

PROJECT NARRATIVE

139 Grant Avenue

LOCATION

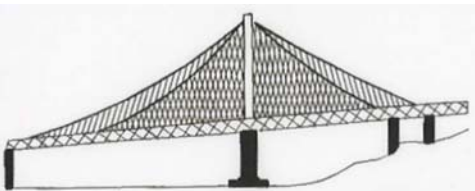
139 Grant Avenue
City of Auburn
Cayuga County
State of New York

PREPARED FOR

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

Date Prepared

March 4, 2022



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CIVIL ♦ ENVIRONMENTAL ♦ STRUCTURAL ENGINEERING

PROJECT NARRATIVE

A. Project Location

The parcel is located at 139 Grant Avenue. The development is comprised of 6 tax map parcels owned by Singer and The City of Auburn. The parcels are as follows: 109.79-1-19, 20.1, 21, 22.1, 33.1 and 44. The parcels total 4.46 Acres in area.

B. Project Description

The development parcels are currently occupied by three houses, two garages and a commercial warehouse structure. It is proposed to merge the six parcels into three development parcels. All the existing structures will be demolished for the future development. All of the parcels reside in the HC Highway Commercial zoning district. The proposed lots will be developed as follows:

Lot 1: This lot will be 0.69 Acres in size. It will have access to the common access road off of Grant Avenue to be developed and an egress onto Grant Avenue near the south end of the parcel. A 2,532 S.F. (24 seat) Popeyes Fast Food restaurant will be developed on this parcel. The development will include a double drive thru and 17 new parking spaces.

Lot 2: This lot will be 0.62 Acres in size. It will have access to the common access road off of Grant Avenue to be developed. This parcel is being developed for a future quick serve restaurant with a single drive-thru lane. A 2,532 S.F. restaurant with 16 parking spaces has been shown on the site plan for conceptual purposes only.

Lot 3: This lot will be 3.12 Acres in size. The common access drive serving lots 1 and 2 will reside on lot 3 with a cross access agreement. It is proposed to develop a two story apartment building on this lot. It is currently estimated that thirty apartments will be constructed within this apartment building; however, as the floor plans are developed this number may vary.

Site Access: It is currently proposed to reduce the existing 5 curb cuts on Grant Avenue to two curb cuts. One will be for the main access drive serving all three parcels and one will be an egress only for the Popeyes on lot 1. The developer is currently seeking access to Standart Avenue from adjacent property owners.

D. Potential Impacts

Noise – The proposed development will not have noise impacts exceeding the ambient noise levels of the HC Zone.

Visual – The proposed development will improve the overall visual impact of the corridor through demolishing several vacant and condemned structures

Drainage – The proposed structure will not alter the existing drainage on the parcel. All drainage improvements will comply with the NYSSDM.

Traffic – The traffic will be evaluated; however, the elimination of three curb cuts on Grant Avenue will have a positive impact.

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

Water – The proposed development will connect to the existing water main on Grant Avenue.

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 create minimal demand on the school district

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