



Advance Engineering & Surveying, PLLC

Consulting in: Civil & Environmental Engineering • Land Surveying • Land Development
11 Herbert Drive
Latham, N.Y. 12110
Phone: (518) 698-3772
Email:ncostape@gmail.com

Nicholas Costa, PE
John P. Petrucco, LS

Project Narrative
Proposed Schuyler Manor Subdivision
Troy-Schenectady Road
(Formerly known as On The Farm Estates Subdivision)
Town of Colonie, Albany County

June 2019

Site Address: 261 & 261 A Troy-Schenectady Road

Applicant: Marini Homes

Contact: Robert Marini, Jr., CEO
518-869-1200

Engineer: Advance Engineering & Surveying PLLC
Nicholas Costa
518-698-3772

Proposed use: Single Family Residential

Zoning: Single Family Residential (SFR)

Site Area: 48.89± acres

Description of Existing Site and Use

The parcels being subdivided contain approximately 48.89 acres and are located on the northerly side of Troy-Schenectady Road; the subject parcel has site frontage on Troy-Schenectady Road, Grove Avenue, Vista Avenue, Sylvan Avenue, Proctor Avenue and Harding Avenue. The parcels are identified as tax map nos. 19.20-3-55.1 & 54. The parcels are located in the Single Family Residential (SFR) and the Commercial Office Residential (COR) zones. The portion that is located within the COR is limited to approximately 400 feet from the centerline of Troy-Schenectady Road.

The site topography is gentle to moderately slope and generally slopes from north to the south and towards the on-site wetlands that form a drainage way that carries the site stormwater runoff to the south and towards Troy-Schenectady Road. Near Troy-Schenectady Road the drainage way turns towards the east and discharges into a small ravine that carries the runoff towards Swatling Road where it discharges into the Dry Creek which is a tributary of the Hudson River which is located just east of the city of Watervliet. Site vegetation for the majority of the site consists of mature trees and overgrown brush and lawns. Grove Avenue, Vista Avenue, Sylvan Avenue, Proctor

Avenue and Harding Avenue within the right-of-ways contain municipal infrastructure consisting of municipal sanitary sewer and water mains; it also contains gas, telephone and CATV. These systems can provide municipal services to the project site. There is also sanitary sewer and water mains along Troy-Schenectady Road along the project frontage which will be utilized in providing the proposed subdivision with municipal sanitary sewer & water service.

The Websoil database indicates the project site soils are as following:

NaB – Nassau Channery Silt Loam; NrD – Nassau Very Channery Silt Loam; NuB – Nunda Silt Loam, 3-8% slopes; NuC – Nunda Silt Loam, 8-15% slopes; NuD - Nunda Silt Loam, 15-25% slopes; NuE Nunda Silt Loam, 25-35% slopes; RhA – Rhinebeck Silty Clay Loam, 0-3% slopes; and Uk – Udorthents, loamy-Urban land complex.

Background Information of Proposed Project & Requested Subdivision Amendment

The Town of Colonie Planning Board approved the On the Farm Estates Conservation Subdivision on July 10, 2018 and the project developer is currently installing the infrastructure including: water, sanitary sewer and stormwater components within the proposed streets.

Marini Homes has purchased the approved lots and will be constructing the homes in the development. It is anticipated that model home construction will commence this summer.

The home builder, Marini Homes is requesting a Subdivision Amendment for the following:

- the re-naming of the subdivision from On the Farm Estates to Schuyler Manor;
- the re-naming of Sylvan Avenue to Penfield Drive;
- revise the typical lot layout to show the proposed front setback dimension as 20 feet from the former dimension of 30 feet; and
- revise the grading of the lots based on the footprints that the home builder will be utilizing.

The submitted project documents have been revised to show the incorporation of the above requested items.