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Project Narrative Proposed Development at 614 Albany-Shaker Road Town of Colonie, Albany County

April 2017
Revised September 2018

Site Address: 614 Albany-Shaker Road
Applicant: Radtke Family Limited Partnership
Contact: Ben Radtke
Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772
Proposed use: Mix-Use of Residential Apartments & Senior Assisted Living Facility
Zoning: Single Family Residential (SFR)
Site Area: 23.22± acres



Description of Existing Site and Use

The project site contains approximately 23.22 acres that are located just west of Albany-Shaker Road where Maxwell Road intersects and forms the existing Roundabout. On the southerly side the boundary of the parcel is shared with the parcel that contains the recently constructed building that is the headquarters of the Capital Communication Federal Credit Union and located at 4 Winners Circle. During the construction of that facility a Roundabout was also constructed at the terminus of Winners Circle. On the easterly side the parcel is bordered by single family homes that are located on Rustyville Road. The westerly side is bordered by a mix of uses that include single family homes, commercial uses and vacant lands. The parcel is identified as tax map no. 30.04-1- 20 and is currently utilized for agricultural purposes.

The site topography is gentle and generally slopes from east to the west and towards the drainage swales that eventually discharge into the Ann Lee Pond system that is a tributary of the Shaker Kill and eventually discharges into the Mohawk River. Drainage runoff from the parcel appears to be initially contained on-site and absorbed by the existing native sandy soils that are found at the site. Eventually the runoff enters the existing on-site ditches that flow to the west as previously described above. Site vegetation for the majority of the site consists of open active agricultural fields with some isolated wooded areas. The infrastructure consisting of sanitary sewer and water are located nearby. A municipal sanitary sewer system traverses the site at the southerly

boundary line and another sanitary sewer system is located within the corridor of the Roundabout located at Albany-Shaker Road. Water systems are located within the corridors of the Roundabouts located at Albany-Shaker Road and Winners Circle. These corridors also contain gas, telephone and CATV infrastructure systems.

Description of Proposed Project

The applicant original proposal was reviewed by the Planning Board and the applicant was requested to re-evaluate the Sketch Plan and propose something that was less dense. Based on the Planning Board request the applicant has re-designed the project and attached is the revised Sketch Plan that is currently being proposed. Following is the description of the proposed project along with the summary of the original proposal.

Revised Proposal

The applicant has revised the proposed development of the project site to include one three-story Apartment Building that will contain 158 apartments. The apartments will be a mix of studios, single bedrooms and two bedrooms. As shown on the Sketch Plan, the new building will be separated as two "L" shaped wings and are connected by the arrival pavilion and a pergola entry that provides access to the expansive rear of the building which will be developed as a common area for all the residents to enjoy the amenities to be developed which include a pool, a community pavilion, community gardens and picnic/ bar-b-que areas, landscaping areas and lawn areas and sidewalks. This community area will be the focus of the residents' activities and has sufficient space that additional activities can be developed per the request of the residents.

Parking for the apartments is well balanced around all of the sides of the building and is easily accessible. The plan also shows that there will be two areas of the parking aisles that will be developed with carports for a total of 64 covered parking spaces. Access to the apartment building will be provided by the connection of the parking and circulation to the proposed Maxwell Road Extension roadway to be developed as part of this proposed project. A total of 251 parking spaces are being proposed and the required parking is two per apartment or 316 parking spaces. The applicant is banking a total 65 parking spaces that will be constructed if found that the site does not have sufficient parking spaces. However, the proposed 251 parking spaces provide a ratio of 1.6 spaces per apartment and this should be able to manage the parking demand from the proposed building. Stormwater management and snow storage will be accomplished by having several areas scattered throughout the site as shown on the Sketch Plan that will be utilized to manage the stormwater runoff and snow storage.

Site coverage statistics shown on the Sketch Plan show that the green space for the proposed Apartment Building has increased from the original green space of 68.8% to the proposed 74.0%.

The Sketch Plan also shows the Senior Assisted Living facility which proposes the development of 61 units but based on comments received from the Planning Board there have been some modifications made to this proposal also. The entrance from Albany Shaker Road has been modified to be limited to be "right-in" and "right-out" only. The parking area for the Senior Assisted Living Facility has been connected with a driveway that connects to the proposed Maxwell Road Extension and allows vehicular traffic that wishes to go west on Albany-Shaker Road to access the Roundabout via Maxwell Road Extension. Parking has also been increased to 41 spaces which is substantially greater than the required 26 parking spaces.

The previously proposed retail parcel has been removed from the proposal.

Original Proposal

The applicant proposed to develop the parcel with seven (7) three-story Apartment buildings, one single story building that would house a Senior Assisted Living facility and associated parking areas and access drives and one building that would be developed as a retail facility. As noted on the Sketch Plan, the Apartment buildings would be developed with a total of 204 apartment units. The buildings would occupy a footprint area of approximately 125,593 SF and would have a green area of approximately 12.37 acres or 68.8% of the site. There would be a total of 306 parking spaces with 62 of these spaces being located in enclosed garages. The Senior Assisted Living Facility is located in a separate parcel that has an approximate area of 2.56 acres. The Senior Assisted Living Facility will be one story tall and contain a total of 61 apartment units. The building would occupy an approximate footprint area of 39,648 SF and would have a green area of approximately 42,589 SF or 38.2% of the site. The retail facility is located in a separate parcel that has an approximate area of 23,427 SF. The retail facility will be one-story in height and the building would occupy an approximate footprint area of 1,500 SF and would have a green area of approximately 11,964 SF or 51.1% of the site. In aggregate, the green space for the proposed project would be a total of 13.62 acres or 64.6% of the total project area, 21.09 acres. There would be a total of 34 parking spaces in the Senior Assisted Living Facility and 8 parking spaces in the retail facility. On-site amenities that will be developed as part of this project are the construction of an outdoor swimming pool and the dedication of a community garden area. In addition, each building will have dedicated areas for bar-b-que and picnic tables.

Based on the zoning regulations, the site can be developed with Single Family Residential structures. The current owners of the parcel have owned the parcel for several generations and are current residents of the neighborhood. The parcel has been used for agricultural purposes by the Radtke family for several decades and they wish to develop the parcel as shown on the attached Sketch Plan. This proposed use is complimentary to the mix-use that currently exists at the adjacent parcels and is a good transition to the existing single family neighborhood located along Rustyville Road and to the east. The residential and retail development of these parcels will keep the objective of the Town comprehensive plan of developing this area with mix-use development.

The parcel is strategically located with a Roundabout located at the southerly side, Winners Circle and one Roundabout is located at the northerly side, Albany-Shaker Road where Maxwell Road intersects with Albany-Shaker Road. It has been identified that the connection of the two Roundabouts is highly desired and the subject parcel would be traversed by the connecting road. This road would result in the parcel being impacted and reducing the overall developable area of the parcel. The connecting roadway alignment has been identified by studies conducted by the Town and the curvilinear alignment is designed to maintain a safe speed and also keep the symmetrical alignment of the existing Winners Circle and Maxwell Road.

The applicant is proposing to convey approximately 2.1 acres of very valuable real estate to the Town for the proposed Right-of-Way of the new Town road as a public

benefit for the proposed PDD. Additional lands necessary for wetlands mitigation and stormwater management will also be conveyed to the Town once those impacts are known. The Winners Circle corridor area has been developed with commercial and office development but it does lack the residential component. Most recently, residential apartments have been approved and are being developed along Aviation Road. Developing this parcel with the proposed residential development will achieve the balance discussed in the comprehensive plan of having walkable communities that are easily accessible and conveniently located. The proximity of the proposed development to the many shopping and office facilities located along the Wolf Road, Metro Park Road and Aviation Road corridors will be beneficial to the future residents who will have the option of enjoying these amenities within walking distances from the proposed development. Additionally, the project site is within walking distance from the Town Park at the Crossings and the Town Library.

Proposed site coverage statistics for this new development are as follows:

| <u>Site Coverage:</u> | <u>Existing Coverage:</u> | <u>Proposed Coverage:</u> | <u>Difference:</u> |
|-----------------------|---------------------------|---------------------------|--------------------------|
| Building Coverage | 0 ± S.F. or 0% | 85,982± S.F. or 9.4% | +85,982 ± S.F. or +9.4% |
| Pavement, Sidewalk | 0 ± S.F. or 0% | 197,626± S.F. or 21.5% | +197,626± S.F. or +21.5% |
| Green Space: | *21.09 ± Ac. or 100% | 634,962± S.F. or 69.1% | -283,608± S.F. or -30.9% |

*Note that the site statistics are based on the remaining acreage after removing the 2.13 acres that will be conveyed to the Town for the proposed roadway.

The infrastructure necessary to provide the site with Sanitary, Water, Electric, Gas and Telephone services exist and are all located along the Albany-Shaker Road and Winner Circle Road frontages. These systems have sufficient capacities to provide the utility demands from the proposed development. The conceptual intent of the stormwater management system will be in full compliance with the NYSDEC Stormwater Management Design Manual.

The proposed area of site development does have existing US ACOE wetlands. These wetlands have been delineated and are shown on the Sketch Plan. A Town protected watercourse area is located on the site and is shown on the plans. 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 residential apartment land use within this zone is allowed and is a compatible use with existing uses and facilities located along Albany-Shaker Road and Winner Circle Road, in the project vicinity. The use is consistent with land uses permitted in the Town of Colonie Zoning Code. The Town Comprehensive Plan goal is to develop walkable communities with easily and conveniently located

facilities. The adjacent areas to the parcels have been developed with commercial and office development and the proposed residential development would complement these previously developed areas and achieve the goals of the Town's Comprehensive Plan.

The Proposed Planned District Development would be fully compatible with adjacent area development and is consistent with the Town's goals and objectives for a Planned Development District (PDD) as follows:

1. The PDD concept plan allows reduced length of streets and infrastructure which translates to reduced development costs and reduced future maintenance and upkeep costs. The streets would be privately owned and would reduce the demands upon the town limited resources to maintain roadways.
2. The development of residential apartments provides affordable opportunities to Town residents and residents moving into the Town who desire living with reduced yard and building maintenance expenses and responsibility. The apartments' owner would manage grounds and building maintenance resulting in a unified care of building exteriors and ground maintenance. The senior assisted living facility provides a service that is lacking in the Town inventory of available housing stock and facilities offered to the increasing mature population.
3. The proposed development proposes community recreational opportunities consisting of a pool, community pavilion, pergola entry with stone west walls, courtyard landscape features, community gardens and bar-b-que areas and walking facilities that would connect to the existing walking infrastructure that offers easy walkability to the Town Library and to the Town Park at the Crossings which are nearby.
4. The proposed development provides a transition from the intense office & commercial use located at Winners Circle and Albany-Shaker Road and adjacent areas to the Rustyville Road residential neighborhood located on the easterly boundaries of the project site.
5. Traffic rates from apartments are much less intense than development resulting from the SFR zoning of the site.

The applicant is proposing to convey approximately 2.1 acres of very valuable real estate to the Town for the proposed Right-of-Way of the new Town road as a public benefit for the proposed PDD. Additional lands necessary for wetlands mitigation and stormwater management will also be conveyed to the Town once those impacts are known.

Identification of Planning Board Waiver Requests

There is one waiver that the applicant is requesting the Planning Board for consideration and approval. Following is a description of the waiver request and the justification for the request.

- The applicant is requesting a parking waiver of the required 2 parking spaces per apartment to a ratio of 1.6 parking spaces per apartment with banked parking that would be constructed if found to be necessary.

The applicant requests consideration to this waiver based on the site being located in an area that has public transportation systems and the location is very accessible to shopping and dining areas within close proximity.