

Boght Meadows Conservation Subdivision

PROJECT NARRATIVE
August 11, 2016
Revised: September 14, 2017

INTRODUCTION

The Boght Meadows Conservation Subdivision project proposes forty six (46) single family residences on 35.44 acres located at 59 Pollock Road in the Town of Colonie, New York. The site plan illustrates the general intent of the site development and the configuration for the major elements of the proposed site design. The proposed site plan has been developed in accordance with the Colonie Zoning and Subdivision ordinances.

Barbera Homes and Development is the applicant for the project. Lansing Engineering, PC will be developing and designing the subdivision plans for Mr. Barbera. The design professional at Lansing Engineering that will oversee the project will be Jason M. Dell, PE and can be reached at 899-5243 x102 (jmd@lansingengineering.com).

EXISTING CONDITIONS

Existing Land Use and Zoning

The project site is situated on a single parcel approximately 35.44 acres in size which is located along the south side of Pollock Road in the Town of Colonie. The property address is 59 Pollock Road and has a tax map identification number of 9.03-2-46. The lot is zoned Single Family Residential and is located within the Conservation Development Overlay District. Construction will take place within the Single Family Residential and Conservation Development Overlay District. The existing site contains an abandoned garage and is primarily used for farmland. The development is consistent with the current land use in the surrounding area. A general overview of the surrounding land uses in the area includes single family residential and multi-family residential. The site is located in the North Colonie School District and is serviced by the Town of Colonie police and fire departments.

Soil and Topography

The existing ground cover is primarily grassland with wooded areas and wetlands. The soils are predominately sandy loam. The Soil Survey of Albany County, New York prepared by the National Resources Conservation Service (NRCS) indicates the site is mantled with three (3) distinct soil units. These units are Riverhead fine sandy loam (RkB/RkC), Hudson silt loam (HuB/HuD), and Colonie loamy fine sand (CoD). The site ranges from moderately well drained to excessively well drained soils. The site topography slopes from the northwest to the southeast with slopes ranging from flat to 30%.

Wetlands

Wetlands have been located on the project site. Approximately 2.53 acres of federal wetlands are located throughout the project site. Minimal or no wetland impacts are proposed for the project site.

PROPERTY ZONING

The project site is situated on a single parcel approximately 35.44 acres in size. The single parcel is separated into two distinct areas as the parcel is bisected by lands owned by Niagara Mohawk. Approximately 24.78-acres of the parcel are located along the western side of power lines and the remaining 10.65-acres are located along the eastern side of the power lines. The property is zoned Single Family Residential.

PROPOSED CONDITIONS

The proposed project involves the subdivision of approximately 35.44 acres into 46 single family residential lots. The project will also be a conservation subdivision. The conservation analysis was completed as follows:

Conservation Analysis

The purpose of the Conservation Development Overlay District is to require the use of conservation development design principles to preserve open space and viable agricultural lands. Conservation development will preserve tracts of environmentally, scenically and recreationally significant resources while allowing compact development and creating more walkable and bikeable neighborhoods. A Home Owners Association (HOA) will be created and own the conservation lands. A conservation easement will be placed over the HOA to ensure its protection.

Constrained Land Calculations/ Density Calculations

Total Area	35.44 acres
Constrained Land	
ACOE Wetlands	2.53 acres
Slopes Greater Than 25%	1.57 acres
Total Constrained Land	4.10 acres
Area Less Constrained Lands	31.34 acres
Required 40% Conservation Area	12.53 acres
Conservation Area Provided Less Constrained Lands	12.58 acres
Conservation Area Provided Total	16.68 acres
Total Unconstrained Land Allowed for Subdivision	18.76 acres

Allowable Base Density – Single Family Residential

= 31.34 acres (unconstrained land) / 18,000 sf per unit
= 31.34 acres / 0.41 acres = 76 units

Proposed Density = 46 lots

The Conservation Analysis Plan depicts the proposed areas to be preserved by the project.

Amenities

The proposed development will provide a small pre-school to elementary-aged park owned and maintained by the HOA. This playground will enhance the community aspect of the development. Additionally, a centralized mailbox kiosk will be included in the design of this development.

Access Roadways and Traffic

Vehicular access to most of the lots within the proposed development will be provided by one roadway off Pollock Road. A cul-de-sac will be constructed at the southwest corner and the northeast corner of the project site. A widening strip of the ROW of Pollock Road is required under the Town of Colonie's Highway Law to achieve 25 feet from the centerline of Pollock Road to the edge of ROW. However, the 25 feet from the centerline to the edge of ROW already exists.

According to the traffic study performed by Creighton Manning, the fully developed subdivision will add 35 vehicular trips during the AM Peak Hour and 47 vehicular trips during the PM Peak Hour.

UTILITY, STORMWATER AND SOLID WASTE

Water and Sewage

The total anticipated water and sewage (wastewater) demands for the subdivision is estimated to be 18,400 gallons per day (46 single family residences at 400 gallons per day). Water supply will be provided by connection to the Latham Water District public water system located along Pollock Road. Sanitary service will be provided by connection to the existing sanitary sewer line along Pollock Road.

The water and sanitary sewer systems appurtenances shall be designed and constructed in accordance with all local, state and federal requirements for dedication to the appropriate entity.

Stormwater

Stormwater will be managed on-site through the use of NYSDEC approved measures. Stormwater management practices will be addressed in a project specific Stormwater Pollution Prevention Plan (SWPPP). Stormwater control practices will be designed and implemented in accordance with all NYSDEC technical standards and the Town of Colonie's guidelines.

Solid Waste

It is assumed that each single family residence will dispose of approximately 300 lbs. of solid waste per month. All solid waste will be removed by a private hauler and disposed at a local approved landfill.

CONCLUSION

It is our respectful opinion that the Boght Meadows Conservation Subdivision adheres to the zoning guidelines and provides the opportunity for immediate single family residential construction. The applicant and the applicant's engineer look forward to working with the Town of Colonie to advance this residential subdivision project.