



## **Advance Engineering & Surveying, PLLC**

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development  
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Nicholas Costa, PE  
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### **Project Narrative Proposed Office Building at 1240 Loudon Road**

Town of Colonie, Albany County  
July 2016  
Revised February 2018

Site Address: 1240 Loudon Road  
Applicant: David Mitola, DDS  
Engineer: Advance Engineering & Surveying PLLC  
Nicholas Costa  
518-698-3772  
Proposed use: Office  
Zoning: Office Residential (OR)  
Area of Property: 1.0± acres

#### **Description of Existing Site and Use**

The project site is located at the westerly side of Loudon Road just north of the intersection with Fonda Road. The existing site is currently vacant and is currently farmed as part of the adjacent Oreshan farm. The site is currently zoned Office Residential (OR). Tax map parcel no. 4.02-1-8.12 identifies the project site and is owned by Paula & Robert P. Patrician; the applicant, David Mitola, DDS has a purchase contract for the parcel.

The site topography is flat and generally slopes from the east towards the west and to the middle of the site. At Loudon Road, a slight rise in topography raises the site elevation from 298 feet to the finish grade of the Loudon Road pavement at elevation 306 feet. The site vegetation consists of grasses along the slope in the frontage with Loudon Road; the remaining portion of the site is composed of a farm field that is used for agricultural purposes and is plowed and seeded. The site is bound by Loudon Road on the easterly side; the Mohawk-Hudson Bike Path on the south side; and the Oreshan Farm along the westerly and northerly sides. There is a sanitary force main that is located along the bike path along with a water main. A water main is also located along Loudon Road. This infrastructure can provide municipal service to the parcel. The force main eventually discharges to a gravity sewer main in Schermerhorn Road and eventually discharges into the Town Mohawk View Treatment facility prior to discharging into the Mohawk River after treatment. The water main owned and maintained by the Town of Colonie Division of Latham Water located along Loudon Road can provide water service to the project site.

## **Description of Proposed Project**

The applicant proposes to construct one stand-alone 4,100 SF building which will be utilized as a Dental Office Building. The proposed building will be one-story and the parking lot and access drives will also be constructed to support the proposed building.

The proposed parking lot has sufficient parking to accommodate the parking generated from the proposed building. The proposed Building will require 1 space per 175 SF of building which results in 23 parking spaces required. The proposed site plan shows a total of 23 parking spaces with two of the spaces identified for handicap use.

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

The proposed site is located within the Office Residential (OR) zone as shown on the Town of Colonie Zoning Map. The proposed Office Building use within this zone is allowed and is a compatible use with existing uses and facilities located along Loudon Road, in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code. The site is also located within the Conservation Overlay and will require having a minimum of 40% lands conserved. The Conservation Analysis is shown on the Site Plan and it shows the following:

Area of the Parcel = 1.0 +/- Acre or 43,560 +/- Square Feet (SF)

Area of Constrained Lands = 0 +/- Acres

Required Reserved Lands =  $43,560 \times 40\% = 17,424$  +/- SF or 0.40 +/- Acres

Area to be deed restricted = 0.15 +/- Acres

Area to be conveyed to the Town of Colonie = 0.29 +/- Acres

Total Conserved Area = 0.15 +/- Acres + 0.29 +/- Acres = 0.44 +/- Acres

## **Impact on Adjoining Property**

### Noise

The proposed project will not have a noise impact on the adjoining properties. The site is currently vacant and used for agricultural purposes. The proposed new building will provide medical office space that will be convenient to the Town residents. The proposed use does not generate a high degree of noise. The activities conducted at the proposed building do not generate loud or objectionable noises.

### Visual

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

### Drainage

The proposed drainage from the site currently flows overland to the rear of the site at which location, the flows discharge into farm fields and eventually the runoff is tributary to an existing ditch located along the northerly side of the Bike Path. The ditch continues westerly and eventually discharges into an unnamed tributary of the Mohawk River. The project drawings show that the proposed development of the site will result in an impervious area of approximately 45%. The remaining parcel or approximately 55% will remain green.

## **Impact on Services**

### Traffic

The proposed 4,100 SF Office building, in accordance with the ITE Trip Generation Manual, 9<sup>th</sup> edition it is estimated that PM peak trip generation will be 3.57 trips per 1000 SF, therefore the estimated PM peak trips generated will be approximately 15 trips. This amount of additional trips can be easily handled by the existing Loudon Road roadway corridor.

### Sanitary Sewer

The proposed development will generate approximately 2,250 Gallons per Day (GPD) based on 9 chairs (stations). A lateral from the proposed building will be connected to the existing sanitary sewer force main located along the bike path, on the southerly side of the project site. 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 2,250 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 approximately 4.38 tons of solid waste per year. Solid waste generated at the site will be picked up by a private contractor.

The proposed operations may involve the use of controlled materials. The use and disposal of these materials will be in compliance with all regulations. Disposal of the controlled materials will be managed by contracting with a company that is licensed to handle, transport and dispose of the 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 Office Residential (OR) zone as shown on the Town of Colonie Zoning Map. The proposed land use within this zone is allowed. The proposed development is a compatible use with existing uses and facilities located within the Loudon Road vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

## **Impact on Town Communications System**

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