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Project Narrative Proposed The Grand at Creekside PDD at 125 West Sand Lake Road (NYS Route 150) Town of North Greenbush, County of Rensselaer

March 2021
Revised December 2021

Site Address: 125 West Sand Lake Road (NYS Route 150)

Applicant: The Grand at Creekside, LLC

Contact: Greg Grande

Engineer: Advance Engineering & Surveying PLLC
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Proposed use: Residential Condominiums

Zoning: Planned Development District (PDD)

Site Area: 26.5± acres

Description of Existing Site and Use

The project site contains approximately 26.5 acres that are located on the northerly side of West Sand Lake Road (NYS Route 150). The site is undeveloped and has been historically used as agricultural fields.

On the southerly side the parcel is bordered by the West Sand Lake Road (NYS Route 150) Right-of-Way boundary which also provides the site with access to the West Sand Lake Road (NYS Route 150) corridor. The westerly side is bordered by a Condominium development consisting of several buildings. The northerly boundary borders the tributary to the Wynantskill; and on the easterly side the subject parcel is bordered by a residential home and vacant lands. The parcel is identified as tax map no. 124.0-5-9.1.

The site topography is moderately sloped along its frontage with West Sand Lake Road (NYS Route 150) and then it becomes gentler and generally slopes from south to the north and towards the aforementioned tributary of the Wynantskill which traverses the parcel northerly boundaries. The existing stream collect the stormwater runoff from the surrounding areas and eventually discharge in a westerly direction that meander towards the Wynantskill which eventually discharges into the Hudson River. Site vegetation for the majority of the site consists of meadow fields and isolated wooded areas mostly located at the easterly borders with the residential lot and along the

existing stream. The infrastructure consisting of sanitary sewer and water are located nearby. A municipal sanitary sewer system (Rensselaer County Trunk Sewer) traverses the site at the northerly boundaries and follows the existing stream. The West Sand Lake Road (NYS Route 150) corridor also contains a municipal water main that can provide municipal water to the proposed development. Also, electric, gas, telephone and CATV infrastructure systems that provide the site with these services are located along the West Sand Lake Road (NYS Route 150).

Description of Proposed Project

The applicant is proposing to develop the existing parcel with eight (8) two-story Condominium buildings; there will be seven (7) eight unit buildings and one four (4) unit building for a total of 60 Condominium Units. In addition the proposed development would develop the necessary roadway to access the proposed Condominium units. There would be a total of 128 parking spaces constructed in open paved areas and garages; 28 of the spaces would be constructed in garages as shown on the Sketch Plan. The project site would have access from West Sand Lake Road (NYS Route 150).

As noted previously the site is located in the Residential R2 district and a conventional layout based on the current zoning was prepared and it shows the development of 20 units that would consist of duplexes with a minimum lot size of 30,000 square feet (SF). Condominiums are not allowed in the R2 zone and the applicant is proposing the development under the Planned Development District (PDD) of the Town of North Greenbush zoning code. In a PDD the parcel density can be increased by 150% therefore a total of 60 units can be developed at the site. The condominiums would be a mix of 1 bedroom and 2 bedrooms. Sidewalks and walking paths for accessing the nearby stream will also be constructed and a focal point of the proposed development is the construction of a large Common Green located at the center of the cul-de-sac. The Common Green will be developed with community amenities including areas for a Gazebo with picnic areas and BBQ and fire pits. The Common Green would also be very nicely landscaped with deciduous and evergreen trees.

The applicant is proposing to keep the project access roadways and maintain those privately. The applicant plans to develop access to the existing Wynantskill corridor as it traverses the subject site. This area will have nature trails and fishing areas that will follow the existing stream and the residents of the Condominiums can access at their pleasure.

The current owners of the parcel have owned the parcel for many years and have selected to develop the parcel as proposed since it reduces the environmental impact of other types of development.

Proposed site coverage statistics for this new development are as follows:

<u>Site Coverage:</u>	<u>Existing Coverage:</u>	<u>Proposed Coverage:</u>	<u>Difference:</u>
Building Coverage	0 ± S.F. or 0%	46,138± S.F. or 4.0%	+46,138± S.F. or +4.0%

Pavement, Sidewalk	<u>4,072± S.F. or 0.3%</u>	73,952± S.F. or 6.3%	+69,880± S.F. or +6.0%
Green Space:	<u>1,163,187 ± S.F. or 99.7%</u>	1,047,169± S.F. or 89.7%	-116,018± S.F. or -10.0%

The infrastructure necessary to provide the proposed development with Sanitary, Water, Electric, Gas and Telephone services exist and are all located nearby or on the subject parcel. These systems have sufficient capacities to provide the utility demands from the proposed development.