# THE INNS OF ALTAMONT
## 1180 BERNE ALTAMONT ROAD
## ALTAMONT, NY   12009
## FORMERLY THE PETER YOUNG CENTER
### Town of Guilderland
### Albany County, New York

### PROJECT NARRATIVE

Located on the majestic Helderberg Escarpment above the Village of Altamont, the Inns of Altamont project is an adaptive re-use of an historic structure to create a new, nature-based hospitality and wellness destination.  The proposed re-use consists of renovating the existing building and adding complementary gathering space and outdoor amenities designed to leverage the unrivaled views and unique natural setting.  The proposed re-use includes complementary Boutique Inns, attendant dining facilities, indoor and outdoor pools, wellness center and a nature trail system designed to connect with neighboring John Boyd Thacher State Park.

Project located at 1180 Berne Altamont Road involves the renovation of the former Peter Young Center to allow an Inn, restaurant event spaces, pool and walking trails on the 16-acre site.   The Inn will include 30 rooms, 45 seat signature restaurant, and event venues for 250 guests.  Site modifications include a new parking lot, lighting, landscaping, utility upgrades, stormwater practices, and other amenities.

Connections to water, sanitary, and electrical utilities are available for the site along Berne Altamont Road.  These utilities are already existing and modifications are necessary to update and meet today's standards for domestic and fire flow needs.  As proposed will have less water/wastewater usage than its previous use and services will continue to be provided by the Village of Altamont.

The parcel is located entirely within the Town of Guilderland RA-5 Rural Agricultural District with nearby R15 – Single Family District within 500' of the Peter Young Center property lines.  This site has sat idle and vacant for several years.

The existing building on the Peter Young parcel was operational as a Catholic seminary (1953-1984) and later as treatment center for school for people struggling with alcohol and drug addiction.

## TRAFFIC SUMMARY (PER ITE 11$^{TH}$ EDITION)

**INN (Land Use 311); 30 rooms**

- **Weekday AM peak hour; 0.29 x 30 = 8.7 trips**
- **Weekday PM peak hour; 0.17 x 30 = 5.1 trips**
- **Saturday peak hour; 0.21 x 30 = 6.3 trips**
- **Sunday peak hour; 0.33 x 30 = 9.93 trips**

**Restaurant ( Land Use 932); 3,000± SF**

- **Weekday PM peak hour; 9.8 x 3 = 29.4 trips**
- **Saturday peak hour; 14.3 x 3 = 42.9 trips**
- **Sunday peak hour; 11.4 x 3 = 34.2 trips**

**Event Venue (Land Use 560)**

- **Saturday peak hour; 0.47 x 250 = 117.5 trips – (30 already onsite) = 87.5 trips**
- **Sunday peak hour; 0.51 x 250 = 127.5 trips – (30 already onsite) = 97.5 trips (Note the 30 cars already onsite are assumed from guests already staying on premise for the event).**

Berne Altamont Road is a two-lane highway (NYSRT 156). The concept plan proposes a new full access curb-cut on the east side of the Peter Young property and utilize the existing curb cut.

# SUMMARY

The Inns at Altamont proposes to provide for land use and design with commercial uses as allowed in the zoning district while complementing the existing neighborhood. The concept proposes to preserve trees, natural topography, and geological features to the extent practical and have an efficient use of the land.

These components of the Project are critical to the overall goals of the proposal, including the expensive and fundamentally important remediation of the Property, which has been incorporated into the plans.

The Project preserves the undeveloped areas of the Property with green space areas consistent with the objectives of the Applicant's vision, and further provides the community with more hospitality amenities, which will help support the local businesses. Perhaps most important of all, the Project will fully rehabilitate a large blighted property that has been an eyesore for the Town for many years. The surrounding landscape will be cleaned up and replaced with beautiful new architecture and landscaping; this will not only be a substantial visual improvement, but provide valuable commercial services to the community.