

# PROJECT NARRATIVE POPEYES RESTAURANT

## LOCATION

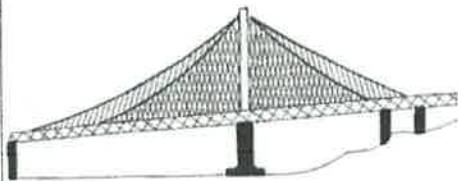
252 N. Comrie Avenue  
City of Johnstown  
Fulton County  
State of New York

## PREPARED FOR

Liberty Restaurants Development  
252-25 Union Turnpike  
Bellerose, NY 11426

## Date Prepared

January 25, 2023



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## **PROJECT NARRATIVE**

### ***A. Project Location***

The parcels are located at 252 N. Comrie Avenue (NYS Route 30A). The parcels are owned and occupied by the Cranseville Block Company Inc. and total 2.78 Acres in area. They are known as SBL 163.12-2-14 & 15. The parcel is bordered on the west by N. Comrie Avenue, The north by Aldi and on the south by Agway. The east side of the parcel is bordered by vacant land.

### ***B. Parcel Description***

The parcel has three structures on it currently, a steel garage near the southwest corner and two small sheds behind the main structure. The site is currently used for the sale, storage and distribution of concrete blocks and materials. The majority of the parcel within 400' of N. Comrie Avenue is either paved or a impermeable gravel surface for storage and vehicular traffic. The parcel has one existing curb cut onto N. Comrie Avenue. The existing curb cut is approximately forty feet wide. It is serviced by municipal water and sewer. Storm water produced on the parcel flows via overland flow to south and east through the parcel and offsite.

### ***C. Zoning and Proposed Development***

The current zoning of the subject parcel is Arterial Commercial (C2).

It is proposed to demolish the existing garage and remove the exterior storage and construct a new 2,532 s.f. Popeyes fast food restaurant. The proposed restaurant will have a double drive through. The entire development will be confined within the limits of the existing disturbed/impervious area on the site. The existing curb cut will remain in the same location; however, a typical NYSDOT radius will be developed on the south side of the entrance narrowing the entrance to 30 feet. The Popeyes Restaurant will be constructed to the south of the entrance allowing the current owner to access the remaining lands behind the proposed development. The proposed development will be land leased from the current owner to Liberty Restaurants therefore, a subdivision is not required.

The 2,532 s.f. single story fast food restaurant will have 24 seats and two drive thru lanes with a bypass lane merging to one pick up lane. Twenty-five (25) parking spaces with two way traffic will be developed along the south and west of the proposed restaurant. The existing sidewalk along Comrie Avenue will be connected to the crosswalk between the accessible parking spaces to provide a pedestrian connection to the proposed restaurant. A dumpster enclosure will be constructed behind the proposed building. The dumpster enclosure will be constructed of split faced block to match the proposed building. A new sanitary sewer lateral will connect to the existing sewer along Comrie Avenue. A 1,200 gallon grease trap will be provided in accordance with all local and state requirements. A new 2" copper water service will be connect to the existing water main to provide potable water to the building. A pylon sign will be constructed near the entrance to the parcel. It is anticipated that the restaurant will employ 8-10 workers during the max shift. Anticipated hours of operation will be 10a.m. to 11 p.m. seven days a week.

Overall the proposed development will reduce the impervious area on the parcel by approximately 3,000 s.f. Thus there will be an overall reduction in storm water runoff from the parcel. The proposed area of disturbance is approximately 0.87 Acres therefore the parcel does not require coverage under the NYSDEC GP-0-20-001 and a Stormwater Pollution Prevention Plan is not required.

#### ***D. Potential Impacts***

Noise – The proposed development will not have noise impacts exceeding the ambient noise levels of the C2 Zone or the former use of the parcel.

Visual – The proposed development in keeping with the existing view shed of the North Comrie Avenue

Drainage – The proposed structure will not alter the existing drainage on the parcel. However, due to landscaped areas and additional green space, the peak rates of runoff are anticipated to be reduced.

Traffic – Based upon traffic studies at an existing Popeyes Restaurant, it is anticipated that the proposed restaurant will generate 62 trip ends in the peak hour with 29 entering and 33 exiting the site. The existing road network has adequate capacity to handle the proposed traffic generation rates. Typically less than 100 trip ends does not trigger the NYSDOT to require a traffic impact study.

Sewer – The proposed development will connect to the existing sewer main on the parcel. All state and local requirements will be adhered to for grease traps and connections.

Water – The proposed development will not have a significant increase in water usage. The City of Johnstown has adequate flow and capacity to provide water to the parcel.

Solid Waste – The proposed development will generate solid waste. The solid waste will be removed from the parcel by a commercial hauler to an approved facility.

Schools – The proposed development will not create any demand on the school district

Chemical Use and Disposal – The proposed development will not create any chemical use.