



## Advance Engineering & Surveying, PLLC

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### **Project Narrative** **Proposed Development at British American Boulevard** Town of Colonie, Albany County

April 2019  
Revised July 2019

Site Address: British American Boulevard & Troy-Schenectady Road  
Applicant: BA & Faddegon  
Contact: Chris Connors  
Jack Faddegon  
Engineer: Advance Engineering & Surveying PLLC  
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Proposed use: Multi-Family Residential Apartments  
Zoning: Commercial Office (CO)  
Site Area: 30.18± acres



#### **Description of Existing Site and Use**

The project site contains approximately 30.18 acres that are located just east of British American Boulevard and east of Troy-Schenectady Road. The perimeter of the parcels are shared with parcels that have been developed with office buildings developed as part of the British American Office Plaza. The parcels are mostly vacant but there are two adjacent parcels that contain the residential homes of the Faddegon family along with the commercial use of the parcels as nursery and landscaping supply that historically has dominated the use of the Faddegon parcels. The parcels are identified as tax map nos. 18.00-1- 13.1, 7.4 & portion of 63.1 and are currently vacant.

The site topography is gentle to rolling and generally slopes from west to the north and eventually towards the east where Troy-Schenectady Road is located. The parcel stormwater runoff is mostly directed to an on-site pond which discharges to the east and eventually into the Troy-Schenectady closed drainage system. The closed drainage system does outlet towards the east into unnamed tributaries that discharge into the Mohawk River. Site vegetation for the majority of the site consists of mature wooded areas that were planted by the Faddegon family over the years that have owned the parcels. The infrastructure consisting of sanitary sewer and water are located nearby. A water main system traverses the site at the easterly boundary line but this is a main trunk line and will not be available for tapping. However, the British American Boulevard does contain both water main and sanitary sewer systems that can be accessed from the

site to provide municipal services to the site. The British American Boulevard and the Troy-Schenectady Road corridors also contain gas, telephone and CATV infrastructure systems that can be accessed for the provisions of those services to the project site.

**Description of Proposed Project**

The applicants are proposing to merge the two parcels and develop the parcel with three (3) four-story Apartment buildings with one level of parking and a total of 70 apartments, six (6) two-story Apartment buildings with a total of 68 apartments and twelve (12) one-story buildings that range from two to four cottages for a total of 42 cottages. In aggregate the total number of units will be 180 residential units. A one-story Clubhouse is also proposed to be developed for use of the project residents. Associated parking areas and access drives and a multi-use path are also being proposed. As noted on the Sketch Plan, the buildings would occupy a footprint area of approximately 120,171 SF or 9.1% of the project total area; impervious area would occupy approximately 217,003 SF or 4.98 acres or 16.5%; the project would have a green area of approximately 977,442 SF or 22.44 acres or 74.4% of the site. There would be 311 surface parking spaces along with 30 parking spaces located in garages and 48 parking spaces located at the first level of the four-story buildings. In total the proposed project would have 389 parking spaces. On-site amenities that will be developed as part of this project are the construction of a clubhouse and a multi-use path which will meander throughout the project site and take advantage of the existing pond and the mature vegetation that will remain after development. Sitting areas will also be developed along the multi-use trails.

Based on the zoning regulations, the site can be developed with Commercial Office structures. The current owners of the parcels have owned the parcel for several generations and are current residents of the neighborhood. The parcel has been used for agricultural purposes by the Faddegon family for several decades and they wish to develop the parcels as shown on the attached Sketch Plan. This proposed use is complimentary to the existing commercial office use that currently exists at the adjacent parcels. The applicants believe that since there is a lack of residential development adjacent to the existing commercial office development provisions of residential housing and apartments will satisfy a need that currently is not met.

Proposed site coverage statistics for this new development are as follows:

<u>Site Coverage:</u>	<u>Existing Coverage:</u>	<u>Proposed Coverage:</u>	<u>Difference:</u>
Building Coverage	0 ± S.F. or 0%	120,171± S.F. or 9.1%	+120,171± S.F. or +9.1%
Pavement, Sidewalk	0 ± S.F. or 0%	217,003± S.F. or 16.5%	+217,003± S.F. or +16.5%
Green Space:	30.18 ± Ac. or 100%	977,442± S.F. or 74.4%	-337,174± S.F. or -25.6%

The infrastructure necessary to provide the site with Sanitary, Water, Electric, Gas and Telephone services exist and are all located along the British American Boulevard and Troy-Schenectady Road frontages. These systems have sufficient capacities to provide the utility demands from the proposed development. The conceptual intent of the stormwater management system will be in full compliance with the NYSDEC Stormwater Management Design Manual.

The proposed area of site development does have existing US ACOE wetlands. These wetlands have been delineated and are shown on the Sketch Plan. The site does not contain any steep slope areas.

The proposed site is located within the Commercial Office (CO) zone as shown on the Town of Colonie Zoning Map. The proposed residential apartment land use within this zone is not allowed and the applicant is requesting the re-zoning of the parcel to Multi-Family Residential (MFR) which allows the proposed apartments. The applicant feels that the proposed Apartment use is a compatible use with existing uses and facilities located along British American Boulevard and Troy-Schenectady Road, in the project vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code. The Town Comprehensive Plan goal is to develop walkable communities with easily and conveniently located facilities. The adjacent areas to the parcels have been developed with commercial and office development and the proposed residential development would complement these previously developed areas and achieve the goals of the Town's Comprehensive Plan.