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Project Narrative Proposed Extended Care Building at 514 Old Loudon Road

Town of Colonie, Albany County
June 2019

Site Address: 514 Old Loudon Road
Applicant: Millview of Latham Realty Holding Company, LLC.
Contact: Linda Brannigan
518-785-7788
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Prop./Exist. use: Assisted Living Facility
Zoning: Single Family Residential (SFR)
Area of Property: 7.73± acres

Description of Existing Site and Use

The project site is currently occupied by a one story building that house living facilities for persons that require daily personal assistance. The site is owned and operated by Millview of Latham Realty Holding Company, LLC.

The building site is generally rectangular in shape and is located in the Single Family Residential (SFR) District zone. The site has approximately 187 feet of frontage on Old Loudon Road, a Town highway. The surrounding area is a mix of land use including commercial & residential. To the north & west the site is bound by the residential lots of the Dutch Meadow Subdivision; on the east side the site is bound by the highway right of way for Old Loudon Road and on the southerly boundary the site is bound by a mix-use of commercial and residential use and by vacant lands that are zoned Commercial and Residential.

Overall site topography is a gradual slope (0 to 10%). The project site slopes generally from east to west. The site runoff is tributary to an on-site detention basin located at the rear of the site that is a tributary to an unnamed tributary of the Mohawk River.

Site vegetation consists of lawn and landscaping areas along the existing developed site and lawn, brush and low growing vegetation and trees for the undeveloped portion of the property.

Municipal water and sanitary sewer utilities together with natural gas, electricity and communication utilities exist within the Old Loudon Road frontage and along existing

utility easements. Sanitary sewer main and a water main are located near the property and presently serve the property. The project site lies within the Latham Water District. The sanitary sewer mains located along existing utility easements intercept the flow for transportation to the trunk sewer that eventually discharges into the Mohawk View Treatment facility.

Description of Proposed Project

The applicant proposes the construction of a one story Extended Care Building with a building footprint of 20,000 square feet along with a parking area and associated sidewalks and utility extensions. The proposed building will be located towards the rear of the parcel where the parcel increases in width and can accommodate the construction of the new building. A parking area is proposed on the southerly side of the building with a new driveway that will connect to the existing driveway that provides access to the parcel from Old Loudon Road. The existing on-site utilities will be extended to provide the building with municipal sanitary sewer and water service. Stormwater runoff will be directed to new catch basins and connect to the existing closed drainage system which discharges into the existing detention basin located at the rear of the site.

Proposed site coverage statistics resulting from this proposed Building Addition are as follows:

<u>Site Coverage:</u>	<u>Existing Coverage:</u>	<u>Proposed Coverage:</u>
Building Coverage	25,200± S.F. or 7.5%	45,200± S.F. or 13.2%
Pavement, Sidewalk	45,997 ± S.F. or 13.6%	57,963± S.F. or 17.2%
Green Space:	265,691 ± S.F. or 78.9%	233,725 ± S.F. or 69.4%

There will not be any impacts to the adjacent properties as a result of the proposed re-construction that will create noise, visual, drainage or other impacts.

Town protected watercourse areas are not located near the proposed development area. The site does not contain any steep slope areas.

The proposed site is located within the Single Family Residential (SFR) zone as shown on the Town of Colonie Zoning Map. The proposed project has secured a use variance from the Zoning Board of Appeals in June 2019. The existing use is a compatible use with existing uses and facilities located on-site and along the Old Loudon Road corridor, in the project vicinity. This proposed use is consistent with land uses permitted in the Town of Colonie Zoning Code.

Description of Project Construction Sequence and Phasing

The proposed project, upon approval, will commence with the installation of a construction access road and the silt fence and erosion control systems. The clearing and grading will follow and the installation of the site utilities and parking lot foundation along with the construction of the building foundation will be next. Moving forward the building construction will occur and once completed the parking lot will be paved and the landscaping installation will complete the project.

Impact on Town Communications System

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