



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

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### **Project Narrative Proposed Mini-Mart at 406 & 410 Albany Shaker Road**

Town of Colonie, Albany County

September 2016  
Revised February 2018

Site Address: 406 & 410 Albany Shaker Road  
Applicant: Stewart's Shops Corporation  
Contact: Christopher Potter  
518-581-1201  
Engineer: Advance Engineering & Surveying PLLC  
Nicholas Costa  
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Proposed use: Mini-Mart  
Zoning: Commercial Office Residential (COR)  
Area of Property: 2.197± acres

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

The project site contains two parcels; parcel 1 is known as 406 Albany Shaker Road and contains approximately 0.45 acres and parcel 2 is known as 410 Albany Shaker Road and contains approximately 3.56 acres. Both parcels are developed with buildings and asphalt pavement. The building at 406 Albany Shaker Road is operated as a mini-mart by the Stewart's Shop Corporation. The buildings at 410 Albany Shaker Road are composed of a two-story brick home located at the corner of Albany Shaker Road and Wedgewood Avenue, a masonry garage and a couple of wood barns & sheds. The site at 410 Albany Shaker Road was historically used for agricultural purposes and the barns & wood sheds supported the farming operations. The parcels have frontage along Albany Shaker Road, Wedgewood Avenue and Everett Road. The parcels are currently split zoned and are partially located in the Commercial Office Residential (COR) and Single Family Residential (SFR) zones. Tax map parcel no. 54.05-3-26.1 is the parcel that is known as 410 Albany Shaker Road and is owned by John, Nicholas & Anthony Audi. The parcel at 406 Albany Shaker Road is identified as tax map parcel no. 54.05-1-26.2 and is owned by the

applicant, Stewart's Shops Corporation. These two parcels comprise the proposed project site.

The site topography is gentle and generally slopes from the east to the west. Site vegetation for the site consists of a combination of lawn grasses, brush & mature trees. The majority of the lawn occurs at the existing developed areas of the parcels. There is sanitary sewer service to the parcel that was constructed during the development of the building at 406 Albany Shaker Road. There is also existing municipal sanitary sewer service located in Wedgewood Avenue. The local sanitary sewer mains are tributary to the trunk sewer that eventually discharges into the North Albany Treatment facility. Water mains owned and maintained by the Town of Colonie Division of Latham Water are located within the Albany Shaker Road, Everett Road and Wedgewood Avenue corridors these water systems currently provide water service to the parcels and existing buildings.

### **Description of Proposed Project**

The applicant proposes to adjust the lot lines and create two separate parcels. Lot 1 would encompass the majority of the developed building currently located at 406 Albany Shaker Road. This lot would have an area of approximately 2.197 acres. Lot 2 would be developed adjacent and northerly of proposed Lot 1 and would encompass an area of approximately 1.816 acres. Lot 2 would remain occupied by the existing residential two story masonry home and previously noted barns/sheds and garage. This portion of the site would remain residential in use and in compliance with the SFR zone. Lot 1 would be combined with the existing developed area at 406 Albany Shaker Road. The existing Mini-Mart and fueling facility would be removed and a new building (3,336 SF) will be constructed along with a new fueling facility (6 pumps; 3 gas pump islands). Lot 1 will be located entirely in the COR zone. The proposed building and use are in accordance with the zoning regulations of the Town of Colonie.

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 site does not contain any steep slope areas.

The proposed site is located within the Commercial Office Residential (COR) zone as shown on the Town of Colonie Zoning Map. The proposed Mini-Mart use within this zone is allowed and is a compatible use with existing uses and facilities located on-site and along Albany Shaker 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 is located in a developed commercial area that currently experiences noises associated with the existing uses that are similar to the proposed use. The activities conducted at the proposed building will not generate loud or objectionable noises. The project site is already occupied by Mini-Mart with gas pumps and convenience store.

#### **Visual**

The proposed building will have exterior features that will blend into the existing environment and in accordance with the Town of Colonie Design Standards. The

proposed building will be commercial in appearance and be consistent with the surrounding commercial properties and land use. The proposed building and canopy will replace an existing building and canopy that are outdated and in need of improvements.

### Drainage

The proposed drainage from the site currently flows overland to the rear of the site and towards Everett Road where a closed drainage system collects the runoff and transports it to the Sand Creek which is a tributary of the Patroon Creek that is located west of the project site. The applicant is proposing to utilize an underground collection system and discharge in accordance with the historical drainage that occurs from the site. These Stormwater Management practices will be in compliance with the requirements of the Town of Colonie and the NYSDEC.

## **Impact on Services**

### Traffic

The proposed new building will replace an existing building which has an area of 2,315 SF; the resulting new building area is approximately 1,021 SF larger for a total area of 3,336 SF which will be utilized as a Mini-Mart with 6 fueling stations. Based on this use and in accordance with the ITE Trip Generation Manual, 9<sup>th</sup> edition it is estimated that PM peak trip generation will be 50.92 trips per 1000 SF, therefore the estimated PM peak trips generated by the facility will be an additional of approximately 52 trips. However, this type of land use is allowed to reduce the number of trips due to "pass by" trip by 60%. When this reduction is applied the total number of additional trips is actually 21 trips. This amount of additional trips can be easily handled by the existing Albany Shaker Road and Everett Road corridors.

### Sanitary Sewer

The proposed Mini-Mart will generate approximately 350 Gallons Per Day (GPD). An existing manhole that was previously utilized by the existing Mini-Mart will be relocated and will be used to connect the sanitary lateral from the proposed facility. The existing sanitary sewer system has sufficient capacity to manage the additional estimated flows resulting from the proposed Mini-Mart.

### Water

The proposed Mini-Mart will require the provisions of domestic water with an estimated demand of 350 GPD. There is an existing water service near the site that can provide this demand. The existing water system has the capacity to meet the water demand from the proposed Mini-Mart.

### Solid Waste

The proposed building will generate approximately 20 tons of solid waste per year. Solid waste generated at the site will be picked up by a private contractor.

The proposed facility 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 Commercial Office Residential (COR) zone as shown on the Town of Colonie Zoning Map. The proposed Mini-Mart use within this zone is allowed. The proposed new building is a compatible use with existing uses and facilities located within the Albany Shaker Road and Everett Road vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

### **Description of Project Construction Sequence and Phasing**

Erosion & Sediment Control systems will be installed prior to the start of any construction and will be maintained throughout the construction period. Once the proposed buildings are constructed and deemed operational, the contractor will proceed to remove the existing building and fueling facility.

### **Impact on Town Communications System**

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

### **Requested Planning Board Waivers**

The following waivers are being requested-

1. Building is being placed based on the request of the applicant who has expressed a desire to have the building and canopy layout as shown on the plans. Their business model requires this layout. The existing facility at the site has given the applicant a good indication of how the site should be laid out to operate successfully
2. The existing site is developed with parking along the frontage and keeping the parking in the front portions of the site avoids the expansion of the asphalt pavement to the undeveloped portions of the site. As currently shown on the site plan it keeps the site development to a compact area that reduces the development impacts.
3. As presented above the site layout has been planned with the applicant request that the building be placed at the rear and the canopy at the front of the site. This is a common method for the layout of old and new convenience sites throughout the Town and is a commonly requested waiver to comply with the business model for these facilities.