

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C

50 Century Hill Drive, Latham, NY 12110
518.786.7400 FAX 518.786.7299 www.ctmale.com



**Pilot Travel Center
164 Riverside Drive
Town of Glen
Montgomery County
Project Narrative
March 11, 2021**

Site Address

164 Riverside Drive

Applicant

PILOT TRAVEL CENTERS LLC
ATTN: Jack Rymer, Project Manager
5508 Lonas Road
Knoxville, Tennessee 37909

Project Designer

C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
Contact: Owen Speulstra, Land Services
50 Century Hill Drive - Latham, New York 12110
518-786-7400 (Telephone) / 518-786-7299 (Fax) / o.speulstra@ctmale.com

Site Zoning

Community Business.

Site Acreage

Total property size is 17.82± Acres.

Description of Existing Site and Use

The site currently has an existing residential dwelling located in the northeast corner of the site. Most of the site is undeveloped brush or wooded areas. This land has frontage along Riverside Drive to the north and along the New York State Thruway to the south. Industrial uses border the site to the east and a hotel and gas station border the site to the west.

Description of Proposed Site and Use

The proposal includes construction of a Pilot Travel Center with fueling pumps for cars and trucks, a travel center building with a drive-thru restaurant, and truck service center building at the rear of the site. The site will have 74± automobile parking spaces and 57± truck parking spaces. The proposed project will have two (2) full movement access drives to Riverside drive, one access primarily for truck traffic and one access primarily for automobile traffic. The facility will operate 24 hours a day. The overall disturbance associated with the proposed project is 10± acres.

C.T. MALE ASSOCIATES

February 23, 2021

Pilot Travel Center – 164 Riverside Drive

Project Narrative

Page - 2

Anticipated Impact On Municipal Services

Water Supply – Town of Glen

An existing water main is located along Riverside Drive. The site will be connected to this water main via a new service lateral for needs of domestic flows and fire flows.

Wastewater – Town of Glen

An existing sanitary sewer main is located along Riverside Drive. Sanitary sewer wastewater will be directed to the sanitary sewer main via a new service lateral.

Solid Waste

A dumpster will be provided for solid waste and a dumpster will be provided for recycling materials that will be serviced by a private entity.

Impact On Adjoining Property

The proposed site is in an area where the surrounding uses consisting of commercial and industrial uses. There are no other foreseen impacts on adjoining properties for visual, drainage or others. The existing drainage from the site currently flows to lower areas of the property and ultimately into the NYSDOT drainage facilities along Riverside Drive and New York State Thruway, and the proposed drainage will be consistent with that drainage pattern. NYSDEC compliant stormwater treatment facilities are proposed.

Impact On Services / Traffic

Utility services (water, sewer, solid waste) will have no foreseen impacts on municipal systems, nor any foreseen impacts on Town, County or State roads.