

# C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.



50 Century Hill Drive, Latham, NY 12110  
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## Project Narrative *Open Development Area* *34 Denison Road*

### SUMMARY OF HARDSHIP

The project site totals 102.79± acres, of which approximately 3.94± acres of the site shall be divided into three (3) single family residential lots, while retaining 98.85± for future development. The lands to remain are not part of this development. The terrain in the area of development is steep in many areas. In an effort to minimize the site disturbance a shared driveway is proposed to access the three (3) parcels. The intent is to keep as many trees as possible for the development while maintaining screening around the proposed homes.

### SITE ADDRESS AND LOCATION

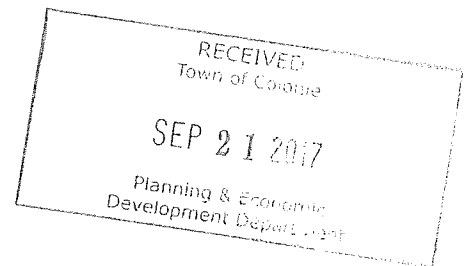
34 Denison Road, located to the west side of Denison Road.

### PROJECT ACREAGE

102.79± acres

### APPLICANT

Shelco Developers, LLC  
Dustin Pusatere, Controller  
PO Box 618  
Cohoes, New York 12047  
518-237-4100



### PROJECT CONTACTS

C.T. Male Associates Engineering, Surveying, Architecture & Landscape Architecture, D.P.C. (C.T. Male Associates)  
Jessy Marquard, Division Manager, Land Services  
Melissa Currier, Assistant Project Engineer, Land Services  
50 Century Hill Drive  
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### SITE ZONING

Single Family Residential (SFR), with a Conservation Subdivision Overlay

### DESCRIPTION OF CURRENT LAND USE

The existing site is currently vacant wooded land, containing mostly red oak and maple, with some white pine and poplar. It appears that the site was logged in the past. The topography consists of a complex of ridge and swale areas. The highest point is at elevation 505' and the lowest is at 348'. Stormwater runoff flows from west to east towards Denison Road. No wetlands occur in the proposed area of development.

### DESCRIPTION OF SURROUNDING LAND USE

The existing site is surrounded by existing residential properties on the east, and to the immediate north and south along Denison Road. Latham Water District access road (opposite Vly Road) is located to the south. Vacant woodlands are to the west, with additional residential homes on Walnut Lane West to the north.

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## IMPACT ON ADJOINING PROPERTY

The only noise generated during development will be construction-related. Visually, the proposed subdivision will have minimal impacts on adjoining property. The homes will be in character to the adjoining residential homes. Development will be contained to the home construction areas only, while retaining a wooded buffer between the existing residences on Denison Road and the proposed new homes.

## IMPACT ON SERVICES

### *Traffic*

Denison Road will provide access to the proposed minor subdivision. No new roads are proposed as part of this development.

### *Sewer Service*

Sanitary sewer service will be provided by connecting to the existing sanitary sewer located on Denison Road. The proposed sanitary sewer connections will be planned, designed, and constructed in accordance with the requirements of the Town of Colonie Pure Waters Department prior to issuance of building permit.

### *Water Service*

The proposed project area is within the Latham Water District. The water lateral connections will be made to the existing 8-inch diameter main in Denison Road. The proposed water service connections will be planned, designed, and constructed in accordance with the requirements of the Town of Colonie Latham Water Department prior to issuance of a building permit.

## SOLID WASTE

All generation of solid waste would be received by the Town of Colonie Sanitary Landfill located on Route 9, south of the Mohawk River.

## SCHOOLS

The proposed subdivision is located in the South Colonie Central School District. School-aged children would attend Saddlewood Elementary School, Lishakill Middle School, and the Colonie Central High School.

## FIRE PROTECTION

The site is located in the Verdoy Fire District. Fire protection will be provided through on-site hydrants.

Respectfully submitted,

C.T. MALE ASSOCIATES

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Melissa Currier  
Assistant Project Engineer