



Advance Engineering & Surveying, PLLC

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development
11 Herbert Drive
Latham, N.Y. 12110
Phone: (518) 698-3772
Email:ncostape@gmail.com

Nicholas Costa, PE
John P. Petrucco, LS

Narrative Description Proposed Open Development Area at 14 Colonial Green

Town of Colonie, Albany County

November 2017

Site Address: 14 Colonial Green
Owner: Keystone Homes Inc.
Applicant: Keystone Homes Inc.

Contact: Jeff Ferraro
518-869-1823
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772

Proposed use: Residential Lots (Single Family Residential-SFR)
Zoning: Single Family Residential (SFR)
Area of Property: 91,182+/- SF or 2.09± acres

Description of Existing Site and Use

The project site encompasses an area of approximately 2.09 acres in one parcel and has historically been vacant. The site does have frontage along Colonial Green; however, Colonial Green is only partially developed along the frontage of the subject parcel. Colonial Green terminates at a cul-de-sac and the original loop that is shown on the original subdivision dated June 8, 1937 has not been constructed. The parcel access is through the cul-de-sac at the terminus of Colonial Green. This cul-de-sac and the corridor of Colonial Green is currently improved with asphalt pavement and the municipal infrastructure owned by the Town of Colonie including water & sanitary sewer. These municipal systems provide the parcels located in this area with municipal water & sanitary sewer service. The tax map parcel identification number for the subject parcel is 54.02-6-46 and the parcel is located in the Single Family Residential (SFR) Zone.

The parcel is bound by privately owned developed parcels on the northerly side; a developed parcel owned by Gach on the westerly side; a developed parcel owned by the applicant on the easterly side and the vacant, undeveloped portions of Colonial Green on the southerly side.

The site topography is mostly gentle and generally slopes from the east to the west and towards an existing drainage swale that generally follows the westerly boundary line. Site vegetation for the site consists of a combination of brush & mature trees.

Description of Open Development Area

The applicant is requesting that the existing parcel be designated as Open Development Area (ODA) to allow the development of the parcel for limited Single Family Residential development. The applicant, as shown on the ODA Sketch Plan, wishes to develop a total of two new residential lots. The proposed lots would all meet the lot requirements for the SFR zone with the exception that it would not have the required street frontage along a developed Town street (Colonial Green). The Applicant is requesting development of the ODA which would add one new parcel for a total of two parcels as noted on the plan entitled "Proposed Colonial Green ODA". The need for the ODA is required since these lands designated as ODA do not have access to a developed public street and the applicant will not be able to develop these lands as currently zoned resulting in an economic hardship. The ODA measures approximately 2.09 acres or the entirety of the existing parcel. The ODA is currently undeveloped and approval of the ODA would result in one new parcel for a total of two new residential homes. It is also important to note that the original Colonial Green subdivision of 1937 shows two lots for the subject parcel. The parcels were consolidated and are currently identified as one parcel known as 14 Colonial Green. These two new homes would be provided with municipal water & sanitary sewer services from the existing infrastructure located within the developed portions of Colonial Green. Constructing Colonial Green to complete the original loop would result in the clearing of mature trees that provide a very nice buffer to the existing homes that are already developed in the Colonial Green corridor. The applicant does not want to disrupt this mature forested area that could result in a major change in the character of the well-developed and established Colonial Green neighborhood.

The proposed area of site development does not have existing NYS or US ACOE jurisdictional wetlands. Town protected watercourse areas are not located on the portion of the proposed development.

The proposed site is located within the Single Family Residential (SFR) zone as shown on the Town of Colonie Zoning Map. The proposed single family use within this zone is allowed and is a compatible use with existing uses and facilities located on-site and along Colonial Green, in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code.

The impacts resulting from the proposed ODA would be minor. The existing Colonial Green roadway already manages traffic that is currently generated from the existing homes located along its corridor. Two additional homes would generate a total traffic of 2 vehicle trips at the PM peak traffic time. This minor additional traffic can be managed by the existing Colonial Green roadway system. Existing municipal utilities consisting of water & sanitary sewer can be extended during the development of the homes. The existing water & sanitary sewer systems have sufficient capacity to manage the additional demands resulting from the proposed ODA. The proposed ODA would result in the development of residential type homes that currently exist at the adjacent properties. The proposed use results in minor amount of demands due to the similar nature of the use that already exist at the vicinity of the project site.