



**Proposed Apartments  
at 54 Vly Road  
on 5.4 Acres +/-  
in Colonie, Albany County, New York**

**Project Narrative**

**PROJECT APPLICANT**

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**DESIGN ENGINEER**

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**Introduction:**

Rosetti Properties proposes to construct one 8-unit apartment building and one 10-unit apartment building for a total of 18 apartments on approximately 5.4 acres. The apartment buildings will be constructed on what was the 54 Vly Road parcel. The proposed development is depicted on the accompanying plans C-1 and C-2, 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 parcels shown on Sheet C-1 of the attached plan set in the Town of Colonie, Albany County, New York. The project site totals  $\pm$ 5.4 acres. The site is abutted by office properties along New Karner Road to the north, residential properties along Vly Road to the east, residential and office properties to the south, and New Karner Road to the west. The project site lies entirely within the Town's Office Residential (OR) zoning district. The project site is within the Airport GEIS overlay district.

The site is currently occupied by office buildings and formerly, a single-family home. Approximately 50-60 employees work at the office park on a daily basis. The site is within an archaeological sensitive area.

The topography of the site gradually slopes downward from northeast to southwest. Based on available mapping and preliminary field investigation, there are no State or Federal jurisdictional wetlands on the property, nor are there any flood zones based on FEMA mapping.

- B. **Proposed Project** - The proposed apartment buildings will consist of one 8-unit apartment building with a  $\pm 5,460$  SF footprint and one 10-unit apartment building with a  $\pm 6,660$  SF footprint. All buildings will be two stories. There will be 36 surface parking spaces.

The attached plans depict the layout of the proposed drives, sidewalks, parking areas, and buildings. Approximately 2.48 acres (45.7% of the project site) are proposed to remain as open space. The open space areas will consist of undisturbed areas, lawns, landscaping and stormwater management. The site coverage statistics for the proposed project based on the concept plans are as follows:

Building Coverage – 38,840 square feet (16.6%)  
Pavement Area Coverage – 88,870 square feet (37.7%)  
Green Space Coverage – 107,764 square feet (45.7%)

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 project proposes to create 36 surface parking stalls. The main access to the project is proposed from one existing driveway off of New Karner Road. There will be a gated emergency access to 52 Vly Road. From that point, there is an existing ingress/egress easement across the property at 417 New Karner Road to access New Karner Road.

The 18 apartment units are expected to generate approximately 10 new trips to the surrounding roadway network during the weekday PM (commuter) peak hour. The magnitude of trip generation for the site is well below the NYS DOT 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.

#### **Utilities:**

- A. **Water** - Water service is provided in the surrounding roadways near the project site, including a 6-inch cast iron line in Vly Road and a 16-inch cast iron line in New Karner Road. An 8-inch line will connect the apartment buildings to the 6-inch line in Vly Road. This line will also provide service to the proposed fire hydrant.
- B. **Sanitary Sewer** – Sewer service is provided in the surrounding roadways near the project site, including an 8-inch line along New Karner Road and an 8-inch line in Vly Road. Both apartment buildings are proposed to connect to the 8-inch main along New Karner Road via a 6-inch PVC gravity lateral.
- 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. Based on infiltration tests witnessed by a Town representative, an infiltration basin is proposed to accommodate storm water runoff.
- D. **Fire Protection** – As per Town requirements, fire hydrants are 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. Spectrum provides cable service in the vicinity of the site.
- F. **Solid Waste** - At full build-out the development will produce approximately 2 tons of solid waste per month. A trash compactor is already in place near the proposed apartments and is emptied on a regular basis.



**Impact on Adjoining Property:**

The area to the north is existing office development which will be under the same ownership. Landscape buffers can be added, as required, along the project boundaries to screen neighboring residential and office properties along New Karner Road and Vly Road.

The proposed project will not produce any noise, odors, or light which would affect the existing residential areas. 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. Storm water will be managed on-site.

**Schedule and Construction Phasing:**

It is anticipated that the project will be constructed in a single phase. Construction is anticipated to begin in the 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.

**Requested Waiver**

A waiver from the following design standard will be requested:

1. On a major road, the maximum setback shall be 25 feet.
  - a. The setback of the proposed 8-unit apartment building from New Karner Road is in keeping with existing setbacks of the buildings on adjacent properties. The 10-unit apartment building is set back 68 feet from Vly Road.