



**Proposed Multi-Family Residential Development
at 945 and 957 Watervliet Shaker Road
on 21.1 Acres +/-
in Colonie, Albany County, New York**

Project Narrative

PROJECT APPLICANT

Rosetti Properties
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PROJECT OWNER

David Brizzell
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DESIGN ENGINEER

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Introduction:

Rosetti Properties proposes to construct 116 new apartments in 6 new buildings and 10 new apartments in the existing buildings on the site. The project, known as West Shaker Farm, includes two parcels of land: 945 Watervliet Shaker Road (Parcel ID 30.0-2-2.1) and 957 Watervliet Shaker Road (Parcel ID 30.0-2-2.3), both owned by David Brizzell. The proposed development is depicted on the accompanying plans dated August 6, 2018 prepared by VHB, Inc. This brief project narrative describes the proposed site development and identifies the project's potential impact on the existing public infrastructure and the surrounding environment.

Project Description:

- A. **Existing Site Conditions** - The proposed project encompasses the lands of David Brizzell at 945 and 957 Watervliet Shaker Road in the Town of Colonie, Albany County, New York. The project site totals ±21.1 acres. The site is bounded by Watervliet Shaker Road and commercial (office) development to the south, agricultural land to the east and west and wooded areas and Shaker Ridge Country Club to the north. The gross floor area of existing buildings is approximately 55,500 square feet.

The site consists primarily of agricultural land, a farm stand (The Shaker Shed), and converted apartment buildings.

The site generally slopes up away from Watervliet Shaker Road towards the wood line to the rear of the property. Based on available mapping and preliminary field investigation, there are Federal jurisdictional wetlands on the property. VHB



environmental staff conducted a site walk to confirm the presence of these wetlands, completed a formal delineation and walked the site with the ACOE. We are awaiting the Jurisdictional Determination form the ACOE at this time.

- B. **Proposed Project** - The proposed apartment development will consist of 116 new units in 6 buildings plus 10 units in the existing buildings. The proposed apartment units are three-story units, each with an attached garage. A total of 290 parking spaces will be provided, including garage spaces, driveways, and separate surface spaces. The project will also include a clubhouse, pool, community gardens and/or passive recreational space. The development will employ two full-time and two part-time employees.

The attached plans depict the layout of the proposed drives, sidewalks, parking areas, and buildings. Approximately 13.7 acres (63.9% of the project site) are proposed to remain as open space. A portion of the open space on the northern end of the site will remain undisturbed, and the remainder of the open space areas will be used for lawns, landscaping and stormwater management. The site coverage statistics for the proposed project based on the concept plans are as follows:

- Building Coverage – 111,892 square feet (12.2%)
- Paved Area Coverage – 206,500 square feet (22.5%)
- Gravel Area Coverage – 13,225 square feet (1.4%)
- Green Space Coverage – 597,082 square feet (63.9%)

Landscaping will be provided in keeping with the Town of Colonie design standards and to provide screening, if necessary, along the residential property lines.

Parking, Access and Traffic Generation:

The site includes 290 parking spaces; 130 driveway/garage spaces and 160 surface spaces. The main access to the project is proposed from two driveways off of Watervliet Shaker Road. The applicant is also in discussions with the developer of the Afrim's facility proposed on the parcel immediately to the west regarding a shared emergency access connection between the two properties.

The project is expected to generate approximately 89 new trips to the surrounding roadway network during the weekday PM (commuter) peak hour. The magnitude of trip generation for the site is below the NYSDOT and ITE threshold of 100 site-generated vehicles on any one approach for off-site intersection analysis; therefore, detailed analysis of off-site intersections is not warranted.

A traffic analysis has been completed and submitted to the Town.

Zoning Compliance:

The property lies within the Commercial Office (C-O) zoning district. The multi-family residential use is allowed by Special Use permit issued by the Zoning Board of Appeals. The new apartment units result in a density of 6 units per acre, which is the allowable density in the Multi-Family Residential zoning district.

Utilities:

- A. **Water** – There is an existing 12-inch DIP water main along the south side of Watervliet Shaker Road. It is proposed to install a new 8-inch line from this existing line and loop it through the site. In addition, the applicant is discussing a potential connection through to the proposed Afrim's waterline in order to provide a redundant service to both properties.
- B. **Sanitary Sewer** – There is currently no sanitary sewer available directly to the site. The applicant has been working with the Afrims design team and Pure Waters to develop a solution to provide gravity sewer service to both sites. A gravity line will be extended from the closest manhole to the south of Watervliet Shaker Road, across and into the project site. This line will be installed as deep as possible in order to maximize the potential future service area. Both projects will connect to a new manhole that will be installed in the area of the proposed driveway between the two parcels.

- C. **Storm Water** – The stormwater management system will be designed in accordance with the NYSDEC Stormwater Management Design Manual and the Town of Colonie stormwater regulations. In general, several stormwater practices will be utilized in various areas of the site in order to limit the size of the contributing watersheds and closely match the runoff characteristics of the existing site.
- D. **Fire Protection** – As per Town requirements, fire hydrants will be located at a maximum spacing of 500 feet. Fire detection and suppression systems within the individual buildings will be provided in accordance with local, state, and federal code requirements. A hydrant flow test will be coordinated with Latham Water as the project moves through permitting to determine the available flow and pressure in the vicinity of the project site.
- E. **Non-municipal Utilities (Gas, electric, cable, telephone)** - National Grid is the provider for the electric and natural gas in the vicinity of the site. It is anticipated that sufficient capacity exists to supply the site. Verizon is the provider for telephone in the area. Time Warner Cable provides cable service in the vicinity of the site.
- F. **Solid Waste** - At full build-out the development will produce approximately 5 tons of solid waste per month. Seven (7) dumpsters will be located throughout the apartment complex for use by the tenants. A waste hauler will empty dumpsters on a regular basis.

Impact on Adjoining Property:

The surrounding land uses are mostly agricultural in nature, so the proposed residential use will not have a negative impact on these properties. In addition, Afrim's is proposing to construct a sports park/soccer facility immediately to the west of the site which will consist of four outdoor soccer fields and a soccer dome.

The proposed project will not produce any noise, odors, or light which would affect the surrounding properties. Site lighting will be designed in accordance with current design guidelines. Lighting shall be shielded so as not to cause illumination beyond the boundaries of the site. Drainage will be contained on-site and discharged along its current course.

Overall, the impacts from the proposed apartment complex will be the same or less than those that would be experienced from an office development or other more intense use that is allowed in the Commercial Office (C-O) Zone.

Schedule and Construction Phasing:

It is anticipated that the project will be constructed in a single phase. Construction is anticipated to begin in the spring or summer of 2019.

The typical general construction sequence is as follows:

1. Installation of temporary soil erosion/storm water detention measures.
2. Demolition (if necessary).
3. Rough grading.
4. Construction of permanent drainage facilities including infiltration basin.
5. Installation of foundations.
6. Construction of site utilities to building perimeter.
7. Construction of proposed buildings.
8. Final site grading.
9. Construct curbing, pavement areas and concrete areas.
10. Building fit-up.
11. Landscaping and stabilization.
12. Removal of temporary soil erosion measures.



Impact on Town Communications System / Proposed Communication Devices:

There are no transmitters or communication devices associated with this project. There will be no impact on Town communications systems.

Proposed Waivers from Design Standards:

The current design does not require any waivers from the design standards.

Site Photographs:

Site photographs illustrating existing conditions are included with the Concept Plan submission package.