

PROJECT NARRATIVE
PROPOSED TEXAS ROADHOUSE PARKING ADDITION

PROJECT SITE
105 Wolf Road
Tax Parcel ID #42.01-2-3

PROJECT APPLICANT/OWNER
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Attn: Andre Pimentel, Project Manager

EXISTING SITE DESCRIPTION

The existing site (TM Parcel 42.01-2-3) is a 3.62-acre parcel located on the south-east side of Wolf Road, in the Commercial Office Residential (COR) zoning district. This site is currently occupied by the Chipotle Grill, a 2,367 SF, one story "fast casual" restaurant constructed in 2011. The rear portion of the site is currently developed with a Texas Roadhouse (TRH) restaurant. This restaurant was constructed in 2013 and expanded in 2016 to the current 7,497 SF restaurant. In 2014 the site's parking was expanded to provide 44 additional parking spaces located to the south-west of the Texas Roadhouse restaurant.

There is now a total 203 shared parking spaces between the Chipotle and Texas Roadhouse. The site is bordered to the northeast by another restaurant, to the southeast by residential properties, to the northwest by Wolf Road and to the southwest by a bank and Sand Creek Road.

The site access is currently provided via two curb cuts, one on Wolf Road and one on Sand Creek Road. The portion of the site fronting on Sand Creek Road is home to the Texas Roadhouse restaurant in the rear with an access drive connecting to Wolf Road. Based on full occupancy of the existing uses, the site generates approximately 80 vehicle trips during the weekday PM peak hour.

PROPOSED PROJECT

The applicant proposes to expand the existing parking lot to provide 23 additional spaces (Waiver request #1) and restore 15,000 SF of a recently damaged pervious pavement area adjacent to the TRH building. Additionally, the applicant is requesting greenspace reduction to be mitigated by fee (Waiver request #2).

WAIVER REQUEST #1: The proposed parking lot expansion for the additional 23 spaces is compatible with the site and surrounding uses, and will not significantly impact the adjacent properties. While the proposed parking spaces are outside of the required 20-foot front yard setback, per section §190-40 (A)(3)(a), new parking in the front yard shall be prohibited. The Town has also identified a previously granted pavement setback line immediately adjacent to this area, opposite the on-site existing basin, along Sand Creek Road. This parcel is unique in that it is a corner lot containing two

front yards; The applicant is proposing decorative fencing and plantings to screen the extra parking from view. The development as proposed, with the provisions of the Incentive program, meets or exceeds the dimensional requirements of the COR zoning district, as summarized in the zoning table on the Site Plan.

To comply with the requirement of the COR district, the project will also expand site lighting. Matching cut-off lighting fixtures will be utilized to prevent light spillover on the adjacent properties. Please refer to the plans for additional information.

There is no anticipated change to store operations or traffic related to the proposed parking lot addition. The two existing curb cuts (one on Wolf Rd and one along Sand Creek) will remain unchanged. Construction sequencing will consist of the installation of erosion control measures, locating existing utilities, site preparation, stormwater management installation, and final site work.

WAIVER REQUEST #2: The proposed parking expansion will add 6,424 SF of impervious cover to the site. After the proposed parking addition, the site's green space will be reduced by 4% to 34.1% of the 3.62 Acre site. Our original proposal requested that the reduction in green space coverage found to be below the 35% requirement be mitigated by fee (in accordance with the incentive zoning provisions outlined in §190-27 (E)(3)). Per correspondence with Mr. Michael Tengeler, the new greenspace statistic is 34.1% (1,365 SF deficiency) which will equate to an Incentive Zoning Fee of \$10 per square foot below the 35%. Per these calculations, the fee would total, \$13,650.0

Refer to table 1 for additional site coverage information:

Table 1. Site Coverage Statistics

	Existing	Proposed	Change
Building Coverage	9,879 SF (6.3%)	9,879 SF (6.3%)	0 SF (0.0%)
Pavement Coverage	87,447 SF (55.5%)	93,871 SF (59.4%)	+6,424 SF (4.1%)
Green Space Coverage	60,189 SF (38.1%)	53,765 SF (34.1%)	-6,424 SF (4.1%)
Total Lot Area	157,515 SF (3.62 Ac)	157,515 SF (3.62 Ac)	

To mitigate the added impervious coverage the applicant proposes to use pervious pavement for a portion of proposed new parking spaces and depressed landscaped islands to store and infiltrate runoff and maintain allowed stormwater discharge levels. The proposed stormwater management system follows the principles and requirements of the NYSDEC Stormwater Design Manual in addition to those of the Town of Colonie. Erosion control measures proposed were designed in compliance with the NYS Standards and Specifications for Erosion and Sediment Control.

DAMAGED PERVIOUS PAVEMENT: The site's existing damaged pervious pavement consists of two separate areas of approximately 12,700 and 2,300 SF and are unrelated to the parking expansion. The existing site's pervious pavement was damaged during maintenance operations by the unintended application of pavement sealer, resulting in a significant loss in the pavement infiltration capacity. To restore the existing damaged pervious pavement the applicant proposes to replace the full 4.5" pavement section. The underlying 4-inch layer of #57 stone will be top-dressed to restore appropriate thickness after pavement removal, and to provide stable level surface to receive the new pervious pavement section. The new pavement section will be constructed to match the specification of the original pavement.

Per correspondence with Joe LaCivita and John Dzialo, the Town is OK with the applicant performing the repair work of this damaged pervious pavement, ahead of the Town review of the parking lot expansion to ensure the safety and welfare of the Town of Colonie residents.