



**Proposed Senior Living Community
at 33 and 45 Forts Ferry Road
on 13.06 Acres +/-
in Colonie, Albany County, New York**

Project Narrative

PROJECT APPLICANT

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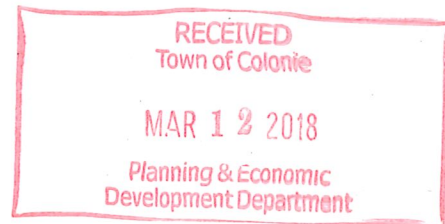
PROJECT OWNER

Timothy P. Kellerher
33 Forts Ferry Road
Latham, NY 12110

Phyllis H. Mooney
45 Forts Ferry Road
Latham, NY 12110

DESIGN ENGINEER

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Introduction:

Nigro Group proposes to construct a 62-unit independent living senior apartment building and 30,000 GSF office building on approximately 13.06 acres at 33 and 45 Forts Ferry Road in Colonie, NY. The “project” includes two parcels of land: 33 Forts Ferry Road (Parcel ID 19.1-1-27.2) is owned by Timothy P. Kellerher and 45 Forts Ferry Road (Parcel ID 19.1-1-28.1) is owned by Phyllis H. Mooney. 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 of Timothy P. Kellerher and Phyllis H. Mooney at 33 and 45 Forts Ferry Road in the Town of Colonie, Albany County, New York. The project site totals ±13.06 acres. The site is abutted by residential properties along Omega Terrace and Catalina Drive to the north, residential properties along Harrowgate Way to the east, residential properties to the south, and Forts Ferry Road to the west. Capital Region Health Park is located south west of the site along Forts Ferry Road. The project site lies entirely within the Town’s Office Residential (OR) zoning district. The northern and eastern portions of the project site are bounded by a buffer



area between residences along Omega Terrace and Harrowgate Way. The project site is outside of the Airport GEIS overlay district.

The site is generally wooded and undeveloped. There are no structures currently on the site; however, the property is within an archaeological sensitive area.

The topography of the site gradually slopes downward from west to east. 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. VHB environmental staff conducted a site walk on April 29 & 30, 2015 and delineated a wetland. This wetland was presented to the Army Corps of Engineers and determined to be isolated.

- B. **Proposed Project** - The proposed senior living facility will be branded as The Summit at Forts Ferry and consists of ±84,587 square feet (SF) in one proposed 3-story building with 140 associated parking spaces. The building footprint is 29,869 SF on the first floor. The second and third floors are each 27,359 SF. There will be 93 uncovered parking spaces and 5 garages with 47 parking spaces. The project will also include recreational areas including bocce and pickle ball courts.

The proposed office building consists of 30,000 SF in one proposed 2-story building with 134 associated parking spaces. The building footprint is 15,000 SF.

The attached plans depict the layout of the proposed drives, sidewalks, parking areas, and buildings. Approximately 8.51 acres (65.1% 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 – 59,547 square feet (10.5%)
- Concrete Area Coverage – 13,127 square feet (2.3%)
- Asphalt Area Coverage – 125,702 square feet (22.1%)
- Green Space Coverage – 370,593 square feet (65.1%)

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 site includes 274 parking spaces; 47 garage spaces and 227 uncovered spaces. The main access to the project is proposed from one driveway off of Forts Ferry Road.

The 62-unit senior apartment project is expected to generate approximately 17 new trips to the surrounding roadway network during the weekday PM (commuter) peak hour and the office building is expected to produce 45 new trips at that time. 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.

A shuttle van will be available to residents for transportation to shopping, appointments, and other outings.

Utilities:

- A. **Water** - Water service is provided in the surrounding roadways near the project site, including both a 6-inch and 16-inch cast iron line in Forts Ferry Road. An 8-inch line will loop through the site, connecting to the 16" waterline in Forts Ferry Road and the 8" water line on Catalina Drive. This line will also provide service to the proposed fire hydrants around the building.
- B. **Sanitary Sewer** – The office building is proposed to connect via 6" PVC to the 8" sewer main in Forts Ferry Road. The senior apartment building is proposed to connect via 6" PVC to the 8" sewer main in Catalina Drive.

- 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 5 tons of solid waste per month. Dumpsters will be enclosed and a waste hauler will empty dumpsters on a regular basis.

Impact on Adjoining Property:

The buffer area to the north and east will not be disturbed, providing a minimum 100 foot buffer from the residences on Omega Terrace, Catalina Drive, and Harrowgate Way. Landscape buffers can be added, as required, along the southern and western edges of the site to screen the residential properties along Forts Ferry 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.

Overall, the impacts from the proposed senior apartment project and office building will be the same or less than those that would be experienced from strictly an office development or other more intense use that is allowed in the OR Zone.

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.