

NARRATIVE DESCRIPTION

PROPOSED SUBDIVISION IN CONNECTION WITH

Starlite Project

621, 625 & 629 Columbia Street

Town of Colonie

County of Albany

State of New York

Prepared by:



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INTRODUCTION:

Hershberg & Hershberg were retained by the applicant for approval of this project, Starlite Associates, LLC, located at 695 Rotterdam Industrial Park, Schenectady, NY 12306, which also owns this site. This Narrative Description is to provide information on a proposed subdivision.

DESCRIPTION OF EXISTING SITE:

PARCEL AREA

The existing site includes a 57.87± acre parcel which will be the combination of two lots known 625 Columbia Street (Tax Map Parcel 19.02-1-19) & 629 Columbia Street (Tax Map Parcel 9.04-3-5.1). Also included is 621 Columbia Street owned by 621 Columbia St LLC. That area is 4.00 acres and contains an office building and parking. The 57.87 +/- acres of land is currently vacant with remnants of former Starlite Theatre parking spaces remaining on 2.1 acres. The site is partially wooded and is partially occupied by a New York State Freshwater Wetland TN-11.

An aerial photo of the site is shown below.



Fig. No. 1 – Aerial Photo of Site

PARCEL ZONING

The site lies entirely within the COR (Commercial Office Residential Zone) and is bordered on the east by SFR (Single Family Residential Zone).

WATERCOURSES

There is a protected watercourse which is a branch of the Salt Kill running east of the easterly property line. This is shown on a portion of the Protected Area Watercourse Map reproduced below. No change is proposed to this watercourse. Some construction is proposed in the 100 foot buffer zone and a variance has been granted.



Fig No. 2 - Portion of Protected Area Watercourse Map

EXISTING WETLANDS

There is a New York State Freshwater Wetlands (TN11) occupies approximately 19 acres of the site. A Joint Permit has been applied for from the New York State Department of Environmental Conservation and the United States Army Corps of Engineers. A Notice of Completion for the Permit to disturb wetlands and wetland buffer was issued.

FLOOD PLAIN

The site to be developed lies entirely within Zone X (Area of Minimal Flooding). A Portion of Flood Insurance Rate Map 360001 C0088D and adjoining panel is reproduced below.

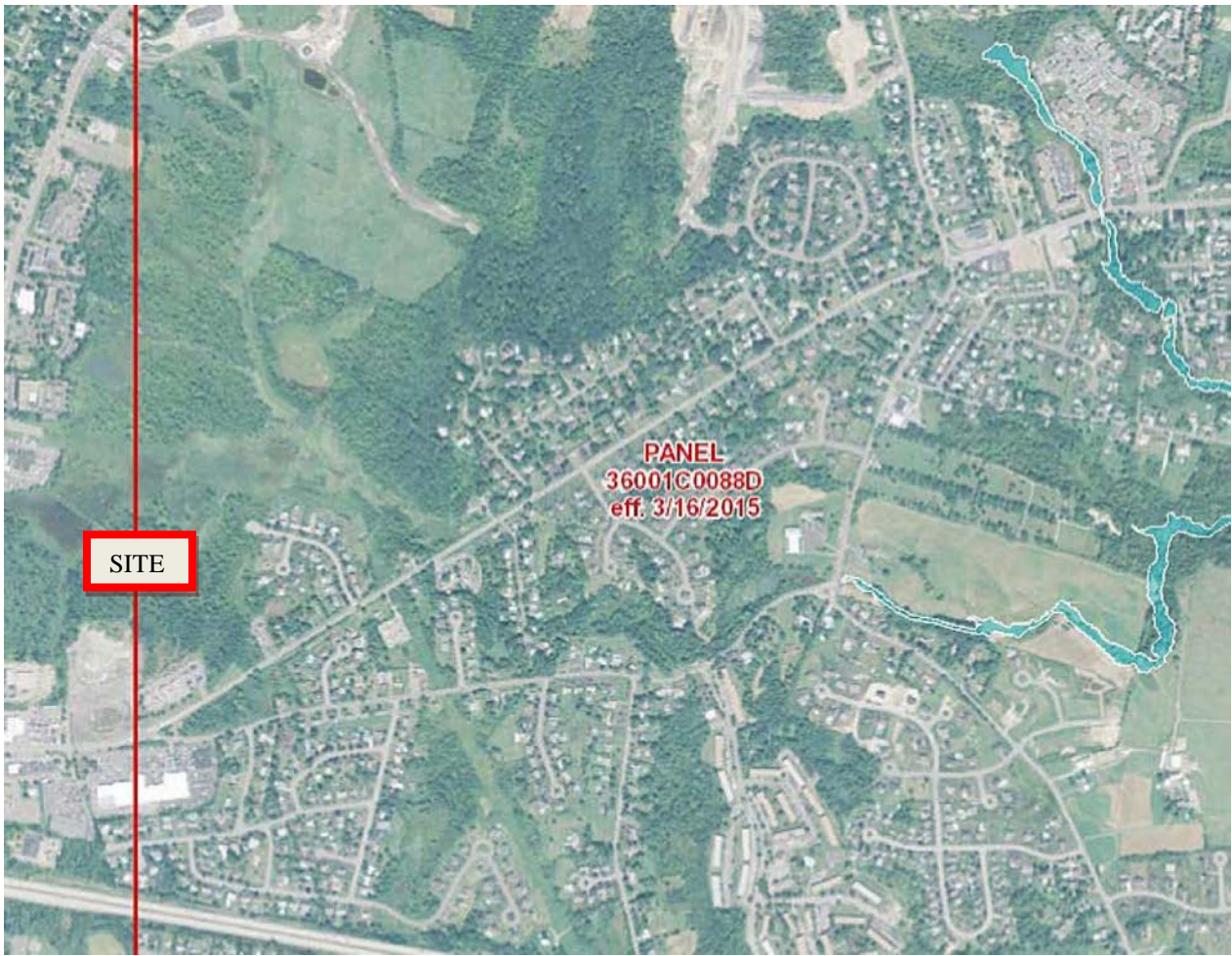


Fig. No. 3 – Flood Plain Map of Existing Site

EXISTING SOILS

Some of the site has been filled, graded and paved so that the original soil profiles were, in all likelihood, disturbed over much of the site. The Web Soil Survey indicates the following soils within the approximate limits of the project:

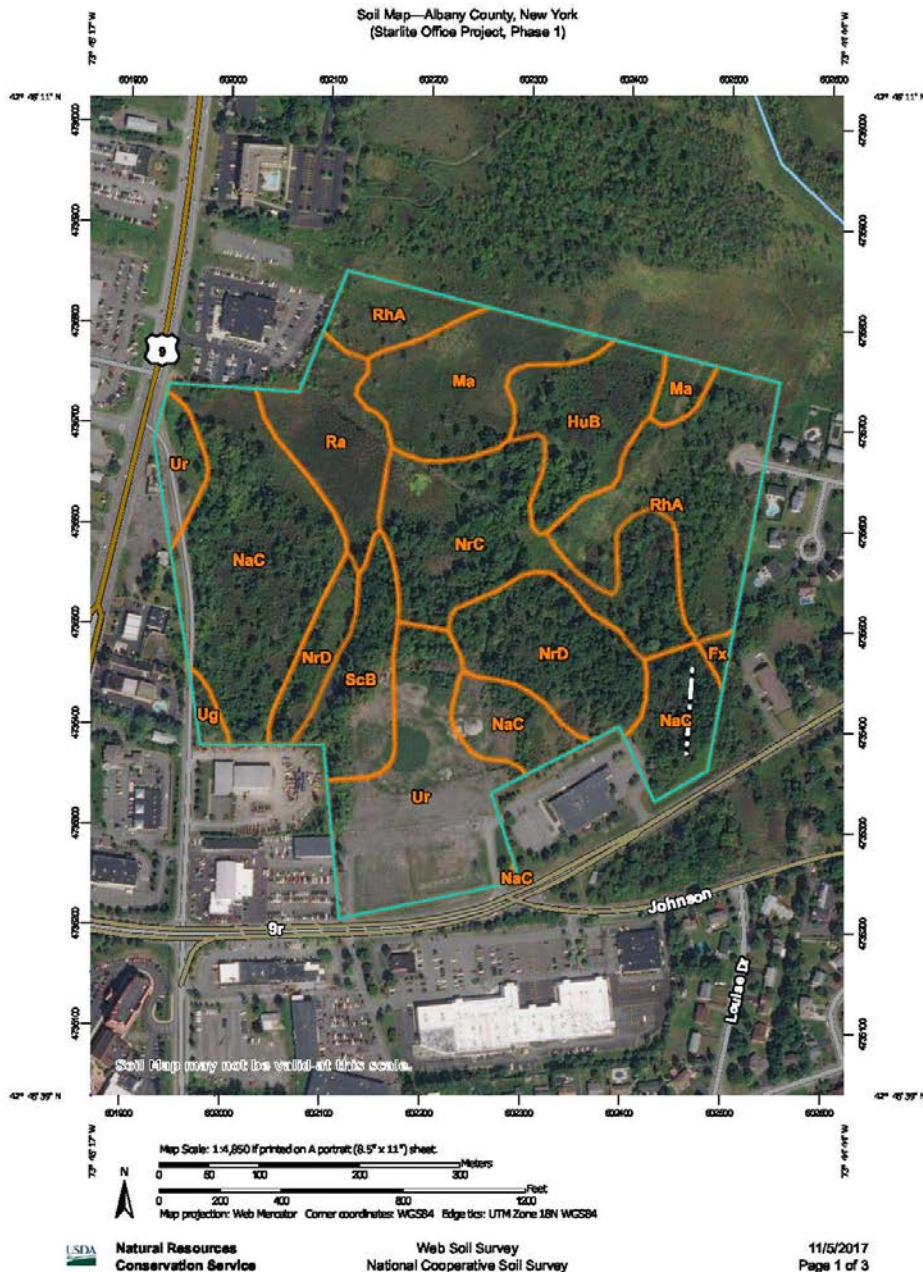


Fig. No. 4 – Web Soil Survey

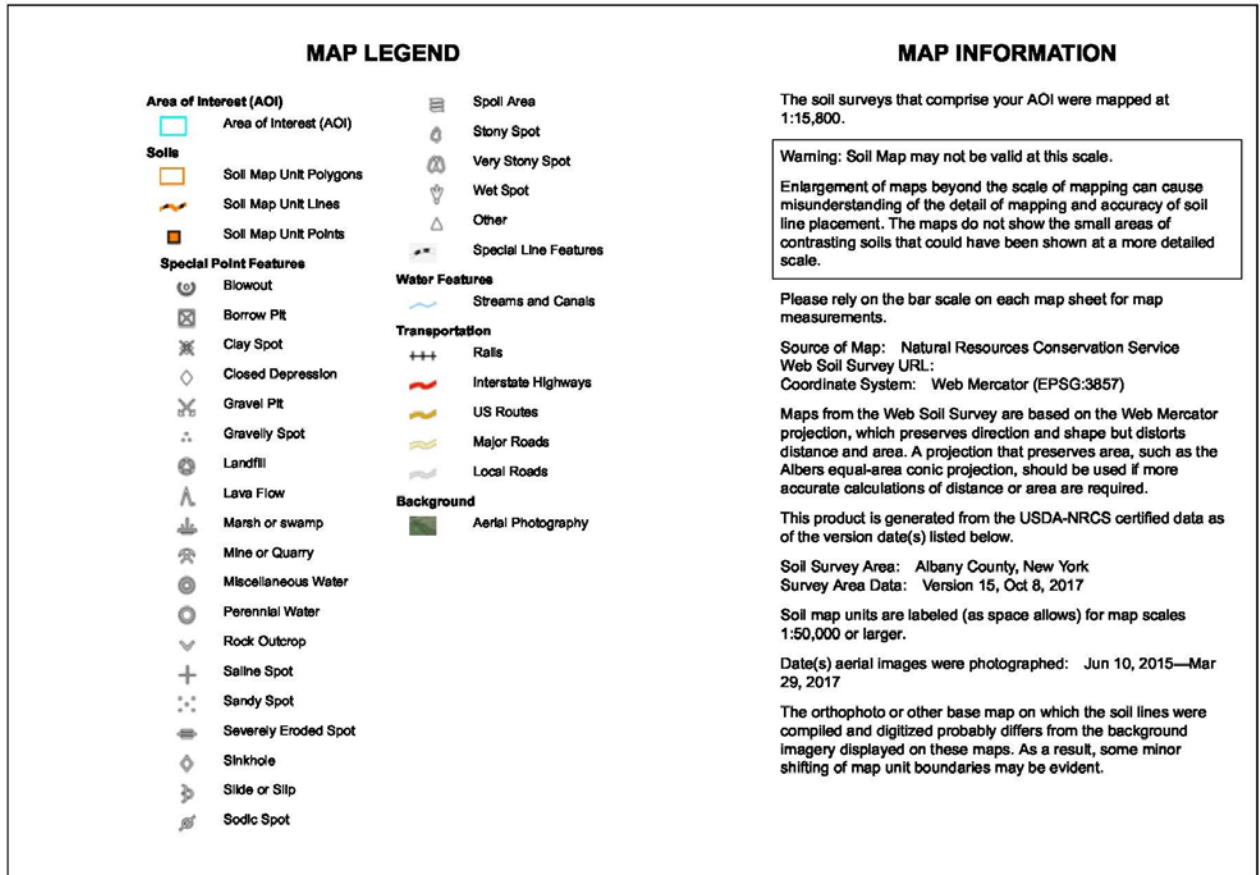


Fig. No. 5 – Web Soil Survey Map Legend and Map Information

Fig. No. 6 – Web Soil Survey -Map Unit Legend

EXISTING DRAINAGE

The majority of the existing drainage from the site runs to the west and to the north and is tributary to a New York State Freshwater Wetland (TN-11).although a portion of the site also is tributary to the protected stream course along the Easterly portion of the site. A variance was obtained from SEAMAB allowing small areas of the 100 foot buffer to be filled.

EXISTING & PROPOSED WATER SYSTEM

In conjunction with the construction of the new Town Road through the site, a new 8" water main is proposed connecting the existing 24" water main running east of Old Loudon Road to the 8" water main in Columbia Street. This main will be 1960± in length. It will have 5 hydrants. Another main will be constructed through the site to allow a loop for fire protection. This line will be 14+60± feet in length and will have 3 hydrants.

EXISTING & PROPOSED SEWER SYSTEM

The Town of Colonie Department of Public Works, Pure Waters Division maintains a sanitary sewer collection system along Old Loudon Road and along Columbia Street. In conjunction with the construction of the new Town Road through the site, a new 8" gravity sewer service is proposed in the center of the pavement connecting to the existing 8" PVC sewer running in Old Loudon Road. The main will be 10+70+/- feet in length. Seven (7) manholes are proposed along the connector. Sewer connections from Proposed Lot #4 will be to a sewer on Columbia Street.

DESCRIPTION OF INTENDED SITE DEVELOPMENT AND USE

The Applicant will merge the two tax map parcels (625 & 629 Columbia Street) and a portion of No. 621 Columbia Street. The subdivision when completed will create four new parcels, and amended parcel on 621 Columbia Street and a ROW for a new town road to be known as Johnson Road Extension, This road was identified in the *Boght Road GEIS – Route 9 Update* as US Route 9/Old Loudon Rd./Latham Auto Park Connector/NYS Route 9R. This road bifurcates the site,

Visual impacts will be mitigated by leaving a buffer of vegetation between the site and adjoining lands on its East side and supplementing this with additional landscaping. The proposed sewer connection will be to a public sewer extension to be constructed

within the connector road ROW. The proposed water connection will be to a public water extension to be constructed within the connector road ROW and in a public utility easement through Lot No. 1. A Storm Water Pollution Prevention Plan consistent with SPDES GP #0-15-002 will be developed. A 1 mile walking/nature trail will be constructed without any excavation.

IMPACTS OF PROPOSED DEVELOPMENT

TRAFFIC

With the construction of the US Route 9/Old Loudon Rd./Latham Auto Park Connector/NYS Route 9R road through the site, the impact of this development will be positive. Creighton Manning Engineering has completed a Design Report and Traffic Impact Review with their plans for the connector road.

VISUAL

The Applicant intends to provide landscaping which will be in accordance with the design standards of Commercial Office Residential (COR) Zone.

COMMUNICATIONS

State of the art communication facilities will be provided to all buildings. New utilities will be placed underground.

GAS & ELECTRIC

Electric lines and gas mains exist in the area. These utilities will be extended within or adjoining the proposed Town Road. New electric utilities will be placed underground at locations determined after discussions with National Grid.

SOLID WASTE

The Town of Colonie recycles 14 materials so that any hauler disposing of wastes at the Town of Colonie Landfill will have to recycle those items.

DRAINAGE

The existing drainage pattern and discharge point will be retained. Attention will be paid to sedimentation, erosion control and the quality of storm water. A Storm Water Pollution Protection Plan (SWPPP) will be required under SPDES Permit #GP0-015-002. The standards in *Erosion and Sediment Control Guidelines for New Development* promulgated by New York State Department of Environmental Conservation will be met. A full SWPPP will be required since the site disturbance will be greater than 1 acre. Town Standards for Stormwater Management Plans and Reports will be met.

HAZARDOUS MATERIALS

The storage and disposal method of chemicals to be used (solvents, soaps, etc.) will be in accordance with all regulations and will comply with manufacturers recommendations.

NOISE

During construction, noise will be generated by construction equipment. All contracts will require that all work be accomplished at times and hours conducive to good neighborhood relationships. Once completed, the buildings on the subdivision will result little additional noise being generated which will not raise existing noise levels along Columbia Street substantially above ambient levels

DUST

During construction, dust will be limited utilizing dust suppression methods approved by the Town of Colonie. All contracts will require that all work be accomplished in a manner to significantly limit fugitive dust. Once completed all buildings or facilities will not result in the generation of any dust.

APPROVALS

The proposed project will require review by local, county and state agencies. A list of required approvals and submittals follows:

Town of Colonie Planning Board

SEQRA Review (Negative Declaration has been made)

Site Plan Approval

(Various Departments must approve applications)

Town of Colonie Building Department

Building Permits

Town of Colonie Significant Environmental Areas Management Appeals Board

Variance Request (Variance has been granted)

New York State Department of Transportation

Highway Work Permits

New York State Department of Environmental Conservation

SPDES GP#0-15-002

Wetland Permit to permit alterations to NYS Freshwater wetland and wetland buffer

United States Army Corps of Engineers

Wetland Permit GP#39 to permit alterations to Waters of the United States

Albany Country Planning Board

§239 Submittal

CONCLUSION:

The proposed subdivision has been designed to minimize the impact of items addressed herein. It is the engineer's conclusion that this subdivision can be constructed with minimum impact on the environment or on surrounding properties.



A handwritten signature in black ink, appearing to read "D. Hershberg", written over a horizontal line.

Prepared by: HERSHBERG & HERSHBERG
Daniel R. Hershberg, P.E. & L.S.

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