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March 1, 2019



Re: Hoffman Senior Housing
1 Alice Lane
Town of Colonie
Project #4953A

Joseph LaCivita, Director
Town of Colonie Planning & Economic Development Department
Public Operations Center
347 Old Niskayuna Road
Latham, NY 12110

Dear Joe:

As a follow up to the Planning Board meeting on January 8, 2019 regarding the amendments to the Hoffman Senior Housing PDD project, please accept this letter as a response for additional information to the Planning Board's request for the proposed change in density to the currently zoned Planned Development District of 1 Alice Avenue. We have requested a change in the footprint of the first phase of 1 Alice Avenue to accommodate a reduction in both number of units and total square footage. This change is driven by a number of factors. This will be a class A property, and the applicant is striving to match the market demand with the supply to ensure a successful project for the Town of Colonie and my Client. The addition of senior housing units in the town when the town definitely appears to be in need of additional units will be a major contribution to the public good, especially if it is carefully thought out and done in a manner which positively contributes to the aesthetics of the town. We are willing to sacrifice the additional density for this purpose. The reduction serves to reduce overall Project impacts, from environmental, aesthetic and services perspectives as outlined in the presentations to the Planning Board.

We also would like to offer the town a contribution of \$75,000 to be used by the town as it sees fit for the construction of public sidewalks, in place of the sidewalk originally shown in our plans leading to Route 2. The original PDD approval contemplated the installation of a sidewalk from the Project site to Route 2 as discussed. Due to the topography of the site and route from the site to Route 2, the Planning Board recommended providing an alternative public benefit. Our Client has worked with Town Departments to derive a cost estimate for the sidewalk if it had been built based on the attached sidewalk exhibit. The estimate provided by the Town was between \$70,500 and \$88,125. Our Client's contractor provided an estimate of \$75,000, which is in line with the estimate from the Town. My Client would like to propose a cash contribution to the Town as its public benefit of \$75,000, to be used by the Town at more appropriate locations for the installation of sidewalks where desired by the Town. The Planning Board has asked us to review this proposal with the Supervisor to see if this alternative proposal for the Project public

benefit would be considered acceptable. We have provided this information to the Supervisor for consideration. It is hoped that this proposal would be considered favorably as an alternative public benefit for this Project. Should the town prefer our Client to build that sidewalk as originally shown in the plans, that work will be done. We note that, notwithstanding the requested reduction in the density for this Project, the Applicant is nonetheless proposing to provide an equivalent public benefit to the public benefit asked for in the original, higher density project. These additional public benefits are as follows:

- Increase in estimated real property taxes with little to no demand on the local school districts.
- Improvements to the Town's existing water system including a replacement of approximately 650 linear feet of watermain and replacing a pressure reducing valve and concrete vault.
- Providing a scenic overlook and nature walk within the project site.
- Contribution of funds toward mitigation fees specified in the Bought Road/Columbia Street GEIS to support infrastructure improvements within the study area.
- Cash contribution of \$75,000 to be used by the Town as it sees fit for the construction of public sidewalks.

We look forward to completing the review of the Planning Board's recommendation on the requested PDD amendment.

We would greatly appreciate being scheduled with the Planning Board on March 26, 2019 so that the Planning Board can make a recommendation for us to proceed with the Town Board.

Should you have any questions or need anything further, please do not hesitate to contact me.

Very truly yours,

ABD ENGINEERS, LLP



Luigi A. Palleschi, P.E.
Partner

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