

December 27, 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 in support of the Concept Submission on behalf of the Applicant for Ridgeview Meadows at North Colonie located at 1126 Loudon Road.

Included please find: 25 copies of the plans, 25 narratives, 2 stormwater practice feasibility study reports, 1 original application, 1 Environmental Assessment Form, 1 letter in response to DCC review comments, 1 CD with a digital copy of the plans, 1 photo log of the site, 1 individual affidavit, 1 copy of the purchase agreement, 1 copy of the approved zoning verification and review fee.

1.0 SITE ADDRESS

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

2.0 APPLICANT

Ridgeview Meadows at North Colonie, LLC
68 Randall Street
South Burlington, VT 05452

Contact Person:
Benjamin Avery
Black Rock Construction
68 Randall Street, South Burlington, VT 05452
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 subdivided to create 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 eastern 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. Currently a Phase 1A/1B investigation is being conducted on-site. 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 24-lots. Of the 24 subdivided lots, 21 lots will be residential building lots. The remaining three lots will be for stormwater, utilities 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 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	10'-15' minimum >25' total of both sides
Rear Yard	25'	25'
Min. Lot Area	18,000 SF	18,254 SF
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 lots. 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 adjacent to municipal sewers and the sewers will be extended into the project site. 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 Planning Board 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: (25) Plan Set
(25) Narrative
(2) Stormwater practice feasibility study reports
(1) Original Application
(1) Environmental Assessment Form
(1) Response to comments letter
(1) CD with digital plan sheets
(1) Photo log
(1) Individual affidavit
(1) Copy of purchase agreement
(1) Approved Zoning Verification
Review Fee