

CONCEPT SUBMISSION
NARRATIVE DESCRIPTION

COLD SPRING

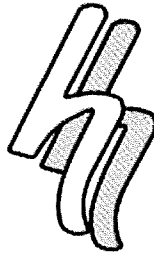
499 – 507 ALBANY SHAKER ROAD

Town of Colonie

County of Albany

State of New York

Prepared by:



Hershberg & Hershberg

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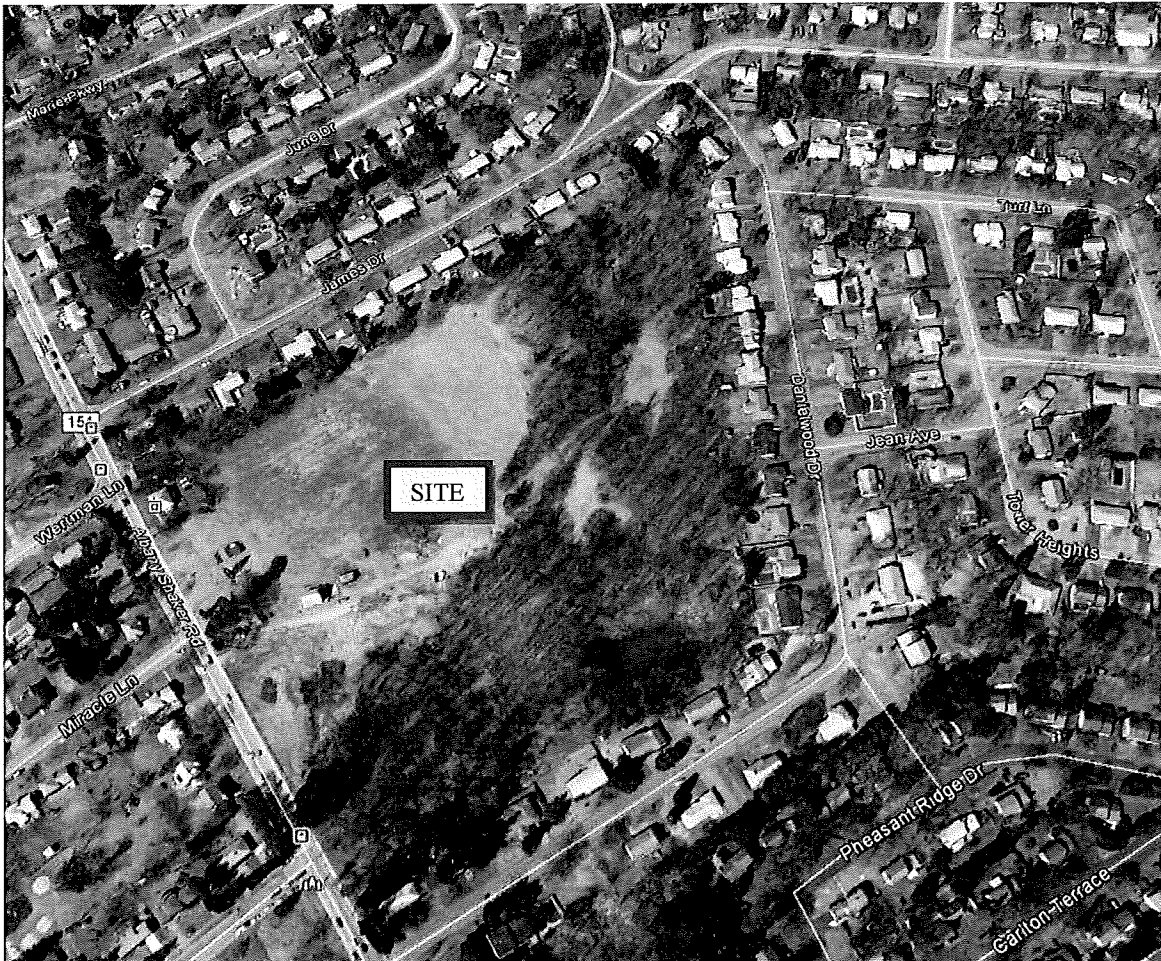
INTRODUCTION:

Hershberg & Hershberg were retained by the applicant for approval of this project, Starlight Development Co., 1844 Darrow Road, Duanesburg, NY 12211 is also the owner of this site.

DESCRIPTION OF EXISTING SITE:

PARCEL AREA

The existing site is a 20.54± acre parcel which will be the combination of two lots known as 499-507 Albany Shaker Road Tax Map Parcel Nos. 43.01-4-37 & 43.01-4-38, which is currently occupied by a dwelling, a farm stand and out buildings. The site is partially wooded and has two wetlands on it.



Aerial Photo of Existing Site

PARCEL ZONING

The site lies entirely within the Single Family Residential (SFR) Zone.

WATERCOURSES

There are no protected watercourses within, near or adjacent to the site. Therefore, no Significant Environmental Management Area permit or variance is required.

EXISTING WETLANDS

There are Federal wetlands (Waters of the United States) within the site. This is an emergent Federal wetland (Wetland A, 0.43 acre). There are two isolated wetlands (Wetland B, 0.25 acres and Wetland C, 0.68 acre) which discharge to the groundwater. These are shown in Appendix 4;

FLOOD PLAIN

The site to be developed lies entirely within Zone X (Area of Minimal Flooding) as shown on Flood Insurance Rate Maps.

HISTORIC OR ARCHEOLOGICAL RESOURCES

A Cultural Resource Report will be prepared and will be forwarded upon completion.

LISTED, ENDANGERED OR THREATENED SPECIES

In order to verify whether this project caused any impact on any listed, endangered or threatened species a request was made to NYSDEC Natural Heritage Program on October 27, 2014 in connection with a previous application. The request and response is attached in Appendix 3. The response indicates an historical record of a rare plant in the area of the project site in 1939 listed by NYS as Threatened. A site specific investigation for this plant and any other species will be undertaken.

EXISTING USAGE

The site is currently a vacant former horse paddock, an abandoned farm stand and a vacant dwelling. The balance of the site is forested or wetlands (1.36 acres) and includes a small pond (0.17 acre)

EXISTING SOILS

The project area has approximately 93 % of soils in the Colonie Series which is defined as below:

The Colonie series consists of very deep, well drained to excessively drained soils formed in glaciolacustrine, glaciofluvial, or eolian deposits dominated by fine sand and very fine sand. They are on nearly level to steeply dissected slopes on Wisconsinan age lake plains, dunes, outwash plains, beach ridges, and deltas. Saturated hydraulic conductivity is high through very high in the mineral soil.¹

Most of the balance is within the Elnora Series which is defined as below:

The Elora series consists of very deep, moderately well drained soils formed in sandy glacial lake, eolian, and deltaic sediments. They are primarily on beach ridges and relict longshore bars on lake plains. Permeability is rapid.²

¹ National Cooperative Soil Survey

² Ibid

Soil Map—Albany County, New York



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/24/2014
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MAP LEGEND

- Area of Interest (AOI)
- Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Fill
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Soil Spot
- Spot Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features**
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Albany County, New York
 Survey Area Data: Version 12, Sep 13, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2010—May 12, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Soil Map—Albany County, New York

Map Unit Legend

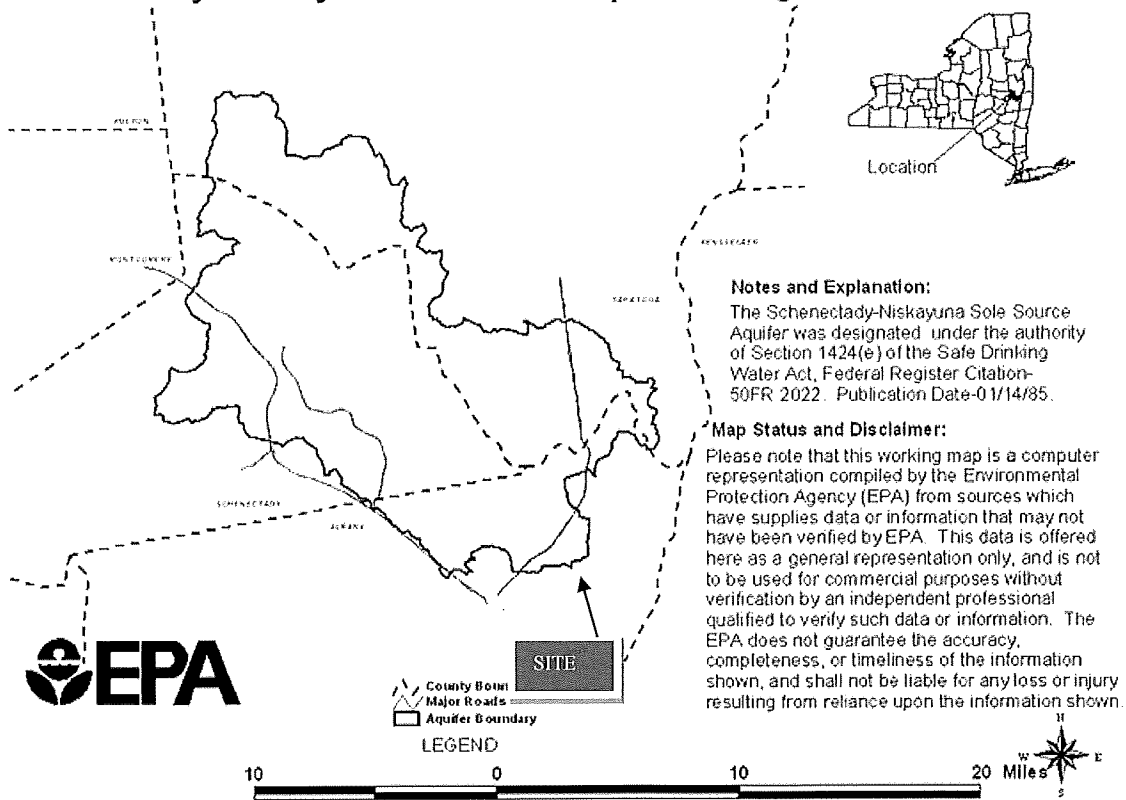
Albany County, New York (NYD01)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
CoB	Colonia loamy fine sand, 3 to 8 percent slopes	7.7	36.6%
CoC	Colonia loamy fine sand, rolling	11.7	55.8%
EnB	Einora loamy fine sand, 3 to 8 percent slopes	1.4	6.7%
Uf	Udipsamments-Urban land complex	0.2	0.9%
Totals for Area of Interest		20.9	100.0%

This association consists of gently to moderately sloping terrain with very deep, moderately well-drained soils (United States Department of Agriculture-Natural Resources Conservation Service [USDA-NRCS] 2014). It is found predominantly on upland till plains formed over glacial till deposits. The association consists of gently sloping terrain with somewhat excessively drained soils.

Infiltration Tests and test pits were conducted on this site in connection with a previous application. The results are contained in Appendix 2.

The Schenectady-Niskayuna Sole Source Aquifer impacts many areas within the Town of Colonie. The area of this project is outside the sole source aquifer as shown on the map below:

Schenectady - Niskayuna Sole Source Aquifer - Designated Area



Schenectady Niskayuna Sole Source Aquifer

EXISTING DRAINAGE

The drainage on this parcel runs generally from the northeast corner towards the south and southwest corner where it is tributary to two isolated wetlands (Wetland B, 0.25 acres and Wetland C, 0.68 acre) which discharge to the groundwater. A portion of the site is tributary to an emergent Federal wetland (Wetland A, 0.43 acre) which discharges to a storm sewer along the east side of Albany Shaker Road. Given the porous nature of much of the soil, the existing runoff is minimal.

EXISTING WATER SYSTEM

A Latham Water District water main is within east edge of the pavement on Albany-Shaker Road.

EXISTING SEWER SYSTEM

An existing sanitary sewer is located along Albany Shaker Rad. An existing lateral serves the original farmhouse and will be abandoned.

EXISTING DEMOGRAPHICS

Utilizing statistics generated by the Capital District Regional Planning Commission (CDPRC), the Town of Colonie at the 2010 census had a total population of 81,591 with 9,609 families over 65 and a total of 19,888 over the age of 50.³ The target market for this project is primarily from the group of residents over 50 combined with another target group as young married couples. The site lies within the South Colonie Central School District, which is served by Colonie Central High School, Lisha Creek Middle School, Sand Creek Middle

³ CDRPC , 2010 SFI Profile, Pgs. 4 & 5

School, Forest Park Elementary School, Roesselville Elementary School, Saddlewood Elementary, Shaker Road Elementary School and Veeder Elementary School. The district's enrollment grew to about 8,750 students in the early 1970s. Then enrollment began to decrease to about 5,200 in the mid-1980s. During the district's 50th anniversary celebration in 1999, enrollment grew to nearly 6,000 students. The school district had an opening day enrollment for the 2014-2015 School Year of 4,763 students.

DESCRIPTION OF INTENDED SITE DEVELOPMENT AND USE

The proposed project is to demolish the existing buildings and to construct a new cluster development consisting of 39 single family homes. Some lots will include a portion of the 3.6± acre conservation easement and/or a storm water area easements. A 25 foot wide no cut buffer will be established along the rear lot line where building area of lots adjoin neighboring properties. Stormwater management systems will also be installed and operated by the homeowner's association. Green infrastructure methods which may include infiltration basin, bioretention basins, vegetated swales, rain gardens and/or other appropriate methods are proposed. The applicant proposes to construct the roads and the storm sewer collection system to Town standards and dedicate them to the Town. The applicant proposes to install water mains and dedicate them to the Town of Colonie's Division of Latham Water. The applicant proposes to install sewer mains and dedicate them to the Town of Colonie's Division of Pure Waters.

BUILDING STATISTICS

The construction of the infrastructure will be completed in one phase. Homes will be constructed as contracts are entered into with prospective buyers.

Building height will vary from one story to 2 stories and from 18 feet in height to 30 in height.

SITE STATISTICS

The proposed and existing site statistics are shown on the subdivision plan. They are as follows for the existing site:

Description	Area (SF)	Area (acres)	%
Building	4,806	0.11	0.6
Pavement	7,414	0.17	0.8
Green Space	882,502	20.26	98.6
Total	894,722	20.54	100.0

Description	Area (SF)	Area (acres)	%
Building *	68,250	1.57	7.6
Pavement *	102,673	2.36	11.5
Green Space	723,799	16.62	80.9
Total	894,722	20.54	100.0

PARKING

Each unit will have one or two parking spaces in a garage with additional parking in the driveway. On-street parking will be available for visitors.

IMPACTS OF PROPOSED DEVELOPMENT

TRAFFIC

Existing access to the site is by a driveway to an existing home and former farm stand. Proposed access is by a new intersection opposite Miracle Lane and Albany Shaker Road. Traffic Generation from ITE Traffic Generation, 10th Edition Based is based on 39 Residential Units for LUC210 Residential Single Family Dwellings as shown below.

Use	Total AM Peak Hour (VPH)	AM Entering (VPH)	AM Exiting (VPH)	Total PM Peak Hour (VPH)	PM Entering (VPH)	PM Exiting (VPH)
LUC 210	32	6	26	41	27	14

The NYSDOT Traffic Study Guidelines do not require that any intersection beyond the proposed new intersection be evaluated if total trips in any direction are less than 100. A Traffic Assessment will be conducted and submitted following comments from the County of Albany.

VISUAL

The Applicant proposes to preserve tree buffers along property lines where they abut developed lots. Along the south property line a substantial buffer consisting of trees and a wetland will screen new homes from adjoining properties.

COMMUNICATIONS

State of the art communication facilities will be provided to all residences in a joint easement with National Grid utilities. All new utilities will be placed underground.

GAS & ELECTRIC

Electric lines and gas mains exist in along Albany-Shaker Road. All new electric utilities will be placed underground at locations determined after discussions with National Grid. A new gas main will be provided to provide service to all new residences.

SEWER

The Applicant proposes to connect to an existing sanitary sewer at MH #1162 which is opposite Miracle Lane. The estimated daily use using standards⁴ is based upon 110 gallons per day per bedroom. Allowing for 3 bedrooms per dwelling (although some units will have only 2 bedrooms) the use for the 39 dwellings units will be 12,780 GPD. A peak hourly flow of 400% of the average daily use would result in a flow of 4,400 GPH. The flow within the connection sewer would have a peak instantaneous flow 0.163 CFS. The local sewer in the end section has a flowing full capacity of 0.80 CFS. The Applicant believes, subject to confirmation by the Division of Pure Waters, that local sewer has adequate capacity to accommodate this increase.

WATER

A Latham Water District water main serving this area is an 8" Cast Iron water main within the ROW of Albany Shaker Road. The estimated daily use using standards⁵ is based upon 110 gallons per day per bedroom. Allowing for 3 bedrooms per dwelling (although some units will have only 2 bedrooms) the use for the 39 dwellings units will be 12,780 GPD. The Applicant believes, subject to

⁴ NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS
MARCH 5, 2014, NYSDEC, Table B-3 Typical Per-Unit Hydraulic Loading Rates, Page B-16

⁵ *Ibid.*, Page B-16

confirmation by the Latham Water District, that local water main has adequate capacity to accommodate this increase. The Applicant proposes to loop the water main through the site with connection to the existing main made at Albany Shaker Road. A connection will be made through an easement crossing lots between two cul-de-sacs.

FIRE PROTECTION

A new water distribution system with new hydrants will be placed at spacing approved by the Latham Water Division and Fire Protection Services.

SOLID WASTE

The Town of Colonie recycles 14 materials so that any hauler disposing of wastes at the Town of Colonie Landfill will have to recycle those items. The estimated solid waste generated would result in approximately 4 tons of solid waste per month, based upon 15 pounds per resident, per week. A variation in weight and or volume of solid waste generated may occur based upon the treatment of recyclables if waste is disposed at other facilities. Waste hauling would be provided by a private waste hauler.

DRAINAGE

A Storm Water Pollution Protection Plan (SWPPP) will be required under SPDES Permit GP#0-015-002. The proposal will use infiltration basins or filtering methods. On the 10 Infiltration Tests undertaken, all but one had infiltration rates which averaged between 11 and 33 inches per hour. On test (#10) had an infiltration rate of 1.9 inches per hour. This make all the soil tested suitable for the use of infiltration methods. A Storm Water Feasibility Report will be submitted concurrently with this Narrative Description.

NOISE

During construction, noise will be generated by construction equipment. All contracts will require that all work be accomplished at times and hours within limits set by the Town of Colonie Ordinance and in a manner conducive to good neighborhood relationships. Once completed, these buildings will result in little additional noise being generated above ambient levels.

DUST

During construction, dust will be limited utilizing dust suppression methods approved by the Town of Colonie. The SPDES Permit GP#0-010-01 will require dust control methods be employed. All contracts will require that all work be accomplished in a manner to significantly limit fugitive dust. Once completed, these buildings will not result in the generation of any additional dust or airborne particulates.

IMPACT ON DEMOGRAPHICS

This project will lead to an increase in population of approximately 203 residents based upon CDRPC average for the Town of Colonie of 2.54 residents per owner occupied dwelling unit.⁶ This project would be taxable and would lead to an increase in town and county taxes.

IMPACT ON SCHOOLS

The target market for this project is primarily from the group of residents over 50 combined with another target group as young married couples. The target market of families with Head of Household over 50 would have less children than the average family. Utilizing the "average family" statistics, the average number

⁶ CDRPC , 2010 SFI Profile, Pg. 6

of children under 10 is estimated at 9⁷ and the average number of children between ages 10 and 19 is estimated at 13⁸. The total average number of school age children can be prorated to determine that the total school aged children would be 22 of which 80% would attend public schools. The increase of 18 school age children would not have a negative impact on the South Colonie Central School District. The site lies within the South Colonie Central School District, which is served by Colonie Central High School, Lisha Creek Middle School, Sand Creek Middle School, Forest Park Elementary School, Roesselville Elementary School, Saddlewood Elementary, Shaker Road Elementary School and Veeder Elementary School. The district's enrollment grew to about 8,750 students in the early 1970s. Then enrollment began to decrease to about 5,200 in the mid-1980s. During the district's 50th anniversary celebration in 1999, enrollment grew to nearly 6,000 students. *District enrollment continues to decline by one percent or less; and is expected to continue to decline marginally over the next several years. According to enrollment projections, enrollment is anticipated to bottom out in 2018-19 with slight increases beginning in 2019-20.* ⁹This project would be taxable and would lead to an increase in school taxes.

HAZARDOUS MATERIALS

No known hazardous building material exist on the site. No hazardous materials will be used in construction or to maintain this building.

⁷ Ibid., Pg. 3

⁸ Ibid., Pg. 3

⁹ Comprehensive Annual Financial Report, Management Discussion and Analysis, 2016-2017, Pg. 12

PHASING OF WORK

All work should be considered a single phase. All infrastructure will be completed at once. With the exception of a model unit, dwelling design and lots will be selected by potential purchasers. Development will continue until all units are completed.

APPROVALS

The proposed project will require review by local, county and state agencies. A list of required approvals and submittals identified to date follows:

Town of Colonie Planning Board

SEQRA Review

Major Subdivision Approval

(Various Departments must approve applications)

Town of Colonie Building Department

Building Permits

Albany County Department of Public Works

Highway Work Permit

Utility Work Permit (Water)

Albany County Department of Health

Water Main Improvements

CONCLUSION:

The proposed project will be designed to minimize the impact of items addressed herein. It is the engineer's conclusion that this project can be completed with minimum impact on the environment or on surrounding properties. This project will require a review pursuant to State Environmental Quality Review Act (SEQRA).



Prepared by:

A handwritten signature in black ink, appearing to read "D. Hershberg", written over a horizontal line.

HERSHBERG & HERSHBERG
Daniel R. Hershberg, P.E. & L.S.

DRH/dan/NarrReport20160340.doc