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**Proposed Commercial Redevelopment Project
at 1929 Central Avenue (NYS Route 5) on ±1.57 Acres
Town of Colonie, Albany County, New York**

**Preliminary Final Planning Board Submission
November 16, 2017**

Project Narrative

O'Reilly Auto Enterprises, LLC is proposing to redevelop the former "Sitar Indian Restaurant" commercial site at 1929 Central Avenue (NYS Route 5) in the Town of Colonie and construct a new retail facility. The ±1.57 acre site currently contains a ±5,250 SF building with a former restaurant use. The existing building is proposed to be demolished and replaced with a ±16,000 SF retail auto parts store. The site lies within the Commercial Office Residential (COR) zoning district within the Town of Colonie. This summary is a brief explanation of the proposed project based upon the Site Development Plans dated June 2, 2017, last revised August 10, 2017, prepared by Bohler Engineering.

Proponent:

O'Reilly Auto Enterprises, LLC
233 South Patterson
Springfield, MO 65802
Phone: (417) 829-5896
Contact: Scott Kraus

Representative:

Bohler Engineering MA, LLC
17 Computer Drive West
Albany, NY 12205
Phone: (518) 438-9900
Contact: Rob Osterhoudt

Existing Site Conditions:

The ±1.57 acre site is located at 1929 Central Avenue. The 1929 Central Avenue site currently contains a ±5,250 SF building with a former restaurant use, associated parking and site improvements. The site also contains a single access drive with full access to Central Avenue.

The site is within the Commercial Office Residential (COR) zoning district within the Town of Colonie. All utilities are readily accessible along Central Avenue or along the rear of the parcel. Land uses surrounding the site primarily consist of commercial, including former motel and restaurant uses, fueling station, etc., with residential to the northeast (rear) of the site.

Proposed Project:

The Applicant proposes to construct a ±16,000 SF retail auto parts store on the 1929 Central Avenue site. Access to the proposed site will be provided via the existing access drive with relatively minor modifications. The former restaurant use will be demolished and the site will be redeveloped with the new retail facility. A total of 68 parking spaces are proposed with 4 of these being banked spaces, a waiver is being requested for ten (10) spaces.

Storm water runoff is proposed to be accommodated on-site. Stormwater quantity and peak discharge flows will be mitigated to be at or below existing conditions in a proposed infiltration basin system.

Zoning Compliance:

The entire site is located within the COR zoning district where retail operations are allowed uses. A Single Family Residential (SFR) zoning district abuts the northeasterly side of the project site and other commercial properties along the Central Avenue corridor. The proposed site plan will require waivers of dimensional criteria from the Planning Board. These items are listed below.

Anticipated Waivers:

Dimensional criteria waivers anticipated to be required from the Planning Board are:

- A. **190-40-A.1. (c) Minimum/Maximum Building Setback:** The proposed building on the 1929 Central Avenue site is located beyond the 20' minimum/maximum front yard setback.

The applicant is proposing to locate the building further back from the road for parking and operation of the business with minimal impact to the residential homes that are located to the rear of the property, which is consistent with many other commercial uses in Town along the Central Avenue corridor.

- B. **190-40-A.3. (a) Parking in the front yard:** Parking is proposed within the front yard while it is prohibited in the zone.

The applicant is proposing to construct a multifunctional facility which houses a retail operation, accessible to the general public, in addition to the parts storage portion of the building which is located to the rear of the facility. It is vital to the operational needs of the applicant that these two functions be segregated on site. The applicant proposes to achieve this by providing access to the retail facility with dedicated parking at the front of the store in addition to parking and access for the parts storage component at the rear. Note that this approach is consistent with many others commercial uses along the Central Avenue corridor.

- C. **190-40-A.1. (b) Frontage Build-Out:** The Town design guidelines require an 80% frontage build-out while the proposed plan identifies slightly less.

The applicant is not able to propose occupying the full 80% of the frontage with a building or fence because a building or features which occupy that much of the frontage would not allow for the construction of a compliant driveway or parking facility. The existing 180' wide parcel would require a building 144' wide to achieve compliance. This hypothetical frontage build out would be required to sit on a 10' side setback in addition to the parking and driveway. This would allow for a 16' wide driveway without provision for parking, ADA compliant sidewalks and building access, snow storage or the provision of other amenities. In the case of this proposal, the applicant has recognized that the requirement is not feasible and is instead proposing a development that provides for significant frontage buildout while allowing for the construction of the necessary ingress/egress lanes, parking facilities, and appurtenances.

- D. **190-47-K Minimum Parking Required:** The Town requires 78 parking stalls while the applicant is proposing 68 stalls (with 4 of those being banked for future development).

The applicant is proposing to construct the number stalls that it considers operationally necessary for this type of facility. The applicant is proposing to use the premises as a retail auto parts

facility. The retail space is expected to occupy $\pm 3,500$ SF while the remaining area would be utilized for parts storage. In the interest of providing a site which realizes the desired greenspace goals, and the goals of the stormwater design guidelines in regard to imperviousness, while meeting the operational needs of the project, the applicant is proposing 68 total parking spaces with four (4) of those being banked spaces.