

DEVELOPMENT IMPACT STATEMENT

PROPOSED SITE DEVELOPMENT  
VALLEY ROAD (AP 107SE PARCEL 103B)

Prepared for: Gold’s Wine & Spirits (Owner/Applicant)

Introduction

Gold’s Wine & Spirits will be constructing a new retail facility at this location on Valley Road. The subject parcel is approximately 38,000± square feet in area . Approval is being sought to construct a 6,800+/- sf building footprint with associated site infrastructure & improvements for the property.

SITE:

LBA –Limited Business

LBA Zone (General Business)	Required	Proposed/Existing
Minimum Lot Size	20,000 sf	38,749+/- sf
Frontage	*120 ft	165.4’+/-
Maximum Lot Coverage	35%	14.9%+/-
Maximum Height	35 ft	25+/- ft
Front Yard Setback	10 ft	78.2 ft
Side Yard Setback	20 ft	35.5 ft
Rear Yard Setback	50 ft	64 ft

\* Frontage requirement in a traffic sensitive district is 300-feet

POTENTIAL IMPACTS

Traffic and Parking Conditions

The proposed use & anticipated operations will have moderate impacts on overall traffic and consistent with the proposed use. The proposed use requires 17 parking spaces and is providing 21 spaces. The business anticipates 4-6 employees on any given shift with excess parking provided for customers. The proposed access drive will be off Valley Road for customers, services and deliveries. Traffic volume for the use will follow the hours of operation in each day or week. Designated loading areas will be north side of the building.

Municipal utilities and services: The proposed redevelopment will have a minimal impact on Town utilities and services.

- Water Supply: Domestic & Fire Services to connect to Valley Road.
- Sewage Disposal: Sewer service to connect to Valley Road.
- Storm Drains: A stormwater management system is proposed to accommodate the new impervious areas. pre-development drainage patterns will be maintained post-development.
- Police: There will be no additional impact. This use will not require any further patrols than those already taking place in the area.
- Fire and Emergency Services: This will not create any additional burden. If service is required, the department will respond in its normal fashion. The building will be built to current building code standards. If the rescue service is required, billing for the run is automatically sent to the individual's insurer, thus resulting in a payment for service.
- Emergency Services: N/A
- Schools: There is no impact as there are no additional children added to the Town's population.

#### Physical and Ecological Characteristics of the Site

- Wetlands – there are no wetlands on the subject property or within the jurisdictional limits for development.
- Floodplain – there is no floodplain area on site.
- Vegetation –The applicant will add additional landscaping as is required for the development.
- Wildlife habitat – no impacts.

#### Character of the Community

The proposed redevelopment of this property is consistent with that of other uses in this area/district. The site improvements are aimed at providing optimal design elements for the facility.