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November 17, 2017

Michael Lyons, Senior Planner
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
645 Boght Road, Colonie, NY
Project #: 31356.00*

Dear Mr. Lyons:

This letter is to serve as an introduction to the Town of Colonie by the Applicant for the proposed subdivision located at 645 Boght Road.

Included please find: 11 "Overall Subdivision" plan, 11 narratives, 11 Short Environmental Assessment forms, 11 Concept Extension letters, and 1 copy of digital image files in PDF.

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.
22 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 PROJECT BACKGROUND

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 site was previously submitted for DCC review to the Town on March 2, 2015. At this time, the design layout proposed a 25-lot major subdivision, including 22 lots for single family residential construction, and three lots for stormwater management. This design layout received DCC review comments, dated March 23, 2015.

Comments received from the Planning and Economic Development Department (PEDD) included: concerns over the cul-de-sac layout and the Town of Colonie Highway Department requirements, provisions being made for a future connection/extension of Wildflower Way within the neighboring Dutch Meadows development with a note indicating "It is the intent to extend Vischer Court and Wildflower Way at some point in the future", concern over wetland impacts, concern over the use and location of the proposed pumping station and request that an effort be made by the applicant to acquire an easement to install a new water and sanitary main through the neighboring property (1126 Loudon Road) to complete the Town's water and sanitary sewer main loop to Bergen Woods Drive and a recommendation to revise the design layout to a conservation subdivision.

The design layout was revised to address the March 2015 DCC review comments and submitted to the Town for Concept Plan review on August 20, 2015. The revised design layout showed a larger loop road, to eliminate the two non-conforming cul-de-sacs, with 23 lots for single family residential construction, two lots for stormwater management and one lot reserved as a future paper street with the intent to extend into Wildflower Way in the future. Under this design layout a conservation subdivision was not proposed and lot

layouts had been reconfigured so the construction of the main homes on the lots no longer impacted wetland areas. At this time, the applicant had made a good faith effort to acquire an easement to install the necessary utilities through 1126 Loudon Road but an agreement could not be reached.

In January 2016, the applicant was successful in their effort to reach an agreement with the adjoining property at 1126 Loudon Road. It was agreed that the utility extension would be mutually beneficial for both parties. Due to this agreement, the Concept Plan was revised to remove the pump station and show future utility connections to Bergen Woods Drive, through 1126 Loudon Road, further addressing the March 2015 DCC review comments. The revised Concept Plan with a revised response to DCC comments was submitted to the Town on February 1, 2016.

The February 2016 design layout was reviewed by the Town, with Concept Plan review comments dated March 8, 2016, and moved to Preliminary Final Approval. At this time, the larger concerns from the March 2015 DCC review comment letter had been addressed. The March 2016 letter continued to comment on the consideration for a conservation subdivision and the future paper street to Wildflower Way, wetland impacts, and the proposed utility connections to Bergen Woods Drive.

The revised design layout was submitted to the Town of Colonie for further Preliminary Final Approval review on November 3, 2016. The revised design proposed one lot dedicated as a paper street for future connection/extension to Wildflower Way, one lot for stormwater management, one lot for wetland mitigation and preservation, and the remaining 23 lots as single family residential construction. Based on comments received and concerns over stormwater, this design layout incorporated the previous comment made by Planning, during DCC review and was revised to a conservation subdivision.

The November 2016 submission received PEDD comments dated March 20, 2017 as well as comments from the Town Designated Engineer, Barton & Loguidice, dated June 1, 2017.

At this time, The Chazen Companies was working with Ridgeview Meadows, LLC to develop the neighboring property at 1126 Loudon Road as a PDD. During the public hearings for the Ridgeview Meadows Subdivision project, the public and Board expressed concerns over the CGM project as well. Most significantly, it was noted that the Board was not in favor of a conservation subdivision based on the public concerns regarding lot sizes and cut-through traffic through the Dutch Meadows development to access Boght Road.

6.0 DESCRIPTION OF PROPOSED SITE IMPROVEMENTS AND USES

Based on the comments heard by the public and the Board as well as comments received by the TDE, we have revised the CGM Residential Subdivision design layout.

The plan has been revised back to a conventional subdivision with standard lot sizes. The subdivision is proposed in two phases, independent of one another. The overall subdivision plan will entail the subdivision of land to create 20 single family residential lots and two non-building lots. The proposed plan reduces wetland impacts and impervious surfaces along with reducing the lot count by two.

Phase 1 will subdivide the existing 17.91 acres into eight lots, six single family residential lots, one non-building, and one lot to act as the remaining lands for the Phase 2 future development. Access to the six residential and one non-building lot will be provided through Welding Way, a Type 1 (local residential) road constructed from Boght Road. The road will be 30 ft. wide with wing curbs, constructed to the Town of Colonie Highway Standards, and create a minimal impact on current traffic flow to Boght Road.

It is understood that Phase 2 is contingent upon the approval of the 1126 Loudon Road subdivision project, to provide access to the future phase. Phase 2 subdivides the remaining lands lot to create 15 lots, 14 residential and one non-building.

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 |

7.0 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.

8.0 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. Water District extensions for Phase 1 and Phase 2 will be independent of each other. A public sewer extension will be required for this project, with sanitary connections for Phase 1 and Phase 2 independent of each other. Only Phase 1 extensions are considered at this time.

Phase 1 proposes the construction of an 8" water line beneath Welding Way to serve the 6 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

Phase 1 also proposes the construction of an 8" sanitary line beneath Welding Way to serve the six 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 7 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. As the two phases will be constructed at different times, the impact to the school district has been calculated for Phase 1 only at this time. 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 = 6

Addition to North Colonie Central School District = 6 homes x .57 (students/homes) = 3.4 students

9.0 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