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Project Narrative Proposed Mixed-Use Development at 363 Troy-Schenectady Road

Town of Colonie, Albany County
June 2018

Site Address: 363 Troy-Schenectady Road
Applicant: Muhammad Tasaddaq
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Office, Retail & Apartments
Zoning: Commercial Office Residential(COR)
Area of Property: 2.1 ± acres



Description of Existing Site

The project site is comprised of approximately 2.1 acres parcel that is known as 363 Troy-Schenectady Road. The parcel is currently developed with a two-story wood frame home and a garage along with the access and circulation drive. The project parcel is located at the northerly side of Troy-Schenectady Road (NYS Route 2). The area is zoned Commercial Office Residential (COR) and it borders the Wildwood Programs, Inc. parcel on the easterly and northerly sides; the northerly boundary of Troy-Schenectady Road on the southerly side; and the parcels owned by Abmar Inc. and Corley Family Realty Limited Partnership on the westerly side. Tax map parcel no. 19.19-3-59.1 identifies the proposed project parcel that is owned and will be developed by Muhammad Tasaddaq.

The site topography gently slopes from a high point at the northwesterly quadrant of the boundary with an elevation of approximately 328 feet towards the east to a low point with an elevation of 312 feet. The stormwater continues towards the east and eventually discharges into unnamed tributaries of the Blue Creek and the Dry Creek which eventually discharge into the Hudson River. Site vegetation for the majority of the site consists of lawn grasses. There is sanitary sewer service to the existing parcel. There is municipal sanitary sewer infrastructure that is located along Troy-Schenectady Road and a sanitary sewer easement is located on the project site. A force main traverses the site and discharges into the existing manhole located in Troy-Schenectady Road. The existing sanitary sewer system eventually discharges into Dry Creek Trunk Sewer that eventually discharges into the North Albany Wastewater Treatment facility prior to discharging into the Hudson River. Water mains owned and maintained by the Town of Colonie Division of

Latham Water are located within the Troy-Schenectady corridor that currently provides municipal water service to the existing home located on the parcel.

Description of Proposed Project

As shown on the Sketch Site Plan, the applicant proposes to construct three (3) new buildings with a total area of 14,450 square feet (SF); one building will be utilized for Retail & Office use and will have an area of 7,500 SF; one building that will be utilized for residential apartments with an area of 6,650 SF; and one building that will be used for storage and garage with an approximate area of 300 SF. The proposed parking lot and access drives will also be developed to support the proposed buildings.

The proposed parking lot has sufficient parking spaces to accommodate the parking required for the proposed mixed-use. The Sketch Site Plan depicts the provision of 59 parking spaces, inclusive of three (3) handicap spaces. The required parking spaces based on the size of the buildings and use is 56 spaces.

Total 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	1,969 ± S.F. or 2.2%	14,450 ± S.F. or 15.9%	+12,481 ± S.F. or +13.7%
Pavement/Gravel, Sidewalk	3,578 ± S.F. or 3.9%	25,578± S.F. or 28.2%	+22,000 ± S.F. or +24.3%
Green Space:	85,106 ± S.F. or 93.9%	50,625 ± S.F. or 55.9%	-34,481± S.F. or -38.0%

The Sketch Site Plan shows the Site Statistics for the proposed parcel inclusive of the existing developed areas.

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 proposed site is located within the Commercial Office Residential (COR) zone as shown on the Town of Colonie Zoning Map. The proposed use within this zone is allowed and is 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 noise impacts since it will be similar and no different than the noises that currently are generated at the adjacent areas.

Visual

The proposed buildings will have exterior features that will blend into the existing environment and in accordance with the Design Standards. The proposed buildings will

be commercial in appearance and be consistent with the surrounding commercial properties and land use.

Drainage

The drainage from the site currently flows overland to the existing low point located at the northeasterly quadrant of the site which discharges to the east where an existing detention basin is located. A discharge swale from the detention basin transfers the stormwater runoff to the closed drainage system located along Troy-Schenectady Road. The project drawings show that the proposed development will utilize a proposed pond for stormwater management practices to mitigate any additional flows that are generated from the proposed site development. The stormwater management practices will be in accordance with the Town of Colonie Stormwater Regulations and the NYSDEC Stormwater Management Design Manual. Since the project will be disturbing more than one-acre a Stormwater Pollution Prevention Plan (SWPPP) will be prepared to show how the project is in conformance with the previously cited regulations.

Impact on Services

Traffic

The proposed mixed-use buildings, in accordance with the ITE Trip Generation Manual, 9th edition it is estimated that PM peak trip generation will be approximately 20 trips. This amount of additional trips can be easily handled by the existing Troy-Schenectady roadway corridor.

Sanitary Sewer

The proposed development will generate approximately 1,575 Gallons Per Day (GPD). The laterals from the buildings will be connected to the proposed gravity sanitary sewer main to be constructed and which will replace a portion of the existing force main that traverses the parcel. The laterals will be connected via gravity. The existing sanitary sewer system has sufficient capacity to manage the additional estimated flows resulting from the proposed development.

Water

The proposed development will require the provisions of domestic water with an estimated demand of 1,575 GPD. There are existing water mains near the site that can provide this demand. The existing water system has the capacity to meet the water demand from the proposed development.

Solid Waste

The proposed development will generate minimal solid waste which will be discarded into the proposed dumpsters that will be constructed at the site. Solid waste generated at the site will be picked up by a private contractor and will not impact the public disposal system that currently serves the local area.

The proposed development 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 use within this zone is allowed. The proposed development is a compatible use with existing uses and facilities located within the Troy-Schenectady corridor and vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

Required Waiver

The proposed project will be developed in accordance with the requirements of the Commercial Office Residential (COR) zoning and will require one waiver due to the parking in the front setback.

Description of Project Construction Sequence and Phasing

The proposed project, upon approval, will commence with the installation of the Erosion & Sediment Control systems. These systems will be maintained throughout the construction period. Once the Erosion & Sediment Control systems are installed, the contractor will proceed with the construction of the proposed buildings and utility installation.

Impact on Town Communications System

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