



Advance Engineering & Surveying, PLLC

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development
11 Herbert Drive
Latham, N.Y. 12110
Phone: (518) 698-3772
Email:ncostape@gmail.com

Nicholas Costa, PE
John P. Petrucco, LS

Project Narrative Lathiers Village Senior Housing Town of Colonie, Albany County

September 2016

Site Address: 4 & 6 Dunsbach Ferry Road
Applicant: Lanthiers Village LLC
Contact: Charles Rosenstein
518 452 6979
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Residential Senior Apartments
Zoning: Commercial Office Residential (COR)
Site Area: 10.11± acres



Description of Existing Site and Use

The project site contains approximately 10.11 acres in two separate parcels and is located on the westerly side of Dunsbach Ferry Road just north of the its intersection with Loudon Road (Route 9). The site is bound on the northerly side by three residential lots and the parcel owned by the Central School District #5 located at 38 Dunsbach Road; on the south and westerly sides the site is bound by the Century Hill Office Park; and on the easterly side the project is bound by Dunsbach Ferry Road. The parcels are identified as tax map no. 9.04-1- 4 & 5. The parcel at #4 Dunsbach Ferry Road is developed with a single family home and the parcel at #6 Dunsbach Ferry Road is occupied the Lanthier's Grove facility, which has been used for large gatherings ranging from annual picnics to graduation parties, to wedding receptions and other formal functions. The site is developed with one large building/pavilion combination and several other buildings and storage sheds. The site also has an expansive parking area that encompasses two large areas of the site for providing convenient parking for the users of the facility. These structures are currently fully functional and are actively used.

The site topography is gentle to moderate with small areas of steep slope and generally slopes from north to south and towards the Century Hill Office Park closed drainage system that was installed to intercept the overland flows and convey it to downstream drainage facilities that cross the Northway corridor and discharge to the

Delphus Kill on its way to discharging into the Mohawk River. Dunsbach Ferry Road and Century Hill Road within their Right-of-Way's contain municipal infrastructure consisting of sanitary sewer and water; it also contains gas, telephone and CATV. This infrastructure system can provide municipal services to the project site.

Description of Proposed Project

The applicant proposes to develop the two parcels with two multi-story buildings and associated parking areas and access drives. The two buildings would be four and five stories in height and as noted on the Sketch Plan, Building No.1 is four stories and Building No. 2 is five stories and both will contain 104 apartments each for a total of 208 apartment units. Each floor is approximately 22,600 SF for a total building area of 90,400 SF for Building No.1 and 113,000 SF for Building No.2. A one story clubhouse with and approximate area of 7,262 SF will also be developed at the site. The buildings in aggregate would occupy an approximate footprint area of 52,462 SF; enclosed parking garages raise the building area to 61,966 SF or 14.1% of the site. The green space for the proposed project would be a total of 5.37 acres or 233,963 SF which is 53.1% of the total area for both parcels, 10.11 acres. There would be a total of 320 parking spaces that would be shared by both buildings; this total parking spaces is equivalent to a ratio of 1.5 parking spaces per apartment which is less than the required ratio of 2 parking spaces per apartment. However, this waiver request is well supported by similar projects that have been developed with a reduced ratio.

Based on the zoning regulations, the site can be developed with a mixture of commercial, office and residential structures. However, the immediate area located in the COR zone has been developed with commercial development and the residential component is lacking in the immediate area. Additionally, the project is being proposed for Senior occupancy and there is a need for this type of housing to meet the growing demand of the senior population. The site is also located in close proximity to Single Family Residential Zone and the area to the north of the site is fully developed with single family homes. Some of the residents, as they reach the senior age, may find it convenient to have a place to move into that is within their neighborhood. These are some of the reasons for the project being proposed at this location. The development is limited to residential type development. Therefore, the applicant is making application to develop the parcels with apartment buildings. The residential development of these parcels will keep the objective of the Town comprehensive plan of developing this area with Commercial Office Residential development. This area has been developed with commercial and office development but it does lack the residential component. Developing these parcels with the proposed residential development will achieve the balance discussed in the comprehensive plan of having walkable communities that are easily accessible and conveniently located.

Proposed site coverage statistics for this new development are as follows:

<u>Site Coverage:</u>	<u>Existing Coverage:</u>	<u>Proposed Coverage:</u>	<u>Difference:</u>
Building Coverage	19,567 ± S.F. or 4.5%	61,966 ± S.F. or 14.1%	+42,399 ± S.F. or +9.6%

Pavement, Sidewalk	80,746 ± S.F. or 18.3%	144,375± S.F. or 32.8%	+63,629± S.F. or +14.5%
Green Space:	339,991 ± S.F. or 77.2%	233,963± S.F. or 53.1%	-106,028± S.F. or -24.1%

The infrastructure necessary to provide the site with Sanitary, Water, Electric, Gas and Telephone services exist and are all located along the Dunsbach Ferry Road and Century Hill Drive. These systems have sufficient capacities to provide the utility demands from the proposed development. The conceptual intent of the stormwater management system will be in full compliance with the NYSDEC Stormwater Management Design Manual.

The proposed area of site development does not have existing NYS or US ACOE wetlands. Town protected watercourse areas are not located on the site. The site does not contain any steep slope areas.

The proposed site is located within the Commercial Office Residential (COR) zone as shown on the Town of Colonie Zoning Map. The proposed residential apartment land use within this zone is allowed and is a compatible use with existing uses and facilities located along Dunsbach Ferry Road, in the project vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code. The Town Comprehensive Plan goal is to develop walkable communities with easily and conveniently located facilities. The adjacent areas to the parcels have been developed with commercial and office development and the proposed residential development would complement these previously developed areas and achieve the goals of the Town's Comprehensive Plan.

Impact on Town Communications System

The project does not anticipate interference with the Town Communications System.

Identification of Planning Board Waiver Requests

There is one waiver that the applicant is requesting the Planning Board for consideration and approval.

- The applicant is requesting a parking waiver of 96 spaces.

Identification of Public Benefit

The proposed project is seeking to obtain rezoning from the current zone of Commercial Office Residential (COR) to a Planned Development District (PDD) that would allow the development of the site with 208 apartment units in two separate buildings. The applicant, as presented above, believes that the project vicinity does not meet the objectives of the Town of Colonie Comprehensive Plan to have a balance of Commercial, Office and Residential development that offers the residents with a variety of housing choices. Additionally, the project is being developed as Senior Housing helping in meeting the demand of this growing population sector. The project site is conveniently located to pedestrian and public transportation methods. This important link would help satisfy the Comprehensive Plan objective of having walkable communities.

As part of the Boght Road-Columbia Street Area GEIS this project will be subject to substantial mitigation fees to off-set impacts on the water infrastructure as well as traffic and a payment to the parks and recreation department. In addition, because this project

is a PDD, the applicant is willing to offer the following public benefit: monetary contribution towards the construction of the intersection improvements at Dunsbach Ferry Road and Route 9. The GEIS has identified improvements that need to be implemented at the intersection of Dunsbach Ferry Road and Route 9 and these improvements require funding from the Town of Colonie. The applicant is committed to contributing a portion of those funds that the Town would have to make. This is in addition to offering a great new housing option for town senior residents as well as paying significant property and school taxes when complete.