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Project Narrative
Proposed On The Farm Estates Subdivision
Conservation Overlay Analysis
Troy-Schenectady Road
Town of Colonie, Albany County

May 2018

Site Address:	261 & 261 A Troy-Schenectady Road
Applicant:	Halfmoon Materials Group LLC
Contact:	Dean Marotta 518-271-2200
Engineer:	Advance Engineering & Surveying PLLC Nicholas Costa 518-698-3772
Proposed use:	Single Family Residential
Zoning:	Single Family Residential (SFR) & Commercial Office Residential (COR)
Site Area:	48.89± acres

Description of Existing Site and Use

The parcel being subdivided contains approximately 48.89 acres and is located on the northerly side of Troy-Schenectady Road; the subject parcel has site frontage on Troy-Schenectady Road, Grove Avenue, Vista Avenue, Sylvan Avenue, Proctor Avenue and Harding Avenue. The parcel is partially developed with three residential buildings and a large stockpile/storage yard. The remaining portion of the parcel that is being subdivided is undeveloped and vacant. The parcels are identified as tax map nos. 19.20-3-55.1 & 54. The parcels are located in the Single Family Residential (SFR) and the Commercial Office Residential (COR) zones. The portion that is located within the COR is limited to approximately 400 feet from the centerline of Troy-Schenectady Road.

The site topography is gentle to moderately slope and generally slopes from north to the south and towards the on-site wetlands that form a drainage way that carries the site stormwater runoff to the south and towards Troy-Schenectady Road. Near Troy-Schenectady Road the drainage way turns towards the east and discharges into a small ravine that carries the runoff towards Swatling Road where it discharges into the Dry Creek which is a tributary of the Hudson River which is located just east of the city of Watervliet. Site vegetation for the majority of the site consists of mature trees and overgrown brush and lawns. Grove Avenue, Vista Avenue, Sylvan Avenue, Proctor

Avenue and Harding Avenue within the right-of-ways contain municipal infrastructure consisting of municipal sanitary sewer and water mains; it also contains gas, telephone and CATV. These systems can provide municipal services to the project site. There is also sanitary sewer and water mains along Troy-Schenectady Road along the project frontage which will be utilized in providing the proposed subdivision with municipal sanitary sewer & water service.

The Websoil database indicates the project site soils are as following:
NaB – Nassau Channery Silt Loam; NrD – Nassau Very Channery Silt Loam; NuB – Nunda Silt Loam, 3-8% slopes; NuC – Nunda Silt Loam, 8-15% slopes; NuD - Nunda Silt Loam, 15-25% slopes; NuE Nunda Silt Loam, 25-35% slopes; RhA – Rhinebeck Silty Clay Loam, 0-3% slopes; and Uk – Udorthents, loamy-Urban land complex.

Description of Proposed Project

During the Concept Plan presentation to the Planning Board, the applicant was requested to apply Conservation Overlay District requirements to the proposed subdivision so that it could make a comparison to the proposed conventional subdivision layout that was presented in the initial application for the subject site. Following is the description of the proposed Conservation Subdivision layout and comparison to the Conventional Subdivision initially presented.

Conservation Subdivision

The applicant has revised the project documents and has proposed the development of the 48.89 acres parcels with a total of 63 residential lots which results in a density of 1.29 Units/ac.; this is less than the allowed density. These lots are being developed along the streets with a similar alignment that was used for the conventional layout with two main differences: 1.) the roadway connection to Harding Avenue has been eliminated; and 2.) the proposed connection is being made to Sylvan Avenue on an emergency basis only. Barriers will be constructed that will prevent vehicles from using this connection. Other important differences to the conventional layout are: the proposed typical lot will have a minimum lot width of 60 feet and the average lot area will be approximately 15,000 square feet. This varies from the conventional typical layout which is compliant with the required 80 feet of minimum lot width and a minimum lot area of 18,000 square feet. The proposed conservation lot sizes are smaller than the conventional lot requirements but are still larger than the existing lots developed in the adjacent subdivisions.

The conservation layout does conserve as open space approximately 18.88 acres which will preserve the majority of the existing trails and that lead to the school parcel located in the northerly quadrant of the parcel. These trails appear to have been developed over the years by the local residents that have used these woods for active and passive activities and also by the local children that may walk to school. The preserved 18.88 acres has a large complex of wetlands resulting from a large culvert pipe that discharges onto the subject site from the school parcel. This culvert discharges at the northwesterly corner and the runoff winds its way through field ditches and channels and flows eventually discharge into the existing culvert that crosses the lots located on Abby Road.

The conservation layout does achieve the reduction of the impacts to the large wetlands that exist at the northerly quadrant of the site and it also reduces the length of

roadway that will need to be constructed. Therefore, reducing the long-term maintenance of the roadway.

The Conservation Subdivision does achieve the objective of conserving a large area of open space that also contains important ecological systems. The area conserved as open space, 18.88 +/- acres, represents 38.6% of the project total parcel area. This is a substantial block of open space that will benefit the existing and future residents of the neighborhood. Additionally, this large area will preserve a wetlands and drainage complex that has been an important component in managing stormwater runoff resulting from the school parcel and adjacent areas. The open space will preserve the many trails that exist in this quadrant of the site and this will also benefit the residents that can continue to use the trails for active and passive activities and also to be able to access the school parcel. Based on these important benefits the Conservation Subdivision for the proposed project appears to achieve the best balance from the development of the project parcel.

Conventional Subdivision

Based on the zoning regulations, the site can be developed with Single Family Residential lots as proposed. The applicant has proposed a total of 61 residential units which has a density of 1.25 Units/ac.; this is less than the allowed density. Three new streets are proposed to service the new lots and would commence at Troy-Schenectady Road, Thomas Drive and extend northerly approximately 2,250 feet to its terminus at a cul-de-sac. Farm Street would connect to Thomas Drive just before the cul-de-sac and continue northerly and also terminate at a cul-de-sac. A connection to Harding Avenue is proposed. Preliminary project discussion with Town Departments at the DCC meeting recommends this connection. This roadway connection would allow the water mains to be inter-connected, to form a loop, once the water main is constructed in Harding Avenue.

The new proposed streets will have sanitary sewer, storm sewer, water system, gas, electric, telephone, and cable television utilities constructed within its corridors that will service the newly developed lots. The proposed streets will be constructed in accordance with the Town of Colonie specifications for a Type II local residential street and conveyed to the Town of Colonie upon completion of construction by the applicants and acceptance by the Town.

The infrastructure necessary to provide the site with Sanitary, Water, Electric, Gas and Telephone services exist and are all located along the Troy-Schenectady Road, Grove Avenue, Vista Avenue, Sylvan Avenue, Proctor Avenue and Harding Avenue corridors. These systems have sufficient capacities to meet the demands of the proposed development.
Stormwater management will encompass the construction of four detention basins that will be designed in accordance with the Town of Colonie and the NYSDEC stormwater management specifications.

The proposed area of site development does contain US ACOE jurisdictional wetlands and these wetlands have been identified and are shown on the project Concept Plan. Minimal impacts to these wetlands will be made from the proposed project due to the construction of the proposed streets that cross the wetlands. However, the wetlands are being crossed at the narrowest locations and are necessary to have good vehicular circulation and emergency access. A US ACOE Nationwide Permit will be required and application for the permit will be made once the project has received Concept Acceptance.

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 Troy-Schenectady Road, Grove Avenue, Vista Avenue, Sylvan Avenue, Proctor Avenue and Harding Avenue, in the project vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code.

DEVELOPMENT IMPACTS

The proposed development will have minor impacts upon the environment, traffic and community services consisting of police, fire protection and solid waste disposal. These impacts range from minor to slight and have been identified and taken into consideration in planning and designing the proposed development.

Impact on physical environment: the property proposed for development, is currently mostly wooded and undeveloped with the exception of the three residential buildings and the storage/stockpile area. The proposed development will result in the clearing and removal of trees and the grading of the surface to accommodate the proposed development of the residential lots. This work will occur during the early stages of construction and is short in duration. This impact is mitigated with the introduction of buildings and new lawns and landscaping that will be consistent with the local neighborhood and community. The areas of jurisdictional wetlands will remain undisturbed except for roadway crossings and protected by a conservation restriction on the respective lots. The impact to physical environment will be minor and consistent with development of the surrounding area.

Impact upon the adjoining properties from the stormwater drainage system will be minimal to none since the proposed development will manage stormwater runoff on-site by utilizing detention basins.

Impact upon community services: The proposed development will result in minor impact to community services.

- The subject property lies in the North Colonie School District. It is estimated that full development of the subdivision would occur in four years, at which time, there may be approximately 110 school-age children living in the development. The existing North Colonie School District has the capacity, facilities and infrastructure to accommodate these students. The impact upon schools generated by this subdivision is considered minor.

- Police protection will be provided by the Town of Colonie Police Department. These services already exist in the community and encompass the project site. The impacts are considered none to minor.

- Fire protection will be provided by the Latham Fire Department located on Watervliet-Shaker Road, south of the project site. No impacts are expected since the existing equipment and facilities can accommodate the proposed development.

- Sanitary sewer, water, telephone, gas, electric and cable television are fully accessible to the property and have ample capacity to service the proposed subdivision. Stormwater

runoff will be managed with on-site detention facilities. No impacts are anticipated to occur to community services. Estimated average daily water usage would be 22,000 gallons per day with a corresponding discharge to the sanitary sewer system. A water district extension will be required to service the portion of the development outside the present Water District boundaries.

- The proposed new streets will require normal maintenance and plowing. The maintenance anticipated for these proposed streets will be normal and routine in nature to that presently performed by the Town's Highway Department. The streets will be constructed by the developer to the Town of Colonie highway specifications and standards and conveyed to the Town of Colonie upon acceptance.

- Solid waste generated by the proposed development will be collected by a private hauler with anticipated disposal at the Town of Colonie Solid Waste Facility. This facility has the capacity to accommodate the estimated 10.6 tons per month of solid waste generated by the subdivision. Impacts to solid waste are minimal.

- New traffic will be added to Troy-Schenectady Road from the proposed subdivision. The proposed 63 lots are estimated to generate 63 P.M. VT during the P.M. peak commute periods. Troy-Schenectady Road is a collector highway and has the capacity to accommodate the subdivision traffic.

The proposed subdivision has been planned to comply with the existing property zoning and natural environmental features. On The Farm Estates subdivision is fully compatible with the adjacent developments and land use development goals of the Town of Colonie.