

June 11, 2019

Joe LaCivita, Director
Town of Colonie
Planning and Economic Development Department
Public Operations Center
347 Old Niskayuna Road
Latham, New York 12110

*Re: CGM Construction, Inc.
Project Narrative – CGM Residential Subdivision – Amendment
645 Boght Road, Colonie, NY
Project #: 31356.00*

Dear Mr. LaCivita:

This letter is to serve as a brief introduction to the Town of Colonie, by the Applicant, for the CGM Residential Subdivision Project proposed site plan amendment located at 645 Boght Road.

1.0 SITE ADDRESS

645 Boght Road
Colonie, N.Y. 12047
Tax Map Parcels: 9.2-1-10.2, 9.2-1-15.1.

2.0 APPLICANT

Contact Person:

Chris A. Marchand, PE
CGM Construction, Inc.
2 Brookwood Road, Waterford, NY 12188
Phone: (518) 376-7652

Design Professional:

Roger E. Keating, PE, LEED AP BD+C
The Chazen Companies
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

3.0 SITE ZONING

The project site is composed of two parcels of land, identified as tax parcels 9.2-1-10.2 and 9.2-1-15.1. Both parcels are located in the Single-Family Residential (SFR) zoning district. Permitted uses in the SFR district include: single family residences; farms; fire stations; golf courses; municipal uses; nurseries; parks; places of worship; portable storage structures; schools; and truck gardens.

4.0 SITE ACREAGE AND DESCRIPTION OF EXISTING SITE AND USES

The two parcels are 13.86 and 4.05 acres in size, respectively, for a combined project site acreage of 17.91 acres. Parcel 15.1 is currently vacant with grass, meadow, and a gravel access drive. Similarly, parcel 10.2 is currently vacant with grass, meadow, and trees thinly spread throughout.

On-site topography is moderately sloping, with slopes ranging from 0 to 12%, apart from the northern edge of parcel 15.1, which is relatively steep with slopes of 25-35%. In general, both project parcels slope from several high points down toward existing on-site wetlands.

The project lies within an archaeologically sensitive area. A submission was made to the State Historic Preservation Office (SHPO) and the project received a letter of no effect. In addition, it is not indicated that the existing site contains environmentally unique or fragile species. It has been noted that regulated wetlands do exist on the site and will be impacted. There are no watercourses or flood plains within the existing site and the National Flood Insurance Program Mapping for the Town of Colonie places the site in Zone C, an area with minimal flooding.

5.0 DESCRIPTION OF PROPOSED SITE IMPROVEMENTS AND USES

The project site lies South and East of the existing Dutch Meadows single family residential development, North of Boght Road and West of existing commercial and residential buildings along Loudon Road (NYS Route 9).

The project previously received site plan approval with conditions from the Town of Colonie Planning Board on August 17, 2018.

The site plan amendment proposes consolidating the previous "Remaining Lands" lot which is the lands of Reo and Anderson with the previously approved Lot 7 to create one overall Lot 6, as shown in Amendment. Lot 6 will have frontage along Welding Way and will be 14.26-acres in size. The Amendment proposes the addition of one residential lot along the Welding Way cul-de-sac for a total of seven residential lots with one lot for stormwater. To accommodate the additional residential lot, the previously approved lot lines and the bioretention area have been adjusted. The roadway and utilities within Welding Way remain unchanged and are able to support the addition of the residential lot.

Welding Way and the non-residential lot will be dedicated to the Town. Each residential lot will be privately owned and will meet the Town of Colonie Single Family Residential (SFR) zoning district requirements. The required and proposed lot characteristics at the end of construction are as follows:

Description	Required	Proposed
Min. Front Setback	40'	40'
Min. Side Setback	10' Minimum 25' Total of Both Sides	10' Minimum 25' Total of Both Sides
Rear Yard	25'	25'
Min. Lot Area	18,000 SF	18,000 SF Minimum
Min. Lot Width & Frontage	80'	80'
Min. Green Space	35%	Greater than 35%
Max. Building Height	40'	40' Maximum
Description	Required	Proposed
Max. Building Footprint	30% of Lot Area	30% Maximum

6.0 DESCRIPTION OF IMPACTS ON ADJOINING PROPERTIES

Visual impacts are not anticipated after construction, with the property sharing the same land use as the adjoining properties. Erosion and sediment control practices will be implemented during construction to prevent impact to neighboring properties and Boght Road.

In accordance with the Town of Colonie’s noise control code, construction shall not take place between the hours of 10:00pm and 7:00am on Sunday through Thursday and 11:00pm through 7:00am Friday and Saturday for noise control. After construction, it is expected that the property will return to its ambient noise level.

Stormwater generated by the project will be conveyed by an on-site closed storm sewer network and to stormwater management practices. These practices will be designed to safely detain stormwater runoff from the site, such that post-development discharge rates are less than or equal to pre-development discharge rates. As such, drainage impacts on adjoining properties are not anticipated as a result of this project.

7.0 DESCRIPTION OF IMPACT OF SERVICES

The 17.91-acre property is located partially within the Latham Water District and will require a water district extension request and a public sewer extension will be required for this project, with sanitary connections.

The project proposes the construction of an 8” water line beneath Welding Way to serve the 7 residential lots. The water line will be fed from the existing 8” water main within Boght Road and terminate at the end of the cul-de-sac with a hydrant connection

The project proposes the construction of an 8” sanitary line beneath Welding Way to serve the seven residential lots. The main sanitary sewer line will be gravity fed and five of the lots will feed this line through gravity service connections. Lot 6 will require a grinder pump discharging to a force main to reach the gravity line within Welding Way. The new line will connect to the existing 8” sanitary main within Boght Road.

The property falls within the North Colonie Central School District. The impact to the North Colonie Central School District was calculated using the Capital District Regional Planning Commission 2010 Census for the Town of Colonie.

Phase 1:

Total Population under 10 years (assumed in school) = 7,694

Total Population 10-19 years (assumed in school) = 11,023

Total Population in School= 18,717

Total Occupied Homes = 33,088

Ratio of School Population to Occupied Homes = $18,717/33,088 = .57$

Number of Residential Lots on Property = 7

Addition to North Colonie Central School District = 6 homes x .57 (students/homes) = 4 students

8.0 CLOSING

This narrative is intended to provide a brief summary of the proposed development. The information provided is believed to be accurate and true, limited by the investigation conducted and described above. The Applicant is requesting that the project be placed on the next Planning Board meeting for project review.

If you have any comments or questions regarding this application or if you require additional information, please feel free to contact this office at (518)273-0055.

Sincerely,



Roger E. Keating, PE, LEED AP BD+C
Director, Civil Engineering

cc: File