



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 Proposed Open Development Area Town of Colonie, Albany County

May 2017
Revised July 2018

Site Address: 241 Sand Creek Road
Applicant: Martin J. & Nancy J. Lesh
Contact: Robert Cordell
518-857-3646
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Single Family Residential
Zoning: Single Family Residential (SFR)
Site Area: 3.21± acres

Description of Existing Site and Use

The parcel being subdivided contains approximately 3.21 acres and is located on the easterly side of Sand Creek Road; the subject parcel has approximately 215.5 feet of frontage on Sand Creek Road. The parcel is partially developed with one residential building, access gravel driveway and a shed. The remaining portion of the parcel that is being subdivided is undeveloped and vacant. The parcel is identified as tax map no. 42.20-1-29. The parcel is located in the Single Family Residential (SFR) zone.

The site topography is gentle to moderately slope and generally slopes from west to the east and towards the Niagara Mohawk Power Corporation parcel. The subject site and the surrounding areas soils are classified as Colonie sands which are known to have very good infiltration capacities and there is very little runoff from these areas. Site vegetation for the majority of the site consists of some mature trees and overgrown brush and lawns. Sand Creek Road within the right-of-way contain municipal infrastructure consisting of municipal sanitary sewer and water main; it also contains gas, telephone and CATV. These systems can provide municipal services to the project site.

Description of Open Development Area

The Applicant is requesting development of the ODA which would add 6 new lots as noted on the plan entitled "Proposed ODA located at 241 Sand Creek Road". The applicant is requesting that the existing parcel be designated as Open Development Area

(ODA) to allow the development of the parcel for limited Single Family Residential development. The applicant, as shown on the ODA Sketch Plan, wishes to develop a total of six new residential lots. The proposed lots would all meet the lot requirements for the SFR zone with the exception that it would not have the required street frontage along a developed Town street. Access would be from Sand Creek, a Town roadway and access to the new lots would be provided over a new private drive to be owned by all the new homeowners of the new proposed lots. The proposed drive will be maintained by all of the new homeowners and an agreement would be in place to share in the costs for the maintenance and operation of the new drive.

The need for the ODA is required since a conventional Single Family subdivision Sketch plan was presented to the Planning Board and the response was that there were too many variances that would be required from the Zoning Board of Appeals and that a different proposal to develop the parcel should be investigated. The ODA plan will not require a public street which results in less roadway maintenance by the Town and it also eliminates the need for variances from the Zoning Board of Appeals. The ODA plan also eliminates one lot that previously was shown as having access directly from Sand Creek Road. The proposed private driveway would be owned and maintained by the owners of the new lots.

Based on the zoning regulations, the site can be developed with Single Family Residential lots as proposed.

The infrastructure necessary to provide the site with Sanitary, Water, Electric, Gas and Telephone services exist and are all located along the Sand Creek Road corridor. These systems have sufficient capacities to meet the demands of the proposed development.

The proposed area of site development does not contain US ACOE jurisdictional wetlands.

The proposed project site is located within the Single Family Residential (SFR) zone as shown on the Town of Colonie Zoning Map. The proposed Residential land use within this zone is allowed and is a compatible use with existing uses and facilities located along Sand Creek Road in the project vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

The impacts resulting from the proposed ODA would be minor. The existing Sand Creek roadway already manages traffic that is currently generated from the existing homes located along its corridor. Six additional homes would generate a total traffic of 6 vehicle trips at the PM peak traffic time. This minor additional traffic can be managed by the existing Sand Creek roadway system. Existing municipal utilities consisting of water & sanitary sewer can be extended during the development of the homes. The existing water & sanitary sewer systems have sufficient capacity to manage the additional demands resulting from the proposed ODA. The proposed ODA would result in the development of residential type homes that currently exist at the adjacent properties. The proposed use results in minor amount of demands due to the similar nature of the use that already exist at the vicinity of the project site.