

Project Narrative

Proposed Panera Bread Company Restaurant w/ Drive-Thru
January 26, 2018

The project is located at 601 Troy-Schenectady Road and is comprised of Tax Map ID 13.3-3-4 in the Town of Colonie, Albany County, New York. The property is located in the Highway Commercial Office Residential (HCOR) zone according to the Town of Colonie Zoning Map. The property is currently developed with multiple commercial uses. The site is bordered to the South by Troy-Schenectady Road (SR 7) and residential uses beyond, to the East by Erin Street and commercial uses beyond, to the North by an undeveloped lot with commercial uses beyond, and to the West by I-87 and commercial uses beyond.

Under proposed conditions, the applicant, Panera, LLC, will convert the existing one-story 6,500 SF masonry building on the southern portion of the site into a Panera Bread Company Restaurant with Drive-thru. The building is twenty (20) feet in height. Additional improvements will include the construction of drive-thru and bypass lanes behind the existing building, lighting, landscaping, retaining wall, sidewalks, driveways, parking and associated improvements. Under the current conditions, the site has a building area of 82,353 SF and will be increased to a building area of 82,484 (19.0%), the paved area will increase from 235,079 SF to 238,135 SF (54.8%), and the open space area will decrease from 117,131 SF to 113,944 SF (26.2%). The number of parking spaces will be decreased from ninety (90) parking spaces to eighty-four (84) parking spaces (which is complaint with the zoning requirements).

The proposed Panera Bread Restaurant is anticipated to have operating hours of 6 am until 10 pm from Monday to Saturday, and from 7 am until 9 pm on Sundays. The hours of operation are consistent with other businesses in the area, and therefore there is no anticipated noise impact on adjoining properties. The maximum shift will have approximately eighteen (18) employees. The previous tenant, Uno Pizzeria, was a similar use, and therefore there will have no significant change in water and sewer demand, solid waste, or traffic production. The building renovation and site improvements will positively impact the site, which is currently vacant. The minimal stormwater runoff due to the increase in paved area will be collected by the conveyance system on site, and therefore will not negatively impact adjoining developments.

The project includes the demolition and grading of the area of the site around the existing building, which will then be paved to accommodate the proposed drive-thru and bypass lanes. Parking modifications will be made to provide for the safe circulation of vehicles on site. The interior and exterior of existing building will be renovated to comply with Panera's building prototypes.

