



## **Advance Engineering & Surveying, PLLC**

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Nicholas Costa, PE  
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### **Project Narrative Proposed Redevelopment of parcel at 144 Wolf Road**

Town of Colonie, Albany County

October 2016  
Revised April 2018

Site Address: 144 Wolf Road  
Applicant: 1476 Route 9, LLC  
Contact: Thomas Burke  
518-281-7226  
Engineer: Advance Engineering & Surveying PLLC  
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Proposed use: Hotel & Restaurants  
Zoning: Commercial Office Residential (COR)  
Area of Property: 6.36± acres

#### **Description of Existing Site and Use**

The project site was formerly occupied by the Lazare Automotive dealership facility which was densely developed and contained four (4) buildings and an expansive area covered with asphalt pavement and which was used to display and inventory storage of the automotive products that the Lazare facility was selling to the general public. The buildings were also used for automotive services that were part of the use of the facility. The buildings were recently demolished and removed as part of the site preparation for re-development.

The parcel is located at a quadrant that is bound by Wolf Road on the easterly side; Cerone Commercial Drive on the northerly side; Automation Lane on the westerly side; and the developed site at 130 Wolf Road on the southerly side. The parcel contains approximately 6.36 acres and was historically developed with buildings and asphalt pavement. The parcel has frontage along Wolf Road, Cerone Commercial Drive and Automation Lane. The parcel is located in the Commercial Office Residential (COR) zone. Tax map parcel no. 41.01-1-29 is the identification of the parcel on the Town of Colonie Tax Maps and is owned by 1476 Route 9, LLC.

The site topography is gentle and generally slopes from the east to the west towards a low point located in Automation Lane. Elevation on the site varies from a high point at

an elevation of approximately 306 feet to a low point elevation of approximately 301 feet. Site vegetation for the site consists of a combination of lawn grasses & mature landscaping trees that were planted during the development of the site for use as a dealership. There is sanitary sewer service to the parcel that is located along the frontages with the three roadways. The existing sanitary sewer laterals served the former buildings that occupied the site. The local sanitary sewer mains are tributary to the 10-inch diameter gravity sewer main that collects the sanitary sewer tributary flows and discharges into the Wolf Road Pump Station that is located just northeasterly of the project site. The Wolf Road Pump Station discharges into the force main that eventually is connected into a trunk sewer that conveys the flows to the North Albany Wastewater Treatment facility. Water mains owned and maintained by the Town of Colonie Division of Latham Water are located within the three roadways that the project has frontage on and which currently provide water service to the parcel and to the former buildings that existed at the site.

### **Description of Proposed Project**

The project applicant proposes to Redevelop the project site with a proposed four (4) story Hotel and two (2) separate pad sites that are being reserved for Restaurant use. The proposed restaurants are shown on the Sketch Plan and are labeled as Restaurant "A" and Restaurant "B". Site Statics also are shown on the Sketch Plan and it can be summarized that the proposed development will be able to satisfy the parking requirements of each proposed use. The proposed Concept Plan shows that the site will have four (4) access drives into the project site; one from Wolf Road, one from Cerone Commercial Drive and two from Automation Lane. This will eliminate two (2) existing access driveways and will result in improved traffic conditions on the adjacent roadways. The existing conditions show that there are six (6) existing curb cuts onto the adjacent roadway system; this includes two curb cuts onto Wolf Road. The proposed buildings and use are in accordance with the zoning regulations of the Town of Colonie. Tenants for the Hotel and Restaurant A have been secured. The Hotel will be operated by the Hyatt House and Restaurant A will be the Longhorn Steakhouse.

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 not contain any steep slope areas.

The proposed site is located within the Commercial Office Residential (COR) zone as shown on the Town of Colonie Zoning Map. The proposed Hotel & Restaurant use within this zone is allowed and is a compatible use with existing uses and facilities located on-site and along Wolf Road, Cerone Commercial Drive, Automation Lane and in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code.

### **Impact on Adjoining Property**

#### **Noise**

The proposed project will not have a noise impact on the adjoining properties. The site is located in a developed commercial area that currently experiences noises associated with the existing uses that are similar to the proposed use. The activities conducted at the proposed buildings will not generate loud or objectionable noises. The previous use at the site included automotive services that can sometime result in some noises. The proposed Re-development of the site will eliminate the former use of the site as an automotive services facility.

## Visual

The proposed buildings will have exterior features that will blend into the existing environment and in accordance with the Town of Colonie Design Standards. The proposed buildings will be commercial in appearance and be consistent with the surrounding commercial properties and land uses.

## Drainage

The proposed drainage from the site currently flows overland and by closed drainage piping into the closed drainage systems located on the adjacent roadways. There are a couple of dry wells that are also located on the site that recharge some of the stormwater runoff into the local pervious soils. At the rear of the site there is a closed drainage system that is part of the Automation Lane stormwater collection system. This closed drainage system will be further investigated as part of the drainage analysis but it appears that this system eventually discharges to the west and may be tributary to the Ann Lee Pond system located to the west of the site and which discharges into the Shaker Creek as it is transported for discharge into the Mohawk River. The applicant is proposing to utilize an underground collection system and discharge in accordance with the historical drainage that occurs at the site. These Stormwater Management practices will be in compliance with the requirements of the Town of Colonie and the NYSDEC.

## **Impact on Services**

### Traffic

The proposed new buildings will replace existing buildings which were utilized as a complex of building for operating an automotive dealership. Therefore, the resulting traffic from the proposed development should be credited with the former use of the site which will result in a reduction of total trips generated from the proposed re-development of the site. Based on the proposed Hotel use and in accordance with the ITE Trip Generation Manual, 9<sup>th</sup> edition it is estimated that PM peak trip generation will be 0.60 trips per 1000 SF, therefore the estimated PM peak trips generated by the facility will be approximately 44 trips. The two restaurants have been classified as Quality Restaurants and the estimated PM peak trips generated is 7.49 trips per 1,000 SF. The proposed Restaurants total approximately 13,500 SF. Based on this use the site will generate approximately 102 trips for the restaurant use. The total number of trips from the developed site is approximately 146 trips when combined with the two proposed uses. However, as mentioned previously the site was formerly occupied by an Automotive dealership and the PM peak trips for this type of use is 2.62 trips per 1,000 SF. A reduction to the total number of trips generated from the Re-development of the site should be applied for the former use. The amount of additional trips generated from the Re-development of the site can be easily handled by the existing Wolf Road, Cerone Commercial Drive and Automation Lane corridors.

### Sanitary Sewer

The proposed Re-development will generate approximately an average daily flow of 32,092 Gallons Per Day (GPD). Existing laterals that were previously utilized by the existing Automotive dealership buildings will be used to connect the sanitary laterals from the proposed facility. The existing sanitary sewer system has sufficient capacity to manage the additional estimated flows resulting from the proposed Re-development. The flows are eventually discharged into the Wolf Road Pump Station which is currently undergoing improvements to increase its capacity. It is estimated that the Wolf Road Pump Station upon completion of the current improvements will have capacity to manage the additional flows resulting from the proposed redevelopment at 144 Wolf Road.

### Water

The proposed Re-development will require the provisions of domestic water with an estimated demand of 32,092 GPD. There are existing water service laterals near the site that can provide this demand. The existing water system has the capacity to meet the water demand from the proposed Re-development.

### Solid Waste

The proposed buildings will generate approximately 220 tons of solid waste per year. Solid waste generated at the site will be picked up by a private contractor.

The proposed 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 Redevelopment will develop a Hotel & Restaurant use which within this zone is allowed. The proposed new buildings will be compatible use with existing uses and facilities located within the Wolf Road, Cerone Commercial Drive and Automation Lane vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

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

Erosion & Sediment Control systems will be installed prior to the start of any construction and will be maintained throughout the construction period. Once the proposed buildings are constructed and deemed operational, the contractor will proceed to remove the erosion & sediment control systems.

### **Impact on Town Communications System**

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

### **Requested Planning Board Waivers**

The following waivers are being requested-

1. Buildings are being placed based on the limitation of an existing town sanitary easement which is located along the project frontage with Wolf Road.
2. The existing site is developed with parking along the frontage. The proposed Redevelopment will keep some of the parking along front portions of the site. As currently shown on the site plan, the proposed redevelopment will keep a compact area and the overall green space will be increased.