

NARRATIVE DESCRIPTION

Proposed Site Plan

**WOLF ROAD PARK
No. 155 Wolf Road**

Town of Colonie

County of Albany

State of New York

Applicants: TAB Associates

Prepared by:



Hershberg & Hershberg

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INTRODUCTION:

Hershberg & Hershberg, Consulting Engineers and Land Surveyors, were retained by TAB Associates, the applicants for a proposed site plan to increase parking at No. 155 Wolf Road within the Wolf Road Park.

DESCRIPTION OF EXISTING SITE:

PARCEL AREA

The existing site (No.155 Wolf Road) is 4.01 acres (174,715 S.F.). The existing building occupies 47,972 SF and occupied as mixed retail use. Parking is provided on site for 106 cars. In addition, there are 11 parking spaces on the lands of Niagara Mohawk Power Corporation (now National Grid).

PARCEL ZONING

The site lies entirely within the Commercial Office Residential (COR) Zone.

DESCRIPTION OF INTENDED SITE DEVELOPMENT AND USE

The applicant proposes to adjust the drive thru lane and parking on the portion of the site adjoining Wolf Road (west end). This would add 31 parking spaces but eliminate 3 parking spaces for a net increase of 28 parking spaces. A portion of a driveway will be removed as will excess paved areas no longer required. At the rear of the parcel (east end) parking will be rearranged so that the parking lot which currently accommodates 12 parking spaces will accommodate 30 parking spaces for a net increase of 18 parking spaces. Therefore, interior to the site increase in parking will be 46 parking spaces which will increase on-site parking to 152 spaces.

As part of this project the 11 parking spaces on the lands of Niagara Mohawk Power Corporation (now National Grid) will be removed resulting in a net increase of 35 spaces.

PARKING PROVIDED & PROPOSED

The existing site has 106 parking spaces for 47,972 square feet of buildings which provides one parking space per 452 square feet. The concept was that shared parking is available on the opposite side of Metro Park Drive. By increasing the parking to 152 spaces this ratio becomes one parking space 315 square feet which will much more closely match actual parking demand and would rely less on any shared parking.

WAIVER REQUEST

The end cap of the 18,000± SF building at 155 Wolf Road had been a Key Bank branch and is being proposed as a branch for a different bank. As currently configured, the area between the building and Wolf Road has no parking and is partially occupied by an access drive to a drive through. In front of the 18,000± SF building on the Metro Park Drive side there is a line of 20 angle parking spaces which is by tenants. There is additional parking to the rear and the east of this building. To provide adequate parking for the bank branch, which will not be restricted to bank patrons and employees, 31 parking spaces are proposed. This is sufficient to accommodate overflow from the 20 parking spaces in front of the building. Without this parking leasing this for bank use is difficult since branch banks also provide financial services which increase the parking demand.

REDUCTION OF GREEN AREA

The existing site has 26.56% green. With paving changes under this proposal the green area will reduce by 3,495 SF to 24.56% which is a 2.00% reduction of green area.

IMPACTS OF PROPOSED DEVELOPMENT

TRAFFIC

There will be no noticeable increase in traffic volume with the construction of a net increase of 46 parking spaces.

VISUAL

There will be changes in the building façade to accommodate the new tenant. There will be no negative visual impact on the.

NOISE

During construction, noise will be generated by construction equipment. All contracts will require that all work be accomplished at times and hours conducive to good neighborhood relationships. Once completed, this change in parking will result little additional noise being generated which should not raise existing noise levels along Wolf Road or Metro Park Road substantially above ambient levels.

DUST

During construction, dust will be limited utilizing dust suppression methods approved by the Town of Colonie. All contracts will require that all work be accomplished in a manner to significantly limit fugitive dust. Once completed, this change in parking will not result in the generation of any dust.

APPROVALS

The proposed project will require review by local agencies. A list of required approvals and submittals identified to date follows:

Town of Colonie Planning & Economic Development

Minor Site Plan Approval

(Various Departments must approve applications)

Town of Colonie Building Department

Building Permit

CONCLUSION:

The proposed project will be designed to minimize the impact of items addressed herein. It is the engineer's conclusion that this project can be completed with minimum impact on the environment or on surrounding properties.



A handwritten signature in black ink, appearing to read "D. Hershberg", written over a horizontal line.

Prepared by: HERSHBERG & HERSHBERG
Daniel R. Hershberg, P.E. & L.S.

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Appendix 1

Site Photographs

Aerial View of Site



View from intersection of Wolf Road & Metro Park Road



View of corner from opposite side of Metro Park Road



View of building from opposite side of Metro Park Road



View of parking at east end of building