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Project Narrative

Proposed Development at 1214 Loudon Road

Town of Colonie, Albany County

August 2017

Revised March 2019

Site Address: 1214 Loudon Road
Applicant: Tralongo Builders, Inc.
Contact: Frank D. Tralongo
518-630-4261
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: General & Medical Office
Zoning: Office Residential (OR)
Site Area: 3.82± acres

Description of Existing Site and Use

The project site contains approximately 3.82 acres and is located on the westerly side of Loudon Road; the project site has approximately 417 feet of frontage along Loudon Road. The site is partially developed with a 2 story frame home, a separate garage, barn and shed along with driveways and parking area. On the southerly and northerly boundaries the site is adjacent to existing dwellings that are used for residential purposes. On the westerly side the site share the boundary with the Northern Pass parcel that is developed with a mixed-use of residential buildings. Loudon Road (NYS Route 9) is a New York State Department of Transportation highway. The parcel is identified as tax map no. 5.03-1-5.

The site topography varies from gentle to moderate and generally slopes from west and east to an existing swale that forms the existing wetlands complex shown on the project site. The elevation of the project site ranges from a high point of 340 feet at the westerly boundary to an elevation of 313 feet near the aforementioned wetlands at the center of the parcel. Drainage from the parcel appears to follow the topography by surface towards the north; towards the bike trail and then onto unnamed tributaries that eventually discharge into Mohawk River. Site vegetation for the majority of the site consists of trees, overgrown brush and lawns. Loudon Road within its right-of-way contains municipal infrastructure consisting of sanitary sewer and water. The right-of-way also contains gas, telephone and CATV. These systems can provide these municipal services to the project site.

Description of Proposed Project

The applicant proposes to develop the site with two (2) office buildings. One building is a three stories 21,760 Square Feet (SF) and the second building is a one-story 5,671 SF building. The three story building will contain a parking garage at the first level. Associated parking areas and access drives would also be developed. The proposed buildings as noted on the Concept Plan, would occupy a total footprint area of approximately 17,046 SF. Based on the Town parking requirements a total of 128 parking spaces are required for the proposed use. As shown on the site statistics the proposed site would have a green area of approximately 103,638 SF or 62% of the site. One access drive is planned and shown on the Concept Plan to be located nearby to the existing southerly driveway.

Based on the zoning regulations, the site can be developed with the proposed use of office. The parcel has frontage along Loudon Road but this roadway is not serviced by the Capital District Transportation Authority public transportation system.

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	3,266 ± S.F. or 2.0%	17,046 ± S.F. or 10.2%	+13,780 ± S.F. or +8.2%
Pavement, Sidewalk	2,800 ± S.F. or 1.7%	45,693± S.F. or 27.5%	+42,893± S.F. or +25.8%
Green Space:	160,311± S.F. or 96.3%	103, 638± S.F. or 62.3%	-56,673± S.F. or -34.0%

The infrastructure necessary to provide the site with Sanitary, Water, Electric, Gas and Telephone services exist and are all located along the Loudon Road corridor. These systems have sufficient capacities to provide the demands from the proposed development. The conceptual intent of the stormwater management system will be in full compliance with the Town of Colonie Stormwater Regulations and the NYSDEC Stormwater Management Design Manual.

The project parcel does contain US ACOE Jurisdictional wetlands and those areas are shown on the Concept Plan. The site does not contain any steep slope areas.

The proposed project site is located within the Office Residential (OR) zone as shown on the Town of Colonie Zoning Map. The proposed office land use within this zone is allowed and is a compatible use with existing uses and facilities located along Loudon Road, in the project vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code. The site is also located within the Conservation Overlay. The site statistics show that approximately 62.3% of the site will remain green. A portion of the parcel will be deed restricted to comply with the Conservation Overlay requirements of preserving a minimum of 40%. The conserved area will include areas of wetlands and forested areas.

The proposed project is located within the Boght Fire District service area and is located in the North Colonie School District.

Impact on Adjoining Property

Noise

The proposed project will not have a noise impact on the adjoining properties. The area surrounding the proposed project is developed with a mix of uses ranging from residential to commercial use. The proposed project will not generate noises that would be louder than what is currently generated at nearby properties.

Visual

The applicant is proposing the construction of new buildings that will have a variety of materials 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 area is located at the rear of the building and will be screened with a combination of berms and landscaping, wherever possible. The proposed buildings will be commercial in appearance and be consistent with the surrounding commercial properties and land use. Therefore, the proposed building will not be a major diversion from the current aesthetics of the neighboring properties. The proposed development will occur in an area that has been mostly developed and will minimize the amount of clearing required.

Drainage

The current drainage patterns from the site are to the low areas that exist on-site. These historical discharge locations will be maintained and the proposed development of the site will not alter the existing drainage patterns. A new stormwater management system will be designed so that the peak runoff rate from the developed site will not exceed the pre-developed peak runoff rate. 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-0-15-002.

Impact on Services

Traffic

Projected trip generations for the project were estimated based on data contained in the ITE Trip Generations 9th Edition.

Based upon the proposed uses presented on the Concept Plan, the following trip generation rates are estimated:

General Office	$1.37 \text{ trips}/1,000 \text{ SF} \times 22,931 = 30 \text{ PM Peak Hour}$
Medical Office	$2.82 \text{ trips}/1,000 \text{ SF} \times 4,500 = 13 \text{ PM Peak Hour}$
<u>Total Trips Generated</u>	<u>43 PM Peak Hour</u>

The total new roadway trips generated from the proposed project in the PM Peak Hour is 43 trips.

Sanitary Sewer

The project site is located within the existing sewer district. During the construction of the adjacent Northern Pass development, sanitary sewer infrastructure was extended to the intersection of Ver Planck with Loudon Road. The sanitary sewer consists of a small diameter force main. The existing force main will be extended to the project site. At the

project site the sanitary sewer will be tributary to a proposed grinder pump station that will transmit the sanitary waste into the existing force main that discharges into the Northern Pass gravity sewer system that eventually discharge into the Northern Pass Pump Station. Based upon the hydraulic loading of 0.10 gallons per square foot per day of building area the calculated total average flow generated at the site would amount to approximately 2,800 gallons per day. The existing municipal sanitary sewer system has sufficient capacity to manage this flow.

Water

The project site is partially located within the existing Latham Water District. Average water usage for the facility is estimated at approximately 2,800 gallons/day based on the number of employees presented in the previous section. There is a 12-inch water main located along Loudon Road that will be utilized to provide municipal water service to the proposed project. The existing water system has sufficient capacity to supply the water demands resulting from the proposed project.

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 75.7 tons per year.

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.

Summary of Conservation Analysis

The site is also located in a Conservation Development Overlay District. In accordance with Chapter 190: Zoning and Land Use, Article VII – Overlay Districts – Subsection 190-29 presents the general provisions for overlay districts. The Conservation Overlay Development District requires a Conservation Analysis which is presented in Subsection D.

Based on the above, the project applicant has commissioned the preparation of a drawing entitled "Site Analysis Diagram", this drawing presents those existing site features that are applicable to the site and which include the following:

- Constrained Lands – there are existing wetlands located on the site that have been determined to be jurisdictional wetlands regulated by the United States Army Corps of Engineers (USACOE). These wetlands are shown on the Site Analysis Diagram and are labeled as Wetlands with an approximate area of 0.25+/- acres; and
- Other land features inclusive of areas that are developed and undeveloped are noted on the Site Analysis Diagram. Wooded areas are noted and labeled on the drawing. Adjacent areas and uses are also noted on the drawing.

The above noted features were gathered as a result of ground surveys performed to obtain boundary, topographic and wetland information.

The applicant will be deed restricting a total of 1.43 acres which is 40% of the 3.57 acres that remain when the constrained lands (wetlands) of 0.25 acres is deducted from the overall parcel area of 3.82 acres.

Description of Project Construction Sequence and Phasing

The proposed project, upon approval, will commence with the removal of the existing vegetation for the phase being developed. Erosion & Sediment Control systems will be installed prior to the removal of any vegetation and will be maintained throughout the construction period. Once the existing buildings are removed and the site is cleared, the contractor will proceed with site earthwork and utility installation that will service the proposed building. The grading of the site will continue and will be stabilized as soon as finish grade is achieved. The foundation work for the buildings will start and the site work contractor will continue to install the proposed circulation routes and parking areas. This will be followed with the completion of any items that remain incomplete and then landscaping for the project will be installed.

Impact on Town Communications System

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

Identification of Planning Board Waiver Requests

There are three waivers that the applicant is requesting the Planning Board for consideration and approval. Following is a description of the waiver requests and the justification for the request.

1. The applicant is requesting a waiver bank 11 parking spaces from the 128 parking spaces required to 117 parking spaces.

The applicant requests consideration to this waiver based on that the adjacent parcel is used for residential purposes but is zone for OR – Office Residential. This use is temporary and eventually the OR use will prevail and this parcel is not penalized for having parking adjacent to the residential use.

2. The applicant is requesting a waiver for not being able to meet the landscape island requirement of a minimum of 20 Square Feet of landscape island per parking space.

The applicant requests consideration to this waiver based on that the parcel has to meet the Conservation Overlay for 40% of conserved land. When the 40% conserved land is added to the wetlands located on the site it become difficult to also meet the parking island requirements. Overall the parcel will have a total of 62% of green space; this is a combination of landscaped areas and conserved areas.

3. The applicant is requesting a waiver for not complying with the front setback of 20 feet maximum.

The applicant requests consideration to this waiver based on that the parcel frontage is not parallel and has two angle points requiring the building to be setback further than the maximum of 20 feet. Additionally, there will be a utility easement across the frontage to extend the sanitary sewers across the property.