoff discharging from an existing 4-foot concrete culvert that traverses Old Sparrowbush Road and discharges to the north and towards the I-87 Northway corridor. The parcel has a high point at the westerly boundary of the site with an elevation of approximately 308 feet and a low point at elevation of 277 feet at the aforementioned ditch located at the northerly boundary with the I-87 Northway Right-of-Way. The stormwater runoff discharges into unnamed tributaries that eventually discharge into the Mohawk River. Site vegetation for the majority of the site consists of brushy grasses and vegetation and some mature trees. The mature trees are located mostly along the drainage ditch described above. There is sanitary sewer service to the existing parcel and a sanitary sewer easement traverses the project site. The existing sanitary sewer system eventually discharges into the Town of Colonie Mohawk View Wastewater Treatment facility prior to discharging into the Mohawk

River. Water mains owned and maintained by the Town of Colonie Division of Latham Water are located within the Old Sparrowbush corridor.

Site Plan History

The project site has been previously received Site Plan approval on September 30, 2010. The Site Plan that was previously approved and that is current and valid for the construction of a three story Office Building with an approximate building gross floor area of 40,234 square feet (SF) and 135 parking spaces. This Site Plan approval was recently renewed. The applicant has re-visited the proposed development and wishes to modify the development to be a mix-use of Office and Self-Storage facility as shown on the Concept Plan.

Description of Proposed Project

As shown on the Concept Site Plan, the applicant proposes to subdivide the existing 2.84 acre parcel into two separate parcels. A two-story Office Building with a gross floor area of 19,968SF or 9,984SF per floor would occupy Lot No.1 (Street No. 37) and 17 Self-Storage units with an approximate area of 10,783 SF would occupy Lot No. 2 (Street No. 39). Each lot would also be developed to have the necessary access and circulation drives and proposed parking areas to support the proposed buildings.

The proposed parking lot has sufficient parking spaces to accommodate the parking required for the proposed mixed-use. The Concept Site Plan depicts the provision of 89 parking spaces, inclusive of four (4) handicap spaces for the Office Building. The required parking spaces based on the size of the Office Building is 89 spaces. The Self-Storage Facility shows three (3) parking spaces, inclusive of one handicap space, being developed and for the use of the tenants that would rent the self-storage units.

Total 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	0 ± S.F. or 0%	20,767 ± S.F. or 16.8%	+20,767 ± S.F. or +16.8%
Pavement/Gravel, Sidewalk	0 ± S.F. or 0%	50,372± S.F. or 40.8%	+50,372 ± S.F. or +40.8%
Green Space:	123,552 ± S.F. or 100%	52,413± S.F. or 42.4%	-71,139± S.F. or -57.6%

The Concept Site Plan shows the Site Statistics for the proposed parcel.

The proposed area of site development does have existing NYS and/or US ACOE jurisdictional wetlands and those are shown on the Concept Plan. Town protected watercourse areas are not located on the site.

The proposed site is located within the Highway Commercial Office Residential (HCOR) zone as shown on the Town of Colonie Zoning Map. The proposed use within this zone is allowed and is a compatible use with existing uses and facilities located along Old

Sparrowbush and Sparrowbush Road in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code.

Impact on Adjoining Property

Noise

The proposed project will not have noise impacts since it will be similar and no different than the noises that currently are generated at the adjacent areas.

Visual

The proposed buildings will have exterior features that will blend into the existing environment and in accordance with the Design Standards. The proposed buildings will be commercial in appearance and be consistent with the surrounding commercial properties and land use.

Drainage

The drainage from the site currently flows overland to the existing low point located at generally the center of the parcel which discharges to the north where it crosses the I-87 Northway and continues to the north and west to unnamed tributaries that eventually discharge into the Mohawk River. The project drawings show that the proposed development will utilize proposed underground detention systems for stormwater management practices to mitigate any additional flows that are generated from the proposed site development. The stormwater management practices will be in accordance with the Town of Colonie Stormwater Regulations and the NYSDEC Stormwater Management Design Manual. Since the project will be disturbing more than one-acre a Stormwater Pollution Prevention Plan (SWPPP) will be prepared to show how the project is in conformance with the previously cited regulations.

Impact on Services

Traffic

The proposed mixed-use buildings, in accordance with the ITE Trip Generation Manual, 9th edition it is estimated that PM peak trip generation will be approximately 33 trips. This amount of additional trips can be easily handled by the existing Old Sparrowbush and Sparrowbush roadway corridors.

Sanitary Sewer

The proposed development will generate approximately 1,800 Gallons Per Day (GPD). The laterals from the buildings will be connected to the proposed gravity sanitary sewer main to be constructed and which will replace a portion of the existing force main that traverses the parcel. The laterals will be connected via gravity. The existing sanitary sewer system has sufficient capacity to manage the additional estimated flows resulting from the proposed development.

Water

The proposed development will require the provisions of domestic water with an estimated demand of 1,800 GPD. There are existing water mains near the site that can provide this demand. The existing water system has the capacity to meet the water demand from the proposed development.

Solid Waste

The proposed development will generate minimal solid waste which will be discarded into the proposed dumpsters that will be constructed at the site. Solid waste generated at the site will be picked up by a private contractor and will not impact the public disposal system that currently serves the local area.

The proposed development facility 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 Highway Commercial Office Residential (HCOR) zone as shown on the Town of Colonie Zoning Map. The proposed use within this zone is allowed. The proposed development is a compatible use with existing uses and facilities located within the Sparrowbush Road corridor and vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

Required Waiver

The proposed project will be developed in accordance with the requirements of the Highway Commercial Office Residential (HCOR) zoning and will require two waivers; one waiver will be due to the parking in the front setback and the second waiver is due to the buildings exceeding the maximum front setback of 20 feet.

Description of Project Construction Sequence and Phasing

The proposed project, upon approval, will commence with the installation of the Erosion & Sediment Control systems. These systems will be maintained throughout the construction period. Once the Erosion & Sediment Control systems are installed, the contractor will proceed with the construction of the proposed buildings and utility installation.

Impact on Town Communications System

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