

PROJECT NARRATIVE

**LOUDON HILLS EAST
RESIDENTIAL SUBDIVISION
120 SPRING STREET ROAD
TOWN OF COLONIE
ALBANY COUNTY, NEW YORK**



The Loudon Hills East subdivision is proposed on a ±19.6 acre portion of a ±51.90 acre parcel of land now or formally of Realco, Inc., Tax Map Parcel # 44.01-1-2, on Spring Street Road in the Town of Colonie, Albany County, New York. The project developer is Three Pointe Development, LLC, a subsidiary or Prime Companies of 621 Columbia Street, Cohoes, New York, 12047. The project is located in the southeastern portion of Town, on the north side of Spring Street Road. The project parcel lies within the Town's Single-Family Residential District, the North Colonie School District, the Town of Colonie Sewer District, and the Schuyler Heights Fire District. The subject parcel is located outside the limits of the Latham Water District.

The project parcel proposes to occupy approximately 1,000 feet of frontage on Spring Street Road, a public roadway under the maintenance jurisdiction of the Town of Colonie.

The parcel is adjacent to the Realco Remediated Industrial Landfill. NYSDEC identification number NYD060545209.

The proposed Loudon Hills East project is a residential subdivision consisting of 30 lots, 29 of the lots will be buildable for homes and 1 lot will be dedicated as a stormwater management lot (labeled lot 34 on plan) pursuant to Town Department comments and recommendations. All proposed lots are conforming to the Town of Colonie requirements in the SFR District. The project proposes, following the construction, approximately 5.3% building coverage, 10.3% paved area coverage, and 84.4% greenspace coverage. The proposed subdivision will include a

mixture of three (3) and four (4) bedroom carriage style homes. The Loudon Hills East Site Plan (attached) depicts the layout of the roads, residential lots, wetland areas, proposed utilities, and stormwater management areas for the subject project.

Solid waste will be collected in trash receptacles and will be transported, by a waste management company, to the local landfill. The amount of solid waste generated by the Loudon Hills East subdivision is estimated at three (3) tons per month and will have no measurable impact on local landfills. It is anticipated that each residential home will utilize solvents, soaps, etc. for general cleaning purposes and the disposal of these chemicals will be conducted in a manner suggested by the chemical manufacturer. It is also anticipated that lawn care products will be applied to care for lawn areas following construction.

Water service will be provided via connections to existing 12" water main located along Spring Street Road as well as a connection to the existing 8" main located within the East Hills Subdivision. Sanitary sewer service will be provided for the proposed project with a connection, via gravity sewer, to existing Manhole No. 23 located adjacent to Spring Street Road approximately 1,800 ft to the east of the subject parcel. The peak daily usage for this use is estimated to be approximately 10,800 gpd for both water and sanitary sewer services. Stormwater will be collected by a closed drainage system within the proposed roadway network and directed to stormwater management areas. The stormwater management areas will control and regulate stormwater runoff that will ultimately outlet to the Spring Street Road or towards a low area north of Spring Street Road. Based on New York State Department of Environmental Conservation (NYSDEC) regulations, pre and post development flow conditions will be analyzed to determine the size of the stormwater management area. The NYSDEC regulations also permit the release of the pre development flow rates to each of the four analysis points around the parcel. The site has been designed to discharge stormwater at a rate less than the pre-development rates to each of these locations.

A sight distance evaluation was conducted by Creighton Manning Engineering and a summary of the findings are as follows:

1. The results of the sight distance evaluation at the Spring Street Road housing development indicates that there will be adequate intersection and stopping sight distance on Spring Street for vehicles to enter or exit the proposed development.
2. No sight distance mitigation is required.
3. The magnitude of traffic generated by the site will not impact the operation of Spring Street and the surrounding roadway network.

Based upon a review of the ITE Trip Generation Manual, 7th Edition, the weekday a.m. peak hour traffic volumes are estimated at 33 trips and the p.m. peak hour volumes are estimated at 40 trips.

Based upon an average of one (1) school aged child per household, the proposed project would add 30 children to the school system.

There will be minimal noise impacts from the proposed development. During development, there will be common noise associated with construction activities. Construction noise is generally intermittent and short-term in nature. Upon completion of the subdivision, typical unobtrusive noise is anticipated as similar with other residential developments.