

**PROJECT NARRATIVE
FOR
NORTHERN PASS
PDD FOURTH AMENDMENT**

No. 586 Old Loudon Road &
No. 1226 Loudon Road (NYS Route 9)
Town of Colonie, New York

March 2018

Applicant: Schermerhorn Development Corporation
1202 Troy-Schenectady Road
Latham, NY 12110

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NORTHERN PASS PDD FOURTH AMENDMENT

ADDRESS: 100 Kilburn Court, Colonie, New York
APPLICANT/OWNER: Schermerhorn Development Corporation

INTRODUCTION

On December 3, 2013, the Planning Board of the Town of Colonie approved the site plan for a mixed use development located at 586 Old Loudon Road and 1226 Loudon Road (Route 9) in the Town of Colonie, New York, consisting of twenty four (24) apartment units in three (3) buildings of eight (8) units each, seventy two (72) condominiums in eighteen (18) buildings of four (4) units each, and a 5,625 square feet office/clubhouse facility.

On August 25, 2015, the Planning Board of the Town of Colonie approved the first amendment of the Northern Pass PDD to allow the construction of thirty-six (36) Apartment units in three (3) separate buildings.

On August 23, 2016, the Planning Board of the Town of Colonie approved the second amendment of the Northern Pass PDD to allow the relocation of the proposed sidewalks from the easterly side of Santanoni Drive to the westerly side of Santanoni Drive.

On February 7, 2017, the Planning Board of the Town of Colonie approved the third amendment of the Northern Pass PDD to allow the architectural modifications to the proposed Clubhouse/Office Building, the addition of an indoor pool and the addition of a Greenhouse.

The purpose of the fourth amendment is to modify the approved Northern Pass Planned Development District (PDD) to include the conversion of conventional parking stalls into garage buildings. Three (3) new garage buildings will be constructed. Since the opening of the Northern Pass Apartment Buildings there has been an increase in the request from the residents who wish to have secure storage space. The proposed garage buildings will satisfy some of the demand. The three garage buildings will provide a total of 17 separate spaces that can be utilized for the storage of vehicles safely and out of the weather elements. The architectural style of the garage buildings will be the same as the existing garage building located adjacent to the Apartment Building that houses units 25 thru 47. These modifications are being proposed and requested for approval as an amendment to the Northern Pass PDD and will become important complimentary community features.

The proposed addendum will not result in any changes to the development impacts that were presented in the first & second addendum and the original application for the Northern Pass PDD.

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