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Project Narrative Proposed Retail Building at 261 Troy-Schenectady Road Town of Colonie, Albany County

September 2019

Site Address: 261 Troy-Schenectady Road
Applicant: Valente Building Group, LLC
Contact: Dean Marotta
518-432-4470
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Retail
Zoning: Commercial Office Residential (COR)
Site Area: 1.77± acres



Description of Existing Site and Use

The parcel being developed contains approximately 1.77 acres and is located on the northerly side of Troy-Schenectady Road; the subject parcel has site frontage on Troy-Schenectady Road and a new street being constructed and which is named Penfield Drive. The parcel is undeveloped and vacant. The parcel is identified as tax map nos. 19.20-3-55.1. The parcel is located in the Commercial Office Residential (COR) zone.

The site topography is gentle to moderately sloped and generally slopes from west to the east and towards the on-site wetlands that form a drainage way that carries the site stormwater runoff to the south and towards Troy-Schenectady Road. Near Troy-Schenectady Road the drainage way turns towards the east and discharges into a small ravine that carries the runoff towards Swatling Road where it discharges into the Dry Creek which is a tributary of the Hudson River which is located just east of the city of Watervliet. Site vegetation for the majority of the site consists of mature trees and overgrown brush and lawns. Troy-Schenectady Road and the new street, Penfield Drive within their right-of-ways contain municipal infrastructure consisting of municipal sanitary sewer and water mains; it also contains gas, telephone and CATV. These systems can provide municipal services to the project site.

The Websoil database indicates the project site soils are as following:
 NuB – Nunda Silt Loam, 3-8% slopes and NuE Nunda Silt Loam, 25-35% slopes.

Description of Proposed Project

Applicant is proposing to develop the site with a one-story retail building with a total area of approximately 4,500 square feet with associated circulation drives and parking as required for the proposed use. The proposed building will be one-story in height (30'+/-). The site layout and density was designed in accordance with the zoning of the site, Commercial Office Residential (COR).

The proposed parking lot has sufficient parking to accommodate the parking required for the proposed use. The Concept Site Plan depicts the provision of 23 parking spaces, inclusive of one (1) handicap 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	0 ± S.F. or 0%	4,500 ± S.F. or 5.8%	+4,500 ± S.F. or +5.8%
Pavement, Sidewalk	0 ± S.F. or 0%	9,981± S.F. or 12.9%	+9,981 ± S.F. or +12.9%
Green Space:	77, 284 ± S.F. or 100%	62,803 ± S.F. or 81.3%	-14,481± S.F. or -18.7%

The Concept Site Plan shows the Site Statistics for the proposed parcel.

The infrastructure necessary to provide the site with Sanitary, Water, Electric, Gas and Telephone services exist and are all located along the Troy-Schenectady Road and the new Penfield Drive corridors. These systems have sufficient capacities to meet the demands of the proposed development. Stormwater management will encompass the construction of stormwater practices that will be designed in accordance with the Town of Colonie and the NYSDEC stormwater management design requirements.

The proposed area of site development does contain US ACOE jurisdictional wetlands and these wetlands have been identified and are shown on the project Sketch Plan. The proposed development will have no impacts to these wetlands. A US ACOE Nationwide Permit will not be required.

The proposed project site is located within the Commercial Office Residential (COR) zone as shown on the Town of Colonie Zoning Map. The proposed Commercial land 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. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

DEVELOPMENT IMPACTS

The proposed development will have minor impacts upon the environment, traffic and community services consisting of police, fire protection and solid waste disposal. These impacts range from minor to slight and have been identified and taken into consideration in planning and designing the proposed development.

Impact on physical environment: the property proposed for development, is currently mostly a combination of open and wooded areas and undeveloped. The proposed development will result in the clearing and removal of trees and the grading of the surface to accommodate the proposed development. This work will occur during the early stages of construction and is short in duration. This impact is mitigated with the introduction of buildings and new lawns and landscaping that will be consistent with the local neighborhood and community. The areas of jurisdictional wetlands will remain undisturbed. The impact to physical environment will be minor and consistent with development of the surrounding area.

Impact upon the adjoining properties from the stormwater drainage system will be minimal to none since the proposed development will manage stormwater runoff on-site by utilizing detention basins for stormwater practices.

The project development is adjacent to a Town Protected Watercourse but the project has been developed to avoid the encroachment of the protected area. Therefore, the proposed project will have no impacts to the Town Protected Watercourse.

Impact upon community services: The proposed development will result in minor impact to community services.

- The subject property lies in the North Colonie School District. The proposed development will not generate any demands to the existing school system since it will not result in any additional students.
- Police protection will be provided by the Town of Colonie Police Department. These services already exist in the community and encompass the project site. The impacts are considered none to minor.
- Fire protection will be provided by the Latham Fire Department located on Watervliet-Shaker Road, south of the project site. No impacts are expected since the existing equipment and facilities can accommodate the proposed development.
- Sanitary sewer, water, telephone, gas, electric and cable television are fully accessible to the property and have ample capacity to service the proposed subdivision. Stormwater runoff will be managed with on-site detention facilities. No impacts are anticipated to occur to community services. Estimated average daily water usage would be 450 gallons per day with a corresponding discharge to the sanitary sewer system. A water district extension will not be required to service the proposed development.
- The proposed development will not be constructing any new streets.
- 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.

- New traffic will be added to Troy-Schenectady Road and the new street, Penfield Drive, from the proposed development. The retail building will generate a peak trip rate of 2.71 per 1000 SF or 13 trips in the PM peak hour, in accordance with the ITE Trip Generation Manual, 9th edition. This amount of additional trips can be easily handled by the existing Troy-Schenectady Road roadway corridor and the new Penfield Drive road.

The proposed development has been planned to comply with the existing property zoning and natural environmental features. The proposed development is fully compatible with the adjacent developments and land use development goals of the Town of Colonie.