

Northway Church Site Plan

PROJECT NARRATIVE

August 22, 2016

INTRODUCTION

The Northway Church Site Plan project proposes a new church and associated parking on a 6.83 acre parcel located at the southwest corner of Ushers Road and Pierce Road in Clifton Park, New York. The site plan illustrates the general intent of the site development and the configuration for the major elements of the proposed site design. The applicant for this development is Donald Cremeans.

EXISTING CONDITIONS

Existing Land Use and Zoning

The overall project site involves one existing parcel approximately 6.83 acres in size. The existing lot is currently vacant and is located in the Light Industrial zone, surrounded by other commercial and industrial developments. The project site is located on the SW corner of the intersection of Ushers Road and Pierce Road in Clifton Park, New York. The tax map identification number is 259.-2-85.3.

Soil and Topography

The existing ground cover is forestry. The Soil Survey of Saratoga County, New York prepared by the National Resources Conservation Service (NRCS) indicates the site is mantled with Oakville loamy fine sand. The site is well drained.

Wetlands

There are no wetlands located on the project site.

PROPOSED CONDITIONS

A church of 40,000 +/- SF in size is proposed to be constructed on the property. The Northway Church is a non-denominational church, established in 2002, where large groups of people come together to celebrate their beliefs.

The facility includes an outdoor gathering area at the main entrance of the church. This outdoor area is approximately 7,500 SF in size and is anticipated to be utilized at the beginning and end of services and special events for members of the church to gather.

The proposed development will provide parking in accordance with the Town of Clifton Park Code Requirements. The Town of Clifton Park parking requirements for a church are 1 space per 4 seats in the church. The church will have approximately 1,112 seats and will therefore need a minimum of 278 +/- parking spaces per the code. A total of 415 +/- parking spots are proposed to meet the town code requirements and the applicant's anticipated parking requirements. There will be two access points to the facility. One access point is proposed from Pierce Road and the other is proposed from Van Patten Drive. The access points and general internal traffic circulation is proposed to provide efficient and safe access to the parking areas. Walkways are also positioned to provide safe and efficient access for pedestrians to access the facility. A Traffic Impact Study will be conducted on this proposed project to evaluate the anticipated trip generations and function with the surrounding roadway infrastructure. The existing vegetation along the existing roadways is proposed to be maintained to the greatest extent possible to buffer the use from the surroundings.

The general office hours are Monday through Friday from 9 AM to 4 PM. Services will be provided on Saturday at 6 PM and Sunday at 9:30 AM and 11 AM.

UTILITY AND STROMWATER INFRASTRUCTURE

Water and Sewage

The total anticipated water and sewage (wastewater) demands for the buildings are estimated to be approximately 2,789 gallons per day (based on the NYS DEC estimate of 3 gallons/per day/per seat). Water supply will be provided by the Clifton Park Water Authority. Sanitary service will be provided by the Clifton Park Sewer Department. Water and sanitary sewer service to the buildings will be coordinated with the utility providers during the preliminary and final design of the project.

The water and sanitary sewer systems appurtenances shall be designed and constructed in accordance with all local, state, and federal requirements for dedication to the appropriate entity.

Stormwater

Stormwater will be managed on-site through the use of NYSDEC approved measures. Stormwater management practices will be addressed in a project specific Stormwater Pollution Prevention Plan (SWPPP). Stormwater control practices will be designed and implemented in accordance with all NYSDEC technical standards and the Town of Clifton Park's guidelines.

CONCLUSION

The Northway Church is an existing successful church that wishes to expand their operations and remain in the Town of Clifton Park. This expansion will allow the church to continue to serve a large population of Clifton Park residents while providing them with the ability to expand their services to additional residents. The project is not anticipated to impose any adverse impact to surrounding property owners or other businesses around the proposed development. The applicant is committed to working with the Town of Clifton Park and look forward to advancing this proposal.