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**Capital District Office**

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June 20, 2018

Joe LaCivita, Director  
Town of Colonie Planning and Economic Development Department  
Public Operations Center  
347 Old Niskayuna Road  
Latham, New York 12110

*Re: Ridgeview Meadows at North Colonie, LLC  
Ridgeview Meadows at North Colonie  
1126 Loudon Road, Colonie  
Project Narrative  
Job # 316AA.00*

Dear Mr. LaCivita:

This letter is to serve as an introduction to the Town of Colonie by the Applicant for Ridgeview Meadows at North Colonie located at 1126 Loudon Road.

Included please find: 11 copies of the plan, 11 narratives, a digital image file of the subdivision plan in PDF, 1 draft zoning verification plan, 1 draft zoning verification application, and review fee

**1.0 SITE ADDRESS**

1126 Loudon Road  
Colonie, N.Y. 12047  
Tax Map Parcel: 4.4-3-25

**2.0 APPLICANT**

Contact Person:  
Benjamin Avery  
Black Rock Construction  
302 Mountain View Drive, Suite 300, Colchester, VT 05446  
Phone: (806) 316-0004



### 3.0 Design Professional

Contact Person:  
Roger E. Keating, PE, LEED AP BD+C  
*The Chazen Companies*  
547 River Street, Troy, NY 12180  
Phone: (518) 273-0055

### 4.0 SITE ZONING

The existing parcel is identified as tax parcel 4.4-3-25 and lies within the Single Family Residential (SFR) zoning district. The parcel was recently divided in two parcels, at the SFR/COR zoning district line, and filed with the Albany County Clerk's office on June 21, 2018 as filing instrument 13563. Single family residences are an approved use in the SFR district.

### 5.0 SITE ACREAGE AND DESCRIPTION OF EXISTING SITE AND USES

The parcel is 22.15-acres in size, respectively. The parcel is vacant with grass and woods.

The site topography is moderately sloping with the greatest slopes across the western property line. The slope of the site gradually decreases toward existing on-site wetlands.

The project site lies within an archaeologically sensitive zone and coordination with the State Historic Preservation Office (SHPO) will take place as the project progresses. In addition, there is no indication that the existing site contains environmentally unique or fragile species. It has been noted that wetlands do exist on the site and will be impacted during development. There are no watercourses or flood plains within the existing site and the National Flood Insurance Program Mapping for the Town of Colonie places the site in Zone X, an area with minimal to no flooding.

### 6.0 DESCRIPTION OF PROPOSED SITE IMPROVEMENTS AND USES

The proposed development will involve the subdivision of land and creation of 23-lots. Of the 23 subdivided lots, 21 lots will be residential building lots. The remaining two lots will be for stormwater and secondary fire access, both of which will be dedicated to the Town of Colonie. One 36-ft wide subdivision road will be an extension of Wetherby Court. One 30-ft wide subdivision road will be constructed off of Nottingham Way and one 30-ft wide subdivision road will intersect the Wetherby Court extension and terminate in a temporary cul-de-sac at the property line of the lands of Reo and Anderson.

The required and proposed lot characteristics are as follows:

Description	Required by SFR Zoning District	Proposed as part of subdivision
Min. Front Setback	40'	40'
Min. Side Setback	10' minimum 25' total of both sides	15' minimum >25' total of both sides

Rear Yard	25'	25'
Min. Lot Area	18,000 SF	6,895 SF (secondary fire access)
Min. Lot Width & Frontage	80'	>80'
Min. Green Space	35%	>35%
Max. Building Height	40'	<40'
Max. Building Footprint	30% of Lot Area	<30%

## 7.0 DESCRIPTION OF PROPOSED SITE IMPROVEMENTS AND USES

Visual impacts are not anticipated after construction, with the property sharing the same land use as the adjoining properties. Erosion and sediment control practices will be implemented during construction to prevent impact to neighboring properties and adjacent residential streets.

In accordance with the Town of Colonie's noise control code, construction shall not take place between the hours of 10:00pm and 7:00am on Sunday through Thursday and 11:00pm through 7:00am Friday and Saturday for noise control. After construction, it is expected that the property will return to its ambient noise level.

Stormwater generated by the project will be conveyed by an on-site closed storm sewer network to stormwater management facilities proposed and located on the designated stormwater lot. These practices will be designed to safely detain stormwater runoff from the site, such that post-development discharge rates are less than or equal to pre-development discharge rates. As such, drainage impacts on adjoining properties are not anticipated as a result of this project.

## 8.0 DESCRIPTION OF PROPOSED UTILITY IMPROVEMENTS

The property will have three subdivision roads, all classified as Type I (local residential) streets. The proposed extension of Wetherby Court will be 36-ft wide (using the old Town of Colonie Road Standard Road Section), including wing curbing. The two proposed roads connecting to Nottingham Way and intersecting Wetherby Court will be 30-ft wide (using the new Town of Colonie Road Standard Road Section), including wing curbing. Together these roads will serve all residential and municipal lots, creating a minimal increase in traffic flow.

The property is located partially within the Latham Water District. As such, a water district extension will be requested. The development proposes to construct a water main within each subdivision road, to serve the residential building lots. The new water mains will connect to the existing water mains located within Wetherby Court and Nottingham Way.

The property is located within a municipal sanitary sewer district. The development proposes to construct a gravity sanitary sewer main within the subdivision roads and within utility easements, to serve the residential building lots. These mains will connect to the existing sanitary sewer mains located within Wetherby Court and Nottingham Way.

The impact to the North Colonie Central School District was calculated using the Capital District Regional Planning Commission 2010 Census for the Town of Colonie.

Total Population under 10 years (assumed in school) = 7,694

Total Population 10-19 years (assumed in school) = 11,023

Total Population in School= 18,717

Total Occupied Homes = 33,088

Ratio of School Population to Occupied Homes =  $18,717/33,088 = .57$

Number of Residential Lots on Property = 21

Addition to North Colonie Central School District = 21 homes x .57 (students/homes) = 11.97 students

## 9.0 CLOSING

This narrative is intended to provide a brief summary of the proposed development. The information provided is believed to be accurate and true, limited by the investigation conducted and described above. The applicant is requesting that the project be placed on the next available Development Coordination Committee meeting for project review.

If you have any comments or questions regarding this application or if you require additional information, please feel free to contact this office at (518)273-0055.

Sincerely,



Roger E. Keating, PE, LEED AP BD+C  
Director, Civil Engineering

cc: File

Attachment: (11) Plan Set  
(11) Narrative  
(1) CD with digital plan sheets  
(1) Draft Zoning Verification Plan  
(1) Draft Zoning Verification Application  
Review Fee