



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

Project Narrative

PROJECT APPLICANT

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PROJECT OWNER

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DESIGN ENGINEER

VHB, Inc.
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Introduction:

Rosetti Properties proposes to combine the following parcels into a single lot:

Address	Tax ID #	Owner
54 Vly Road	29.11-5-16	Rosetti Associates
421 New Karner Road	29.11-5-23	Rosetti Associates
423 New Karner Road	29.11-5-20.4	Richard Rosetti
423A New Karner Road	29.11-5-20.3	Richard Rosetti

Rosetti Properties proposes to then construct one 8-unit apartment building and one 10-unit apartment building for a total of 18 apartment units on approximately 5.4 acres. The apartment buildings will be constructed on what is currently 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 lands outlined in the table above in the Town of Colonie, Albany County, New York. The project site totals ±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 a single-family home, and 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 ±8,430 SF footprint and one 10-unit apartment building with a ±9,350 SF footprint. Both buildings will be two stories. There will be 18 garage spaces and 18 surface parking spaces.

The attached plans depict the layout of the proposed drives, sidewalks, parking areas, and buildings. Approximately 2.16 acres (40% 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 – 44,510 square feet (18.9%)
- Pavement Area Coverage – 96,660 square feet (41.1%)
- Green Space Coverage – 94,302 square feet (40.1%)

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 18 attached garages and 18 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 Vly 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 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.

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 in New Karner Road and an 8-inch line in Vly Road. The apartment buildings are proposed to connect via 6" PVC gravity sewer to the 8-inch sewer main in New Karner Road.
- 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 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 southern, eastern, and western edges of the site to screen other 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. Drainage will be contained on-site and discharged along its current course.

Schedule and Construction Phasing:

It is anticipated that the project will be constructed in a single phase. Construction is anticipated to begin in the autumn of 2018.

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 Waivers

Waivers from the following design standards will be requested:

1. Buildings must present their main façade and entrance toward the street.
 - a. The shape of the lot makes this standard infeasible for apartment buildings.
2. On a major road, the maximum setback shall be 25 feet.
 - a. The setback of the proposed building from New Karner Road is in keeping with existing setbacks of the buildings on adjacent properties. Also, the proposed building has end-loaded garages. Accessing these garages would be difficult with this maximum setback requirement.

3. Off street parking is encouraged to be at the rear of the building. Side-of-building parking is also permitted. New parking in the front yard shall be prohibited.
 - a. These are apartment buildings. The apartments at the rear of the building have outdoor patio and deck space for recreation. Locating surface parking stalls at the rear of the building is not desirable. Also, these buildings have end-loaded garages on the sides. Therefore, the most convenient location for surface parking stalls for tenants is in the front of the apartment buildings.