

**Stewart's Shops – Project Narrative**  
**19 Fuller Road**

In 2016 Stewart's Shops purchased 3 Katherine Road (SBL: 42.17-3-31), 1 Katherine Road (SBL:42.17-3-28), 29 Fuller Road (SBL: 42.17-3-29.2), and; 29 Fuller Road (SBL: 42.17-3-55). In a separate transaction Stewart's sold 3 Katherine Road to the former tenant and currently holds the mortgage. 3 Katherine Road is zoned Single Family Residential (SFR) while the remainder of the property is zoned Commercial Office Residential (COR). In 2016 Stewart's received the necessary area relief from the Town of Colonie Zoning Board of Appeals and this application seeks no additional relief or waivers.

The current application is for a 3,726 square foot convenience store with three gasoline pumps (6 fueling positions). Stemming from its appearance at the May 22, 2018 appearance Stewart's has made the following modifications to the submitted plans:

1. Parking spaces 16 through 21 are now shown to be banked and will only be constructed in the future if additional parking is needed,
2. The additional exit only driveway to Fuller Road has been added. This was originally submitted as option "B,"
3. Additional trees have been added along the western property line to provide additional screening from the residence on the west side of Katherine Road,
4. A lighting plan (sheet S-6) has been added. All pole lights fixtures will be back shielded to prevent any light spillage onto the neighboring properties,
5. The fuel tanks have been relocated next to the gas canopy. The tanks are now located 80 feet from the closest residential property compared to 40 feet as previously submitted,
6. Also included is a letter providing additional information regarding Vapor Recovery and a letter outlining the results from the field test of the delivery path for the fuel truck,
7. Stewart's conducted the truck circulation simulation on June 19<sup>th</sup>, 2018 which was witnessed by members of the Town staff, residents and was covered in The Spotlight News on June 20<sup>th</sup>, and;
8. Notifications were hand delivered November 15<sup>th</sup> and again on the 16<sup>th</sup> to ensure receipt.