

PB 2020 - 0243



Application for a Site Plan Review

Date: July 6, 2020

Name of Business: AC Property & Development, LLC

Town of Brunswick
Building Department
336 Town Office Road
Troy, New York 12180

	Name	Address	Business Phone	Home or Cell Phone
Applicant	AC Property & Dev.	20 HEATHCOTE BOULEVARD, TROY, NY	518 283 0834	
Owner				
Buyer				
Developer	AC Property & Dev.	20 HEATHCOTE BOULEVARD, TROY, NY 12180	518 283 0834	
Attorney				
Engineer	ADVANCE ENG. & SURV.	11 HERBERT DR., CATWAU, NY 12110	518 698 3772	518 698 3772
Surveyor	ADVANCE ENG. & SURV.	LL		

SCALE AND AREA OF THE ABOVE PARCELS OR LOTS TO BE DEVELOPED TO BE SHOWN SEPARATELY

Address of Site: 39 NY-37B, TROY, NY 12180 Size of Original Parcel: 10.7 ± ACRES
404B NY-2, TROY, NY 12180
Tax Map No.: 92.00-6-8.121 Sketch Plan Submitted:

- All zoning in compliance.
- Site Plan conforming to all requirements of Section 3(c).
- Environmental Assessment Form filed.
- Filing Fee* paid. Check one:
 - less than 1,000 sq. ft. - \$750
 - 1,000 to 4,999 sq. ft. - \$2,000
 - more than 4,999 sq. ft. - \$2,500 Pd



- \$500 per Residential Unit/Lot Parks and Recreation paid.

Signature of Owner, Applicant or Agent

Anthony Casale
Printed or Typed Copy of Above

NOTE: IF OWNER IS NOT THE APPLICANT, THE APPLICANT SWEARS THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER AND THAT THE APPLICANT IS AUTHORIZED TO MAKE SUCH APPLICATION.

Approved: _____

Conditions: _____



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
Robert D. Davis, Jr., LS

Project Narrative Proposed Mix-Use Development at 4048 NYS Route 2

Town of Brunswick, Rensselaer County
June 2020
Revised July 2020



Site Address: 4048 NYS RT 2
Applicant: AC Property & Development, LLC
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Retail and Apartments
Zoning: Hamlet (H)
Area of Property: 10.7 ± acres

Description of Existing Site

The project site is comprised of an approximately 10.7 acre parcel that is known as: 4048 NYS Route 2. The entire parcel is currently vacant. The project parcel is located at the westerly side of NYS Route 2, but it also has frontage along the southerly side of NYS Route 278 and the northerly side of Langmore Lane. The area is zoned Hamlet (H) and it borders Lot Numbers 1-5, 9 & 10 of the Brook Hill Subdivision on the westerly side; the lands of James M. & Richard M. Malatesta on the southerly side; the boundaries of NYS Route 2 on the easterly side; and the boundaries of NYS Route 278 on the northerly side. Tax map parcel no. 92.00-6-8.121 identifies the proposed project parcel that will be developed by AC Property & Development, LLC.

The site topography generally slopes from a high point at the western boundary of the site with an elevation of approximately 554 feet towards the eastern boundary of the site with an elevation of 498 feet. The drainage from the site is tributary to an 18-inch culvert that crosses the NYS Route 2 roadway corridor. The culvert discharges into swales and other closed drainage systems which eventually discharge into the Quacken Kill. The Quacken Kill flows in a southwesterly direction and eventually discharges into the Poestenskill which is a tributary of the Hudson River. Site vegetation for the majority of the site consists of brushy grasses and vegetation and some mature trees. There is not

sanitary sewer service to the existing parcel. There is water service that runs through the site and a main line that runs along NYS Route 2.

Description of Proposed Project

As shown on the Concept Site Plan, the applicant proposes to develop the site with a Mix-Use and construct two (2) new Retail, and Apartment buildings with an area of approximately 9,280 square feet (SF) each. The proposed buildings will be two-stories in height (30') and the parking lot and access drives will also be developed to support the proposed buildings.

The proposed buildings will each include 8,120 ± S.F. retail space, and 1 apartment unit on the lower level and 8 apartment units on the upper level.

The proposed parking lot has sufficient parking spaces to accommodate the parking required for the proposed uses. The Concept Site Plan depicts the provision of 93 parking spaces, inclusive of four (4) handicap spaces. It is estimated that the apartments will occupy approximately 27 spaces and the remaining 66 spaces will be used for the retail establishments.

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%	18,560 ± S.F. or 4.0%	+18,560 ± S.F. or +4.0%
Pavement/Gravel, Sidewalk	3,192 ± S.F. or 0.7%	41,361± S.F. or 8.9%	+41,414 ± S.F. or +8.1%
Green Space:	463,755 ± S.F. or 99.7%	407,026± S.F. or 87.2%	-59,974± S.F. or -12.5%

The Concept Site Plan shows the Site Statistics for the proposed parcel inclusive of the existing developed areas.

The proposed area of site development does not have existing NYSDEC or US ACOE jurisdictional wetlands or Town protected watercourses.

The proposed site is located within the Hamlet (H) zone as shown on the Town of Brunswick Zoning Map. The proposed use of Retail space is permitted and the apartment use require a special permit.

Impact on Adjoining Property

Noise

The proposed project will not have noise impacts since it will be retail type use and it is no different than the noises that currently are generated at the adjacent areas which also have retail operations.

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 properties and land use.

Drainage

The drainage from the site currently flows overland to the existing culvert that crosses NYS Route 2 and discharges the stormwater on the easterly side of the roadway and into existing tributaries of the Quacken Kill. The Quacken Kill flows in a southwesterly direction and eventually is a tributary of the Poestenskill creek which eventually discharges into the Hudson River. The project drawings show that the proposed development will utilize the underground stormwater detention system and an open detention basin to manage the stormwater runoff from the proposed site. An outlet control structure will maintain the discharge rates to the predevelopment rates. The stormwater management practices will be in accordance with the Town of Brunswick Stormwater Regulations and the NYSDEC Stormwater Management Design Manual. Since the project will be disturbing more than one-acre a Stormwater Pollution Prevention Plan (SWPPP) will be prepared to show how the project is in conformance with the previously cited regulations.

Impact on Services

Traffic

The proposed development, in accordance with the ITE Trip Generation Manual, 9th edition it is estimated that PM peak trip generation from the proposed development will be 55 trips. The Retail use is estimated to generate a PM peak trip rate of 2.71 trips per 1000 SF resulting in a PM peak trips generated of 44 trips. The Apartments use is estimated to generate a PM peak trip rate of 0.58 trips per Apartment resulting in a PM peak trip generated of 11 trips. This amount of additional trips can be managed by the existing roadway corridors consisting of NYS Route 2 and NYS Route 278.

Sanitary Sewer

The proposed development does not have access to a municipal sanitary sewer system. There will be a wastewater disposal area designed and built on site with capacity to manage the wastewater resulting from the proposed development which is estimated to be 5,600 GPD.

Water

The proposed development will require the provisions of domestic water with an estimated demand of 5,600 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 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.

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 Hamlet (H) zone as shown on the Town of Brunswick Zoning Map. The proposed use within this zone is allowed. The proposed development is a compatible use with existing uses and facilities located within the project vicinity. The use is consistent with land uses permitted in the Town of Brunswick Zoning Code.

Description of Project Construction Sequence and Phasing

The proposed project, upon approval, will commence with the installation of the Erosion & Sediment Control systems. These systems will be maintained throughout the construction period. Once the Erosion & Sediment Control systems are installed, the contractor will proceed with the construction of the proposed buildings and utility installation.

Short Environmental Assessment Form

Part 1 - Project Information



Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Proposed Mix-Use Development				
Project Location (describe, and attach a location map): 4048 NYS Route 2				
Brief Description of Proposed Action: Applicant is proposing the development of Mix-Use parcel with the construction of two buildings that will each contain 9,280 Square feet (SF) each. Each building will include 8,120 SF of retail space, and one apartment on the first floor. The second floor would be divided into 8 apartments. Associated access and parking areas would be developed to support the proposed development. Water service would be provided by the Municipal system that is located nearby; wastewater would be managed by the construction of an on-site subsurface system.				
Name of Applicant or Sponsor: AC Property & Development, LLC		Telephone: 518 283 0834 E-Mail: jkehrer@techindustriesllc.com		
Address: 20 Heather Ridge Road				
City/PO: Troy		State: NY	Zip Code: 12180	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Brunswick Planning Board - Site Plan Approval; Special Use Town of Brunswick Building Department - Building Permit			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		10.7+/- acres		
b. Total acreage to be physically disturbed?		6.5+/- acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.7+/- acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ On-Site Wastewater Subsurface System _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

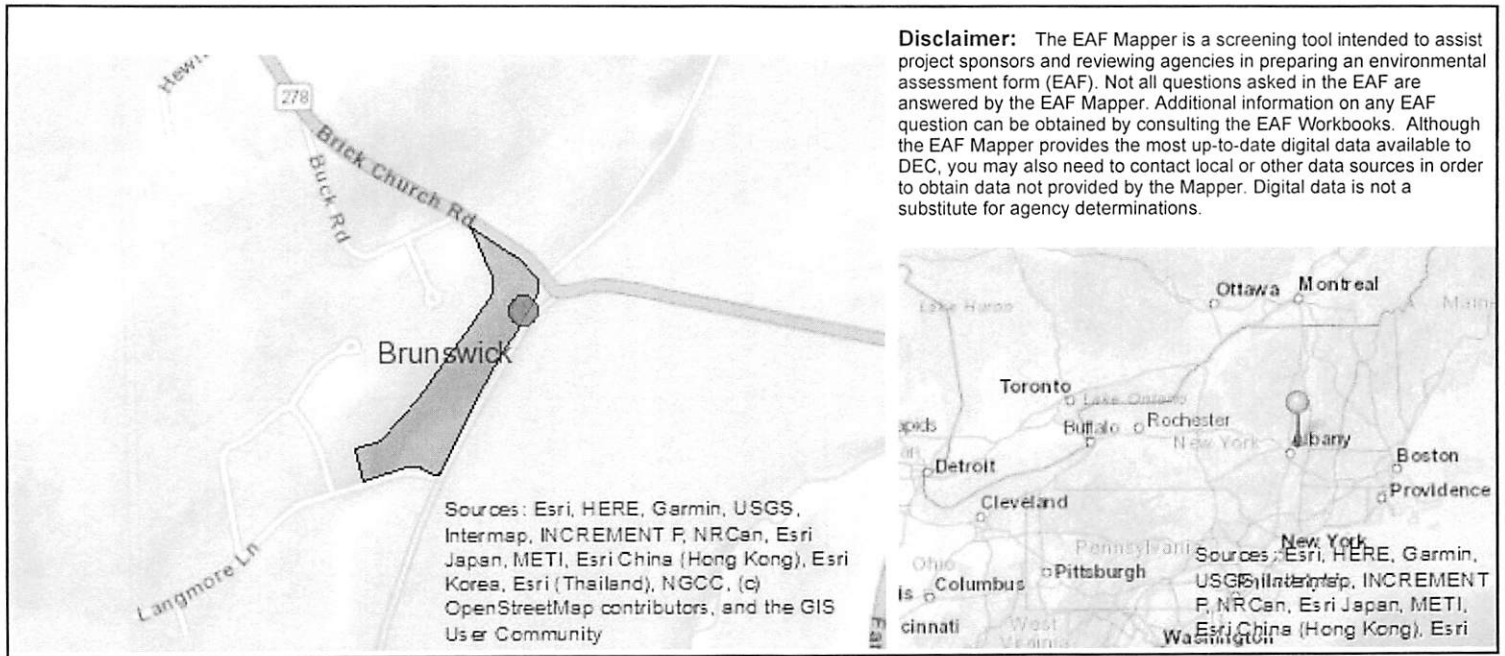
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Stormwater management for the proposed development will encompass an on-site detention system that will discharge at predevelopment rates and be in accordance with the requirements of the NYSDEC Stormwater Regulations and the Town of Brunswick requirements for new development.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Ac Purity Development, LLC Date: 07-16-20

Signature:  Title: AGENT FOR APPLICANT





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No