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Project Narrative Proposed Starbucks at 131 Colonie Center Town of Colonie, Albany County

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Site Address: 131 Colonie Center
Applicant: KRE Colonie Owner LLC
Contact: Rob Gailor
518-459-9020
Engineer: Advance Engineering & Surveying PLLC
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Proposed use: Fast Food Restaurant
Zoning: Highway Commercial Office Residential (HCOR)
Site Area: 48.936± acres



Description of Existing Site and Use

The project site contains approximately 48.936 acres and is located on the northerly side of Central Avenue (NYS Route 5). The site is identified as tax map no. 42.03-1-2 and consists of the following improvements: a multi-story building that is utilized as a shopping center (Colonie Center); asphalt parking and vehicles circulation routes from Wolf Road, Sand Creek Road and Central Avenue (NYS Route 5). There are also several miscellaneous improvements consisting of sidewalks, pads, etc. The current site has one access drive located along the Central Avenue frontage and several more access locations along Wolf Road. The main access to the site is provided along the Central Avenue and Wolf Road frontages. The current site is fully developed. The site is currently zoned Highway Commercial Office Residential (HCOR). Tax map parcel no. 42.03-1-2 is owned by the applicant, KRE Colonie Owner LLC.

The site topography is gentle and is defined by the construction that was completed at the site and that generally slopes to various drainage structures located throughout the developed site. At the particular location for the proposed development, there is an existing drainage system that collects the drainage and conveys it to the closed drainage system located in Central Avenue. This existing on-site drainage system is owned by the

applicant. The drainage system located at Central Avenue is owned and operated by the NYS Department of Transportation. It appears that the closed drainage system is a tributary of a downstream unnamed tributary and eventually discharges into the Patroon Creek. Site vegetation for the majority of the site consists of lawn grasses and landscape trees located within the parking areas. There is a sanitary sewer easement owned and operated by the Town of Colonie Division of Pure Waters that currently is located along the proposed development site. This easement provides sanitary sewer service to the Shopping Center and collects the sanitary sewer flows for discharge into the existing sanitary sewer system located in Central Avenue. The sanitary sewer eventually discharges into the Patroon Creek Trunk Sewer system that eventually discharges into the North Albany Treatment facility prior to discharge into the Hudson River. Water mains owned and maintained by the Town of Colonie Division of Latham Water are located along the Central Avenue and Wolf Road frontages of the project site. This water system currently provides water service to the project site.

Description of Proposed Project

The applicant proposes to subdivide the existing parcel and create a second parcel with approximately 1.65 acres. On this second parcel the applicant is proposing to remove a portion of the existing parking area and re-develop the project site with a new building that will be used as a fast food restaurant. The parking lot, circulation routes and access drives are also being proposed to be re-aligned to provide better site circulation and access. The proposed re-development of the site and new development is in accordance with the zoning regulations of the Town of Colonie. Based on the zoning regulations, the site can be developed with a mixture of commercial, office and residential structures. The applicant has secured a tenant for the proposed development and has prepared the attached Concept Plan for review and comment. Following is a general discussion and introduction to the proposed layout.

The applicant proposes to redevelop the site and construct a new building that will be occupied by Starbucks. The proposed building will be developed for restaurant use, and will encompass an area of approximately 2,025 SF. The parking analysis is based on the projected building use discussed above and the detailed calculations are presented on the Site Plan and are further summarized here.

The restaurant use requires parking based on the number of seats, drive-thru and employees. It is estimated that there will be 62 seats, a drive-thru and 8 employees therefore 39 parking spaces will be required for this use. The proposed site will be developed to maintain the access points along the roadway frontages at Central Avenue and Wolf Road.

Proposed 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%	2,025 ± S.F. or 2.8%	+2,025± S.F. or +2.8%

Pavement, Sidewalk	47,434 ± S.F. or 66.0%	41,858± S.F. or 58.2%	-5,576 ± S.F. or -7.8%
Green Space:	24,473± S.F. or 34.0%	28,024 ± S.F. or 39.0%	+3,551 ± S.F. or +5.0%

The infrastructure necessary to provide the site with Sanitary, Water, Electric, Gas and Telephone services exist and are all located along Central Avenue and Wolf Road frontages. The Sanitary system traverses the project site in existing utility easements; the water system infrastructure is located along the project property frontage along Central Avenue. These systems have historically provided municipal services to the project site and have sufficient capacities to provide the demands from the proposed redevelopment. The intent of the stormwater management system will be in full compliance with the NYSDEC Stormwater Management Design Manual.

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

The proposed site is located within the Highway Commercial Office Residential (HCOR) zone as shown on the Town of Colonie Zoning Map. The proposed restaurant uses within this zone are allowed and are a compatible use with existing uses and facilities located along Troy-Schenectady 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 a noise impact on the adjoining properties. The site was previously utilized as a parking lot and the proposed use as a mix-use of retail, office and restaurant is similar or less of a noise generator when compared with the historical site use. There are no residential areas nearby to the project site.

Visual

The proposed building will have exterior features that will blend into the existing environment and in accordance with the Design Standards. The site and the developed area will incorporate landscaping to reduce the impact of the development of the site. The parking lot will be screened with a combination of berms and landscaping, wherever possible. The proposed building will be commercial in appearance and be consistent with the surrounding commercial properties and land use. It should also be noted that the existing building is composed of masonry materials. Therefore, the proposed buildings will not be a major diversion from the current aesthetics of the project site and the neighboring properties. Currently, the site is highly visible and the existing building and parking lot do not have any landscape screening. The proposed re-development will include a generous landscaping plan that will better mitigate the current visual conditions at the site.

Drainage

The current drainage patterns from the site are to the south, to the closed drainage system owned by the NYSDOT and located in Central Avenue. This closed drainage system carries the stormwater runoff to the south and east and eventually discharges into an unnamed tributary of the Hudson River, located to the east of the site. These historical discharge locations will be maintained and the proposed development of the site will not alter the existing drainage patterns. The stormwater management system will be designed in accordance with the Town of Colonie requirements and the New York State Department of Environmental Conservation regulations under General Permit GP-0-15-001.

Impact on Services

Traffic

Based on the proposed commercial use (Coffee Shop with Drive-Thru) and in accordance with the ITE Trip Generation Manual, 9th edition it is estimated that PM peak trip generation will be 42.8 trips per 1000 SF, therefore the estimated PM peak trips generated by the facility will be approximately 87 trips. The ITE Trip Generation Handbook also defines the new roadway trips generated from the new facility. Basically, there are two categories of trips, pass-by trips and non-pass by trips. Based on the data presented in the Handbook for the proposed land use a "passby" trip reduction of 40% can be applied if it is greater than 50,000 square feet. Applying the "passby" trip reduction will result in a total of 52 vehicle trips for the proposed use.

The existing roadway systems at Wolf Road and Central Avenue have sufficient capacity to manage this additional traffic.

Sanitary Sewer

The project site is located within an existing sewer district. There is a gravity sanitary sewer main located on-site that will be utilized to service the new building. This is the same sewer main that currently provides municipal sanitary sewer service to the existing building. The Design Standards for Wastewater Treatment Works Intermediate Sized Sewerage Facilities 1988, by the New York State Department of Environmental Conservation was utilized to estimate the volume of wastewater that will be generated from the proposed site development. We calculate that the total average flow generated at the site would amount to 1,650 gallons per day. The existing system has the hydraulic capabilities to accept the additional flows.

Water

The project site is located within the existing Latham Water District. Average water usage for the facility is estimated at approximately 1,650 gallons/day based on the floor area presented in the previous section. There is an 8-inch water main located along the north side of Central Avenue and it will be used to provide the water supply required for the project. This existing water main currently supplies water service to the existing building.

Solid Waste

The project will generate solid waste that will require disposal either to a landfill or a recycling center. A private contractor will be used to dispose of the solid waste to an

approved landfill or recycling center. It is estimated that the facility will generate approximately 0.5 tons per month.

The proposed facility development 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 restaurant land use within this zone is allowed and encouraged. The proposed retail, office and restaurant at 131 Colonie Center are a compatible use with existing uses and facilities located along Central Avenue & Wolf Road in the project vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

Description of Project Construction Sequence and Phasing

The proposed project, upon approval, will commence with the removal of the existing asphalt pavement and other items that are to be removed. Erosion & Sediment Control systems will be installed prior to the removal of any pavement and will be maintained throughout the construction period. Once the portion of the pavement is removed, the contractor will proceed with site earthwork and utility installation that will service the proposed development. The grading of the site will continue and will be stabilized as soon as finish grade is achieved. The foundation work for the restaurant will start and the site work contractor will continue to install the proposed circulation routes and parking areas. Once the restaurant is completed the site will be restored with the installation of the landscaping and the seeding and topsoil of the areas to remain as grass.

Requested Waivers

The applicant is requesting a waiver for the parking stall width to be reduced to 8.5 feet from the town standard requirement of 9 feet wide. The applicant has prepared a Parking Study and analysis and the report is being submitted in support of the requested waiver.

Based on comments received at the last Sketch Plan presentation to the Planning Board the Parking Study was revised and updated to show the revisions made to the Sketch Plan. The Sketch Plan has been revised to show that the proposed Starbucks will utilize the conventional parking spacing as required by the Town of Colonie with each stall being 9 feet wide and 18 feet deep.

The waiver for the reduced stall width of 8.5 feet is still applicable for the parking bays immediately north of the proposed Starbucks and it involves 201 parking spaces.

Impact on Town Communications System

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