



July 15, 2019

Town of Colonie
Planning Board
Attn: Mr. Peter Stuto, Chairman
Public Operations Center
347 Old Niskayuna Road
Latham, NY 12110

Re: Planning Board Concept Review
Narrative for Proposed Educational Facility
10C Airline Drive
Tax Map No.: 30.-2-6.472

Applicant: BBL Construction Services
Jonathan deForest, Executive Vice President / Principal
302 Washington Avenue Extension,
Albany, New York 12203
(518) 452-8200 x 4195

Design Professional: Bergmann Associates
Gregg Ursprung, PE, LEED AP
2 Winners Circle, Suite 102
Albany, New York 12205
(518) 556-3637

Dear Chairman Stuto and Planning Board Members;

BBL Construction Services, LLC is proposing the construction of a new educational facility (school) located at 10C Airline Drive in the Town of Colonie. The project will involve the construction of a new two-story building, approximately 30-feet in height, with a gross floor area of 41,712± sq. ft. (21,605± sq. ft. footprint) on an existing 3.26± acre parcel of land located along Airline Drive in the Town of Colonie. The facility will have 24 classrooms with approximately 83 teachers and staff and is anticipated to operate during normal school hours of 7:30-AM to 5-PM. The existing lot is vacant and consists largely of a grass field building lot with scattered trees along the street side of the property and wooded area, Army Corps of Engineers wetlands, and a stream located along the southern most property line. There is no construction or disturbance proposed in the wooded area to the south, the wetlands area, or the stream.

In addition to the proposed building, the project will also include associated parking (95 spaces) with drive aisles, landscaping, lighting, stormwater management facilities and utility connections to existing gas, electric/telephone/cable, water, and sanitary sewer services. It is proposed to access the site via Airline Drive.

The proposed project is located in the Office Residential (OR) district. A school is listed as a permitted use. We anticipate the following waivers of design standards will be required for the project:

- Planning Board waiver for front maximum building setback.



- Planning Board waiver for required minimum quantity of off-street parking.
- Planning Board waiver for required minimum area of landscaped islands within the parking lot.
- Planning Board waiver for parking located within the rear-yard parking setback.

Proposed site coverage statistics for the property include:

- Building coverage: 15.2% (21,605 sq.ft.)
- Paved area coverage: 25.0% (35,445 sq.ft.)
- Green area coverage: 59.8% (84,961 sq.ft.)

Operational project specifics include:

Impacts on adjoining property (noise, visual, drainage):

- Noise: School uses typically do not produce noise that will create any impacts to adjoining properties. It is anticipated that the proposed project will not create noise levels that will impact the adjoining properties which include office buildings, and the Christian Brothers Academy school.
- Visual: The proposed building architecture has been designed to be compatible with the surrounding office and school use buildings. Negative visual impacts to adjoining properties of similar uses are not anticipated.
- Drainage: Stormwater management systems will be designed to meet the requirements of the Town of Colonie and the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-015-002. There will be no impacts on adjoining properties from stormwater run-off.

Phasing:

- The project will be completed in one phase.

Chemicals:

- Except for typical household cleaning materials, chemicals and solvents will not be stored on site.

Town Communications Systems:

- There are no communications systems proposed that are anticipated to have an impact on Town communications systems (i.e. microwave transmitters).

Operational municipal service specifics include:

Impacts to traffic:

- Negative impacts to traffic are not anticipated. The applicant has contracted with a traffic engineer to quantify AM and PM peak trips. According to the "Traffic Assessment, BOCES School, Airline Drive, Town of Colonie, Albany County, New York", dated March 11, 2019, prepared by Creighton Manning, the proposed BOCES school will generate nineteen (19) vehicle trips during the PM peak hour on the adjacent street. A detailed analysis of off-site intersections is not necessary since the increase in traffic is less than the NYSDOT and ITE threshold.

Impacts to sanitary sewer service:

- The proposed project is anticipated to produce approximately 530 gallons per day (gpd) of sanitary wastewater discharge. Sanitary sewer will be discharged in the existing Town of Colonie sanitary sewer system. The low sanitary sewer flow produced by the use is not anticipated to have any impact on the existing sanitary sewer system.

Impacts to water:

- The proposed project is anticipated to consume approximately 530 gallons per day (gpd) of municipal water. The low water usage consumed by the use is not anticipated to have any impact on the existing water system.

**Solid Waste:**

- The proposed project is anticipated to generate approximately 296.5 pounds per day based on 3.55 lb/employee/day and 0.5 lb/student/day. Trash and recycling will be picked up by a local waste/recycling company. It is anticipated that the produced solid waste will not have a negative impact on existing solid waste management services.

SPECIFIC PROJECT USE DESCRIPTION

The proposed building is being constructed for BOCES. Provided below is a brief description of the proposed use.

The proposed 'Pathways to Learning' suite of educational programs are designed to have a low student teacher ratio to support students with intensive needs that are not met in their home school district. This suite of programs provides for a full continuum of services in a structured environment that supports the physical and social-emotional needs of students within a strong educational program. The suite of educational programs services students in grades K-8 and consists of two different pathways:

The Ready to Learn program emphasizes small class sizes up to 4 students with a focus on structure and wrap around supports. Program design supports students that have difficulty with transitions and have significant delays in social emotional development. Educational program supports focus on helping students get back on track for lost learning due to prior placements that did not provide supports allowing students to access educational opportunities. Students are working towards a Regents diploma or Career Development and Occupational Studies credential.

The Pathway's to Learning program serves students in grades K-8 that also need significant support but in a less intensive environment. With classroom enrollments up to 6 students, social emotional supports allow students with a history of trauma and delayed social emotional development to access equational curriculum and school-based learning opportunities while helping to build and maintain relationships. Students are working towards a Regents diploma or Career Development and Occupational Studies credential.

We look forward to discussing this project with the Planning Board in the near future. If you have any questions, or require any additional information, please do not hesitate to contact me at (518) 556-3637 or by email at gursprung@bergmannpc.com.

Sincerely,

Gregg E. Ursprung, PE, LEED-AP
DEPARTMENT MANAGER, BERGMANN

cc: Jonathon deForest, Principal & Executive Vice President, BBL Construction Services
Brandon L. Stabler, Columbia Development Companies
Stephen Harrison, Bergmann