

NARRATIVE DESCRIPTION

FOR

Safelite Autoglass

327 Old Niskayuna Road

Town of Colonie
County of Albany
State of New York

Prepared by:



HERSHBERG & HERSHBERG
CONSULTING ENGINEERS

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INTRODUCTION:

Hershberg & Hershberg, Consulting Engineers and Land Surveyors, were retained by Peter Campito, as consultants on site work, planning and design. The applicant for approval of this project is Peter Campito, having his office at No. 3 Hemlock Street, Latham, New York. The site is located along Old Niskayuna Road, in the Town of Colonie. The applicant proposes to construct a one story building, paved parking and access driveway, landscaping and lighting.

DESCRIPTION OF EXISTING SITE AND USE:

The site is located on the east side of Old Niskayuna Road approximately 500' south of Wade Road. The site consists of 21.37 acres of land which lies within the Commercial zoning district ABA (Airport Business Area). The site is comprised of four tax map parcels. A merger deed shall be filed to combine the following tax map parcels;

Street Address	Tax Map Number
No. 301 Old Niskayuna Rd	30.2-1-2.1
No. 313 Old Niskayuna Rd	30.2-1-7
No. 317 Old Niskayuna Rd	30.2-1-6.11
No. 321 Old Niskayuna Rd	30.2-1-6.12
No. 327 Old Niskayuna Rd	30.2-1-6.2

There are currently five building on the site (four of which will remain) these buildings include a vacant barn, Kaman Industrial Technologies, Kidz Korner and Trane. The single family residence will be demolished prior to obtaining the C.O. for the new building. The existing buildings occupy approximately 72,783 s.f. (7.8%) of the site while the paved area and green area occupy 138,735 s.f. (14.9%) and 719,518 (77.3%) of the site respectively.

There are existing 158 parking spaces which serve the current needs of the tenant.

DESCRIPTION OF INTENDED SITE DEVELOPMENT AND USE:

The proposed development shall include the construction of a one story building approximately 40,500 s.f., 38 car parking lot (30 paved and 8 banked), loading, lighting, landscaping and stormwater management system (in the form of porous pavement). The maximum number of employees per shift is estimated to be 26 on site within the warehouse and support staff. In additional to on site employees, there will be 14 mobile technicians equipped with business vehicles. There will be a maximum of one shift working 7 am – 5 pm Monday thru Saturday and closed on Sundays. This development will lead to the alteration of 4.7 acres of the site Under the proposed site plan the total building area will occupy 113,374 s.f. (12.2% of the

site), parking and access areas will occupy 181,994 s.f. (19.5% of the site) and green area will occupy the remaining 635,668 s.f. (68.3% of the site).

The proposed site will to be leased from the applicant to Safelite Autoglass. Safelite Autoglass operations include automobile windshield repair and replacement.

This facility will not use any chemicals other than those used in conjunction with cleaning solutions used by janitorial services.

POTENTIAL IMPACTS

TRAFFIC

This area of Old Niskayuna Road can be considered a moderately traveled road. Since the use of the site is not identified specifically in the ITE manual the peak number of employees and use has been used to estimate the traffic generated. This is estimated below.

The source for these estimates by the average rate in the Trip Generation 9th Edition land use code General Office (LUC 710) 10 employees and Warehousing (LUC 150) 16 employees as published by the Institute of Transportation Engineers

The A.M. weekday peak hour is estimated to be 14 vehicle trip ends with 8 entering and 6 leaving. The P.M. weekday peak hour is estimated to be 14 vehicle trip ends with 3 entering and 11 leaving. .

The applicant shall provide actual A.M. & P.M. weekday peak vehicle trip ends in order to estimate the proper mitigation fees associated with this project.

The project site will have a full service access driveway on the developed road along Old Niskayuna Road.

The capacity of the existing road structure is adequate to accommodate the traffic.

PARKING

The parking requirements for this project are based upon 1 space per 225 s.f. of office space and 1 space per 1.5 employees for the warehouse space. The proposed tenants will employ 40 persons and occupy the entire building 40,500 +- s.f.. This requirement yields 38 spaces. There are 38 parking spaces proposed which include 2 handicapped parking spaces and 8 banked parking spaces.

SEWER

The existing buildings are served by a privately owned low pressure sewer connected to a manhole on the adjacent land under the applicants control, which is gravity fed to the existing 8" sanitary sewer on Wade Road at the intersection of Echo Lane. There is one new sanitary sewer connections proposed for the building which will be a low pressure lateral.

Quantity of Sewage using operating data and applying March 05, 2014 DEC standards:

- A. Office Area - Based on the per employee use of 15 GPD, it is estimated that 10 employees 150 GPD would be generated from this project.
- B. Warehouse Area - Based on the per employee use of 10 GPD, it is estimated that 16 employees 160 GPD would be generated from this project.
- C. Average Sewer Discharge = $(310/24 \text{ Hrs.})/60 \text{ Min.} = 0.22 \text{ GPM}$

$$\text{Peak Sewer Discharge} = (0.22 \text{ GPM} \times 3.5) = 0.77 \text{ GPM}$$

The design flow has been serviced by the existing sewers and will have negligible impact on the sewage capacity of either the trunk sewers or the treatment plant.

WATER

The water demand for this project is 310 gpd computed as for sewage quantity above. Latham Water district has an 8" main that traverses through the site. This 8" main is connected to the water main on Old Niskayuna Road, runs through the site and connects into a water main on Wade Road. The site is inside the limits of the Latham Water District.

The building is served by a 8" water lateral tapped into the 8" public main. There are two new water connections proposed for the project, one for the water service and one for a new hydrant.

COMMUNICATIONS

The communications for this proposed facility exist as hard wired telephone lines for both phone service and proposed alarm systems. New communication connections are proposed for the project and will be coordinated through the utility provider. At this time no satellite dishes are proposed.

VISUAL

The building will maintain as many existing street trees along Old Niskayuna Road and the northerly property to the maximum extent possible. There will be a landscaping plan submitted to the Town for approval after concept approval has been obtained.

DRAINAGE

The storm water generated from this project will be collected on site via porous pavement, directed to the ground where it will be detain to its pre-developed conditions. The discharge from the development will be into groundwater. This portion of the site will be designed with an independent storm water management system. Since greater than 1 acre will be disturbed a full SWPPP in accordance with NYSDEC General Permit # 0-015-02 will be required. A storm water management report will be submitted for final review as required.

NOISE

There will be no unusual noise generated from this facility. Snow plowing and dumpster pick-ups will be scheduled similarly to the other facilities within the site.

FIRE PROTECTION

One hydrant exists along the Old Niskayuna Road at the northerly property line. One new hydrant is proposed south of the entrance driveway to provide adequate fire protection around the building.

SOLID WASTE

All solid waste will be separated, recycled and or disposed of by private haulers to the Town of Colonie Landfill in conformance with the Town of Colonie regulations regarding recycling and waste disposal. The amount of solid waste generated from this facility is estimated to be approximately 1.5 tons per month taking into account the Town's requirements for glass, plastic and paper recycling.

CONCLUSION:

The proposed project has been 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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Site Photos



No 327 & 321 Old Niskayuna Road – project site



No. 317 Old Niskayuna Road - Vacant barn



No 3131 Old Niskahyna Road – Single family residence