



Project Narrative

Proposed Mixed-Use Development

Town of Colonie, Albany County

September 2020

Site Address: 609 Boght Road
Cohoes, NY 12047
Tax Map 9.2-1-17

Applicant: S.Y. Kim
P.O. Box 1007
Latham, NY 12110

Owner: S.Y. Kim
P.O. Box 1007
Latham, NY 12110

Design Professional: Verity Engineering, D.P.C.
P.O. Box 474
Troy, NY 12181

Zoning: NCOR – Neighborhood Commercial Office Residential

Proposed use: Mixed Use

Project Overview

The applicant proposes a mixed-use development project at 609 Boght Road comprised of two (2) separate structures totaling 8,147 square feet (SF). A single-story commercial structure totaling 3,400 SF along with a four-unit two-story residential structure totaling 4,747 SF is proposed along with utility connections and other appurtenances. The proposed use is consistent with the current zoning regulations and site layout will be subject to specific design standards enumerated within the Town zoning code. The parcel is located west of the intersection with Loudon Road (a/k/a NYS Route 9) and Boght Road; is approximately 0.998± acres in size and is presently developed with a small, uninhabited residential structure. The scope of work for the proposed project involves site grading, sewer and water utility connections, stormwater management, parking, site lighting and improving access to support the construction of the proposed project. The project site is located within an archaeological sensitive area according to New York State Office of Parks, Recreation and Historical Preservation (NYSOPRHP) database. The parcel also lies within the Boght Road/Columbia Street GEIS study area; however not included in the conservation overlay.

Description of Existing Site and Use

The parcel is comprised of a single lot, 0.998± acres, has frontage along Boght Road, a Town of Colonie public street and is more or less irregular in shape. The site lies entirely within the Neighborhood Commercial Office Residential (NCOR) zone with said zone generally extending easterly and westerly from the parcel. The parcel is bordered by a single-family residential (SFR) zone to the north. Surrounding parcels are comprised of agricultural field, commercial, and residential uses.

The site has approximately 60± feet (ft.) of frontage along Boght Road. The site is served with pole-mounted electric, municipal water and sewer. The site does not have any encumbrances.

Site topography is generally flat with elevations across the site varying 2± ft. The site is not contained within the 100-yr floodplain. No permanent surface waters are contained within the project area and site vegetation is minimal consisting of a grassed lawn areas with minimal trees. The parcel appears to contain portions of a wetland that would be jurisdictional to United States Army Corps of Engineers. Municipal water, sewer and electric utilities together with telecom and other private utilities are adjacent to the parcel along Boght Road.

Drainage and Surface Water

Surface drainage on the property generally sheet flows offsite to the north to a wetland complex and which flowline continues to the north. According to the survey, there appears to be a closed drainage system along Boght Road which conveys stormwater runoff from the parcel. No changes are proposed to the pre-existing drainage pattern. Site disturbance are proposed at less than one (1) acre and are not subject to NYSDEC stormwater regulations.

Easements and Utilities

See above: *Description of Existing Site and Use* above.

Description of Proposed Project

The applicant proposes a mixed-use development project at 609 Boght Road comprised of two (2) separate structures totaling 8,147 square feet (SF). A single-story commercial structure totaling 3,400 SF along with a four-unit two-story residential structure totaling 4,747 SF is proposed along with utility connections and other appurtenances. The proposed use is consistent with the current zoning regulations and site layout will be subject to specific design standards enumerated within the Town zoning code. The parcel is located west of the intersection with Loudon Road (a/k/a NYS Route 9) and Boght Road; is approximately 0.998± acres in size and is presently developed with a small, abandoned residential structure. The scope of work for the proposed project involves site grading, sewer and water utility connections, stormwater management, parking, site lighting and improving access to support the construction of the proposed project. The project site is located within an archaeological sensitive area according to NYSOPRHP database. The parcel also lies within the Boght Road/Columbia Street GEIS study area however not included in the conservation overlay.

Anticipated Impacts on Services:

Traffic

The proposed use is expected to add a small amount of vehicle trips to the local roadways during the AM & PM peak periods; deemed negligible compared to the existing local roadway traffic on Boght Road.

Water and Wastewater

Town records indicate that a sewer lateral was extended to the right-of-way edge and absent a water service connection. The development plan calls for a new four (4) inch water service connection to the building. Said connection is proposed to tap along the eight (8) inch water main along the northerly edge of Boght Road. The building will be sprinkled and the four-inch water service should be adequate to service fire flow demand and potable use for both commercial and residential uses.

A six (6) inch sanitary lateral is proposed to connect directly into MH # 6980 via field core operation.

Municipal Solid Waste

The proposed project will generate additional solid waste that will require disposal to a landfill and recycling center. Private trash collection contractors will be used to collect and dispose of the solid waste.

Impact on Adjacent Property

Noise

The project will have no adverse impact on noise, as the proposed use is consistent with the existing surrounding commercial and residential uses and background traffic noise.

Visual

The project will have no adverse visual impact.

Drainage and Stormwater

Drainage patterns will not be altered from the predevelopment conditions. See: *Drainage and Surface Water* above. Site disturbance is proposed to be less than one (1) Acre and therefore not subject to the New York State Department of Environmental Conservation regulations subject to the GP-0-20-001 general permit.



Stormwater runoff will be directed to an attenuation practice designed to mitigate flows for specific rain events. Stormwater runoff will eventually be conveyed to the Town's closed drainage system.

Air Quality

The project will have no adverse effect on air quality.

Odor

The project will have no adverse effect on odors.

Impact to Wetlands

No impact to wetlands is proposed.

Existing and Proposed Building

Residential/Commercial Density Calculations

The NCOR zoning requires that mixed use proposals conform to specific area ratios as follows:

Allowable:

*0.998 Acres * 18,000 SF/Acre = 17,964 SF allowable density*

*17,964 SF * 80% = 14,371 SF*

14,371 SF ÷ 3,000 SF/dwelling unit = 4.79 dwelling units, rounded down to 4 dwelling units

Proposed:

*4 dwelling units * 3,000 SF/dwelling unit = 12,000 SF*

12,000 SF (residential) + 3,400 SF (commercial) = 15,400 SF

*17,964 SF * 20% = 3,140 SF (minimum area commercial allowed)*

Check:

15,400 SF (proposed density) ≤ 17,964 SF (allowable density)

3,140 SF (commercial required) ≤ 3,700 (commercial proposed)

Gross Floor Area

The applicant proposes a mixed-use development project at 609 Boght Road comprised of two (2) separate structures with a gross floor area (GFA) totaling 8,147 square feet (SF).

Building Height and Number of Floors

The residential structure, tallest of the two structures, will be less than thirty-five (35) feet.

Miscellaneous Site Information

Parking, Parking Improvements and Site Distance

The site plan calls for twenty (20) parking spaces including the required number of ADA-accessible spaces to serve the commercial uses along with eight (8) parking spaces for the residential dwelling units.

There exists ample sight distance easterly and westerly along Boght Road at the proposed access driveway.

Hours of Operation

The hours of operation will follow commercial retail patterns generally, weekdays between 8am-8pm.

Open Space Preservation/Green Space

The proposed green space is approximately 46.4%.

Construction Sequence and Phasing

Not applicable.

Disposal of Chemicals



The operation will not involve the storage of regulated chemicals. Fertilizers and pesticides for lawn and landscape treatment will be applied by licensed contractor/personnel and brought to the site at time of application.

Town Communication Impacts

No known communication devices or needs are proposed at this time.

Variances/Waivers

The proposed layout violates the NCOR design standards minimum front yard setback of twenty (20) feet given the lot geometry and will require a waiver from the Planning Board.

