



7 Landor Lane

Project Narrative
June 4, 2019



Project Applicant

Cicero Home Builders, LLC
952 Sterling Ridge Drive
Rensselaer, NY 12144
Attn: Luigi Cicero

Project Engineer

Boswell Engineering
799 Madison Ave.
Albany, NY 12208
Attn: Mike Wheeler
518-436-6310

Introduction:

Cicero Home Builders, LLC proposes to build a 6-unit townhome at 7 Landor Lane in the Town of Colonie. The proposed development is depicted in the accompanying preliminary sketch plan, prepared by Boswell Engineering. This brief project narrative describes the proposed site development and identifies the projects potential impact on the existing public infrastructure and the surrounding environment.

Project Description:

The project parcel is 41,727± square feet located at the northwest corner of Landor Lane and Meadow Street, both streets are unimproved. The project parcel is vacant undeveloped land, consisting of open field and woods. The parcel is bordered to the north by a vacant residential lot; to the East by Landor Lane; to the South by Meadow Street, and to the West by a single-family residence. The topography of the site generally slopes from the West to the East to Landor Lane.

Proposed Project:

The project consists of the construction of a six (6) unit townhome fronting on Landor Lane. The sketch plan depicts the layout of the proposed driveways, buildings and amenities. Approximately 11,150± square feet (27% of the project site) are proposed to remain as open space. The proposed open space areas will be used for lawns, landscaping and stormwater management.

Zoning Compliance:

The proposed project site lies in a SFR (single family residential) zone. On May 21, 2018 the Town of Colonie Zoning Board approved a zoning variance for the construction of a two story six unit townhouse with a 6,602± square feet footprint and the subdivision of the existing 41,727± square feet corner lot into 6 lots with insufficient frontage, size and lot width.

Utilities:

- A. Water: Water for the proposed project will be provided via a new 6" water main connecting to the existing 6" main on the North side of Meadow Street.
- B. Sanitary Sewer: Sanitary sewer service for the proposed project will be provided via a new low pressure sewer main connecting to the existing 8" gravity main on Meadow Street.
- C. Storm Water: Stormwater management practices will be designed in accordance with the current Town of Colonie stormwater management local law and the NYSDEC Stormwater Management Design Manual.
- D. Non-Municipal Utilities (gas, electric, cable, telephone): National Grid is the provider for the electric and natural gas in the vicinity of the site. It is anticipated that sufficient capacity exists to supply the site. Verizon is the provider for telephone in the area. Spectrum provides cable service in the vicinity of the site.
- E. Solid Waste: At full build-out the project will produce approximately 1,675 pounds of solid waste per month. Based on the amount generated and type of use proposed, it is anticipated that the solid waste produced will have no appreciable impact on the community's existing services.