



## Advance Engineering & Surveying, PLLC

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development  
11 Herbert Drive  
Latham, N.Y. 12110  
Phone: (518) 698-3772  
Email:ncostape@gmail.com

Nicholas Costa, PE  
John P. Petrucco, LS

### Project Narrative Proposed Mix-Use at 615 Loudon Road

Town of Colonie, Albany County  
March 2016

Site Address: 615 Loudon Road  
Applicant: Wade Development II  
Engineer: Advance Engineering & Surveying PLLC  
Nicholas Costa  
518-698-3772  
Proposed use: Retail & Restaurant  
Zoning: Commercial Office Residential (COR)  
Area of Property: 3.01± acres



### Description of Existing Site and Use

The project site contains an existing one-story building that is used for retail and storage for the "A-Frame Imperial Pools" store. The project site is located at the easterly side of Loudon Road. The existing site is currently partially covered with asphalt pavement that provides access to the site and parking. There are also several miscellaneous improvements consisting of sidewalks, pads, etc. The site is currently zoned Commercial Office Residential (COR). Tax map parcel no. 31.04-1-3 identifies the project site and is owned by J K Loudon LLC; the applicant, Wade Development II has a purchase contract for the parcel.

The site topography is flat and generally slopes from the northeast towards the southwest. At Loudon Road a roadside ditch and 15-inch diameter Corrugated Metal Pipe (CMP) intercept the site stormwater runoff and transport it in a southerly direction. This storm system is part of the drainage system located in Loudon Road that is owned by NYSDOT. The stormwater system eventually discharges into an unnamed tributary of the Shakers Creek. Site vegetation for the majority of the site consists of lawn grasses and landscape trees along the front; at the rear of the site, there are several mature trees and brushy vegetation that provides a thick buffer to the properties located adjacent to the northerly and easterly sides of the parcel. There is sanitary sewer service to the existing facility and sanitary sewer mains are located along the frontage of the site, in a sanitary sewer easement, that transports the sewer to the trunk sewer that eventually discharges into the Town Mohawk View Treatment facility prior to discharging into the Mohawk River. Water mains owned and maintained by the Town of Colonie Division of

Latham Water are located within the Loudon Road corridor; this water system currently provides water service to the project site.

**Description of Proposed Project**

The applicant proposes to remove the existing building and construct one stand-alone 5,050 SF building which will be utilized as a formal sit-down style Restaurant; and a stand-alone Retail building with an approximate footprint of 5,050 SF. Another stand-alone building that is proposed to be used as restaurant with a drive-thru will occupy an area of approximately 3,150 SF. The proposed buildings will be one-story and the parking lot and access drives will also be modified to support the proposed buildings; all of the parking for the proposed facility is located at the rear and side of the facility.

The proposed parking lot has sufficient parking to accommodate the parking generated from the proposed buildings.

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	19,636 ± S.F. or 15.0%	13,300 ± S.F. or 10.1%	-6,336 ± S.F. or -4.9%
Pavement, Sidewalk	82,329 ± S.F. or 62.9%	54,829± S.F. or 41.9%	-27,500 ± S.F. or -21.0%
Green Space:	29,016 ± S.F. or 22.1%	62,852 ± S.F. or 48.0%	+33,836 ± S.F. or +25.9%

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 site does contain a moderately sloped area located at the northerly boundaries of 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 Restaurant and Retail use within this zone is allowed and is a compatible use with existing uses and facilities located along Loudon Road, in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code.

The proposed project is located within the Latham 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 site is currently used as a pool store and storage site. The proposed new buildings will provide

additional space for retail and restaurant use that will be convenient to the Town residents and provide a variety of services. The proposed use does not generate a high degree of noise. The activities conducted at the proposed building do not generate loud or objectionable noises.

### 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 proposed drainage from the site currently flows overland to the front of the site at which location, the flows discharge into an open & closed drainage system located within the Loudon Road corridor and owned by the NYSDOT, which eventually discharges into an unnamed tributary of the Shakers Creek. The Shakers Creek eventually discharges into the Mohawk River.

The project drawings show that the proposed re-development of the site will reduce the impervious area by approximately 25.9%. This impervious area reduction substantially reduces the peak runoff from the site after re-development. The NYSDEC Stormwater Design Manual in Chapter 9 details that if a project is a re-development project and it accomplishes a substantial reduction in impervious area of greater than 25% it does not have to install stormwater detention for quantity and quality since the increase in green space accomplishes similar stormwater goals in quantity reduction and quality.

### **Impact on Services**

#### Traffic

The proposed 5,100 SF Restaurant building, in accordance with the ITE Trip Generation Manual, 9<sup>th</sup> edition it is estimated that PM peak trip generation will be 6.14 trips per 1000 SF; therefore the estimated PM peak trips generated by the Restaurant will be approximately 31 trips. The 5,050 SF retail building will generate a peak trip rate of 1.27 per 1000 SF or 7 trips in the PM peak hour. The 3,150 SF restaurant with the drive-thru will generate approximately 56 trips based on a peak trip rate of 17.74 per 1000 SF in the PM peak hour. The total trips generated by the development of the proposed facility are 94 trips. This amount of additional trips can be easily handled by the existing Loudon Road roadway corridor.

The Loudon Road corridor has been analyzed by the NYSDOT and the Town and the resulting study has recommended the installation of a traffic light at the intersection of the northerly driveway with the driveway from the development across the street (west side of Loudon Road). The existing northerly driveway for the project site was improved to accommodate the future traffic control during the latest improvements made to the Loudon Road corridor by NYSDOT.

#### Sanitary Sewer

The proposed development will generate approximately 5,325 Gallons per Day (GPD). Laterals from each building will be connected to the existing sanitary sewer main that traverses the frontage of the site. All of 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 5,325 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 approximately 16.4 tons of solid waste per year. Solid waste generated at the site will be picked up by a private contractor.

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

#### **Description of Project Construction Sequence and Phasing**

The proposed project, upon approval, will commence with the demolition of the existing building to be removed. Erosion & Sediment Control systems will be installed prior to the removal of any building and will be maintained throughout the construction period. Once the existing building is removed, 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.

#### **Identification of Planning Board Waiver Requests**

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

- The applicant is requesting a waiver for the building setback to be greater than 20 feet.

The applicant requests consideration to this waiver based on the following factor. Along the front of the site there is a 20-foot easement to the Town of Colonie for an existing sanitary sewer line. The proposed buildings are setback from this existing easement and the 20-foot maximum setback requirement cannot be met and a waiver is requested.