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DEDICATED  
RESPONSIVE  
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December 6, 2018

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

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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 October 16, 2018 regarding the amendments to the Hoffman Senior Housing, PDD project, we would like to respond to some concerns from the nearby residents, the Planning Board members and CHA's comment letter dated September 18, 2018.

With regard to the resident's concerns, Alice Lane would need to be widened and improved to accommodate the emergency vehicle. This was already shown on the previous plans and further details will be provided during site plan review. Another concern was providing additional landscaping along the east side of the resident immediately next to the emergency access driveway. The plans have been updated to include a row of mixed pines.

As far as the Planning Board members concerns about soils, it was agreed that further details from a geotechnical engineer will be provided during site plan approval. Another concern was the Architectural look of the building, which revisions will be provided prior to the meeting. Sidewalks were also discussed, and I believe the general agreement was not to install a sidewalk to Route 2 as we do not want to encourage senior residents to walk along steep slopes and without a reasonable terminus point along Route 2 as long as there are other public benefits. The Applicant is willing to put money in escrow for sidewalks in the Town that where it makes more sense, which would be one public benefit. Other public benefits as previously approved are water system improvements and scenic overlook area.

Overall the changes appeared acceptable to both the Town and CHA (TDE) and the next steps were to submit revised conceptual site plans and Architectural elevations. Appear at the next Planning Board meeting so they can vote on the findings statement and get us on track to the Town Board for these amendments to the Hoffman Senior Housing, PDD.



In response to CHA's comment letter dated September 18, 2018 (in italics) we respectively respond as follows (in bold):

*1. The application is proposing an amendment to the Hoffman Senior Housing PDD that was approved by the Town Board on June 9, 2011. The applicant is requesting a reduction in the number of market rate senior apartments from 170 to 140 units. Also, the approved PDD required pedestrian accommodations along the development roadways. The amendment narrative indicates that due to lack of existing pedestrian facilities along route 2 and steepness and length of the internal access road, a sidewalk connecting off-site is not being proposed.*

**As discussed at the October 16, 2018 Planning Board meeting, we did not want to encourage senior residents walking towards Route 2 with no terminus point on a busy and steep slope. The Applicant is willing to put money in escrow for sidewalk improvements in Town where it may be more appropriate.**

*2. It appears the sidewalks shown on the previous PDD plan, which included a continuous pedestrian connection down to and along Route 2 heading north, were a very desirable and important feature. Although we agree constructing a sidewalk at this time with no logical terminus may not be prudent, additional investigation and review into needed pedestrian improvements as part of this project should be provided.*

**So noted.**

*3. The project is located within the Boght Road/Columbia Street Area GEIS. As such, the project is subject to mitigation fees in accordance with Statement of Findings. The mitigation costs should be calculated based on the current fee schedule and revised number of units.*

**So noted, please provide an estimated cost to me so I can further discuss with the Applicant.**

*4. The project narrative indicates that the stormwater management design will be designed in accordance with the current NYSDEC regulations. The regulations have been modified since the PDD approval of 2011. The designed will be required to incorporate the use of Green Infrastructure techniques to treat stormwater run-off. It should be verified there is adequate soils information within the limits of the proposed bio-retention areas.*

**The Stormwater Management Areas will conform to the NYSDEC regulations and Town of Colonie, as well as consulting with the City of Watervliet. This level of detail will be provided during site plan review.**

*5. The proposed stormwater management areas depicted on the Preliminary Utilities and Grading Plan appear to consist of only bio-retention areas. It should be noted that bio-retention areas should be designed to overflow the 10-year storm event. As such, peak flow mitigation should be provided within a separate treatment practice.*

**The Stormwater Management Areas will conform to the NYSDEC regulations and Town of Colonie, as well as consulting with the City of Watervliet. This level of detail will be provided during site plan review.**

6. *During the previous review of the project, concerns were raised by the City of Watervliet regarding Stormwater discharges from the project to the Dry River due to a history of flooding. We recommend the applicant work closely with the Town of Colonie Stormwater Management Office, the TDE and the City of Watervliet during the development of the Preliminary Site Plans and Stormwater Management Plan.*

**The Stormwater Management Areas will conform to the NYSDEC regulations and Town of Colonie, as well as consulting with the City of Watervliet. This level of detail will be provided during site plan review.**

7. *Since the project is proposing a reduction in density for the previous reviewed and approved PDD, it appears that the previous evaluation of potential environmental impacts and SEQOR determination remain valid.*

**Agreed.**

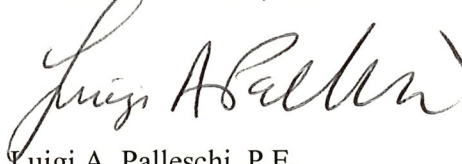
Enclosed are ten (10) copies of large and reduced copies of the revised Conceptual Site Plans dated January 23, 2018 (last revised: Rev#1. December 6, 2018).

We would greatly appreciate being scheduled with the Planning Board on December 18, 2018 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**



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