

Project Narrative

for

SECOND AVENUE

**City of Troy & Town of Schaghticoke
Rensselaer County, New York**

Prepared for:
Kevin Vandenburg
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October 28, 2020

Prepared by:



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Second Avenue

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1.0 DESCRIPTION OF THE PROPOSED ACTION

1.1 Project Overview

The Project Applicant is proposing to construct 3 multi-family apartment buildings with underground parking to an existing vacant lot within the R-1 Residential zone. The proposed project consists of two tax parcels, one in the City of Troy sized at $10\pm$ AC, and one within the Town of Schaghticoke at $1\pm$ AC. The project is located on Second Avenue in the City of Troy. See attached aerial map and tax map. The applicant, Kevin Vandenburgh, proposes to rezone the property to Planned Development District (PDD) to construct the 3 multi-family buildings, associated parking, stormwater management, site amenities and utilities.

The Project is intended to provide new rental housing opportunities in the City of Troy along the Hudson River waterfront. The Project has been designed to appease to the interests of the community as well as to the applicant by which open space is preserved while achieving density demands.

The Project Site, proposed action, purpose, benefit and need, and anticipated approvals are discussed below.

1.2 Site Description

The project is located on Second Avenue along the Hudson River waterfront. The current property is partially wooded. Surrounding lands include:

North: Hamlet (Town of Schaghticoke)

South: R-1

East: R-1, Second Avenue

West: Hudson River

The Project Site is on two tax parcels totaling 11 acres and is summarized in Table 1-1:

Table 1-1

Tax ID	Parcel Size (Acres)	Current Land Use	Municipality
70.64-1-1	9.93	Vacant	Troy
70.56-1-6	1.07	Residential/Vacant	Schaghticoke

The Project Site is located within the Single-Family Residential (R-1) zoning district. The R-1 district allows for single-family residential uses and buildings. The construction of the Multi-Family Apartments is not an allowed use within the R-1 district, resulting in a PDD rezoning request.

Surrounding land uses include single-family residential uses to the north of the parcel in the Town of Schaghticoke, and single-family residential uses bordering the parcel to the east and south in the City of Troy. The adjacent residential lots range in size from 0.15 to 0.35 acres. Adjacent properties lie within the Residential (R-1) district and Hamlet district. **Approximately 750' south of the site, it is zoned B-5 Highway Commercial**

Topography and Soils

The existing topography is fairly rolling from north and south ends of the property to the center. The grade drops approximately 70 feet from the north end and 40 feet from the south end to the center of the parcel where there is currently a watercourse to the Hudson River.

The topography varies greatly within the project property. The steepest slope within the property is greater than 50% with some areas flattening off closer toward the watercourse.

According to the Soil Survey Mapping, the proposed project area is primarily NrD (Nassau-Rock outcrop complex, hilly) soil which is classified as HSG D. Soils with A classifications have the best permeability, whereas D soils are not as permeable.

Water & Sewer

The City owns and maintains an existing gravity sewer and water distribution main on Second Avenue. The gravity sewer is 15" concrete pipe per record drawings which connects to the trunk sewer. The project site is currently serviced with public water via a 24" ductile iron pipe per record drawings.

Wetlands

There are no wetlands on site.

Flood Map

Per National Flood Insurance Map (FIRM) panel 3606770001B, dated March 18, 1980, the project site is located in Zone A11, Zone B and Zone C. The 100 year flood elevation is 35'. 95% of the site is over 5 feet above 100 year flood plain.

Archeology

Hartgen Archeological Associates, Inc. (Hartgen) conducted a Phase IB/II archeological investigation for the Project Site. The site was determined to contain a mix of quarried outcrops, lithic workshops and camp locations. The applicant will work with OPRHP to determine the proper method of remediating the archeologic areas. (See Exhibit 5 for Archeological Concentration Plan)

1.3 Detailed Description of the Proposed Action

The Project includes the construction of 3 4-story apartment buildings with underground parking, totaling +/- 230 to 250 units with +/- 353 parking stalls on approximately 11 acres of land. The Project is classified as multi-family, an allowed use in the proposed Planned Development District. (See Exhibit 4 for proposed Concept Plan)

Housing Diversity

It is proposed to include 230 to 250 residential units with the following diversification:

- 115-125 one-bedroom apartments
- 115-125 two-bedroom apartments

The services that are planned as part of the common areas include the following:

- Clubhouse (Residents Only)
- 40 boat docks
- Kayak launch area
- Informational kiosk
- Multi-use trail with benches along waterfront
- Sidewalk from 125 Street to City Line.

These services will be available to all residents of the Project. Additionally, the multi-use trail and kayak launch will be open for public use and an easement will be granted to the City as a legal mechanism for the public area.

Other Improvements

Beyond the footprints of the proposed buildings, several associated components are proposed that will facilitate the proposed use, including the following:

- Roadways: Two points of access are planned to enter from Second Avenue. One directly from Second Avenue, and one from the intersection between Second Avenue and Roosevelt Avenue.
- Parking: The Project will incorporate 353 parking stalls, utilizing both surface parking lots and garage parking. Garage parking would be comprised of 178 stalls, while the remaining 175 stalls are within surface parking lots.
- Pedestrian walkways: Connections between the parking and proposed buildings will be provided, in addition to a walkway along the roadway, providing pedestrian access between buildings and to the multi-use trail.
- Landscaping: To provide visual buffers between existing residential homes and the Project Site, existing wooded areas are to be preserved.
- Stormwater management infrastructure: The Project will incorporate several mechanisms for stormwater management,

including tree plantings, bioretention basins, and stormwater ponds. The Project would be designed so that the total site runoff of stormwater will be less than or equal to existing conditions and in conformance with NYSDEC storm water permit 15-00-002.

- Utility infrastructure: Existing utility infrastructure will be used to service the Project, including connections to the municipal water and sewer systems.

1.4 Purpose, Need and Benefit

The objective of this Project is to construct a residential apartment complex and create more diverse housing options in the City of Troy. The Project is intended to meet the needs of the community as identified in the Realize Troy 2018 Comprehensive Plan to create a diversity of housing options and higher density development in already developed areas with access to the Hudson River waterfront. The Project is within the City's water and sewer districts and provides high density rental housing that will appeal to a variety of potential new residents and those looking to downsize and remain in Troy.

Benefits of the Project include:

- Asphalt Multi-Use Path
- Public Access to waterfront
- Public Kayak launch
- Preservation of Trees
- Sidewalk from 125th Street to City Line
- Less future maintenance cost to City for utility maintenance
- CSO separation

1.5 Visual Impacts

Sections through the proposed Planned Development District have been provided to aid in review of the visual impact of the proposed PDD. See Exhibit 7.

2.0 ALTERNATIVES TO THE PROPOSED ACTION

2.1 *Background*

This section evaluates alternatives to the proposed action, including the methodology and criteria applied for selecting the Project Site and design. The alternatives offer a potential range and scope of development and are evaluated in a level of detail that allows for comparative analysis and consideration.

2.2 *Alternative Site Layout*

An alternate site layout was assessed based upon allowed uses in the existing R-1 Zoning District as well as comparative lot sizes of adjacent neighborhoods. (See Exhibit 6 for Alternate Site Concept)

Residential Subdivision Using R-1 District Lot Sizes

The Project Site is in the R-1 zoning district. The R-1 zoning district allows single-family residential development. Using R-1 typical district lot sizes, 36 lots could be developed. Additionally, this alternative would likely have the following effects on identified impacts and mitigations:

- A diminished number of living units as compared to the preferred Plan;
- Decreased tax revenues to the various taxing jurisdictions;
- A decrease in contiguous open space;
- Increased site disturbance;
- Decreased existing vegetation;
- Municipally maintained utilities as opposed to private.
- Municipally maintained drainage systems as opposed to private.
- Roadways constructed would be offered to the City. The City would be responsible for long term operation and maintenance of the road surface and dedicated right-of-way.
- The area of disturbance is expected to be comparative to the preferred alternative.
- No visual and auditory buffers will be provided to adjacent residential lots.
- An increased economic impact on the Lansingburgh School District
- No multi-use waterfront trails.
- No access to waterfront

Table 2-1 presents a summary of the Residential Subdivision alternate site use and the proposed preferred options.

Table 2-1			
Use	Alternate Site Use Residential Subdivision	Option # 1 Preferred Plan	Option # 2
Residential	36 lots	230-250 units	230- 250 units
Density	3.6 units/acre	23- 25 units/acre	23- 25 units/acre
Building Coverage	±1 Acres	±1.6 Acres	±1.6 Acres
Building Height	35 ± FT	60± FT	60± FT
Woodland Removals	11.00 Acres	±8.5 Acres	±9 Acres
Woodland Remaining	0.00 Acres	±2.5 Acres	±2 Acres
Visual/Auditory Buffers	No	Yes	Yes
Waterfront View/Access to Residents	No	Yes	Yes
School Age Children*	33 ⁽¹⁾	30 ⁽²⁾	30 ⁽²⁾
Roadways maintained by City	2,000± LF	0 LF (Private)	0 LF (Private)
Drainage systems maintained by City	3,000± LF	0 LF (Private)	0 LF (Private)
Water & Sewer Maintained by City	2,000± LF	0 LF (Private)	0 LF (Private)
Parking	2 per unit	1.5 per unit	1.5 per unit
Building Setbacks			
Front	25' min.	30' min. (street side)	30' min. (street side)
Rear	30' min.	50' min. (water side)	50' min. (water side)
Side	10' min each side	30'	30'

- (1) Pursuant to Table ST-F1-2000. Average Number of Children per Family and Per Family with Children, by State, 2000 Census. New York State 0.90 average children under 18 per family.
- (2) This was calculated at 12.5 school age children for every 100 apartments. Similar size projects and a 50/50 mix on 1 & 2 bedrooms has approximately 10 to 12 students (K-12) per 200 units.



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Second Avenue

EXHIBITS:

- Exhibit 1 Tax I.D. Map**
- Exhibit 2 Aerial Map**
- Exhibit 3 Example of Potential Exterior Architecture**
- Exhibit 4 Concept Plan Options**
- Exhibit 5 Archeological Concentration Plan**
- Exhibit 6 Alternate Subdivision Plan**
- Exhibit 7 Visual Impact Sections**



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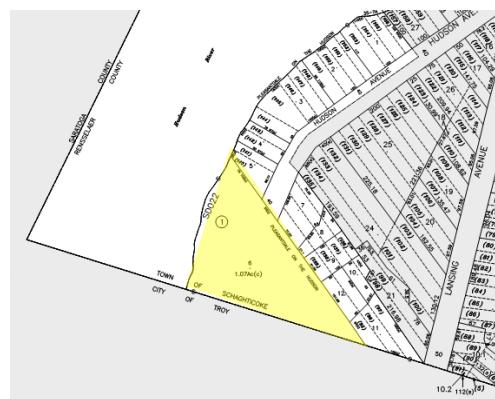
Exhibit 1: Tax I.D. Map



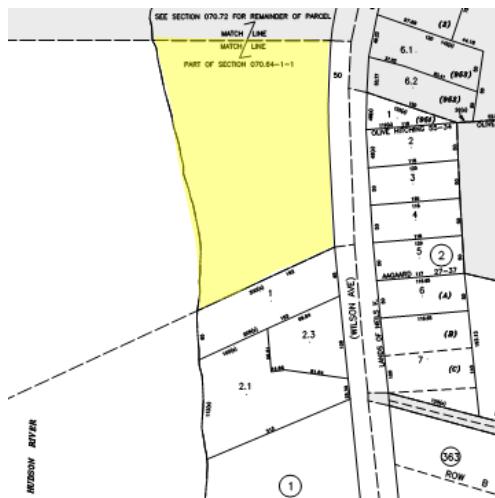
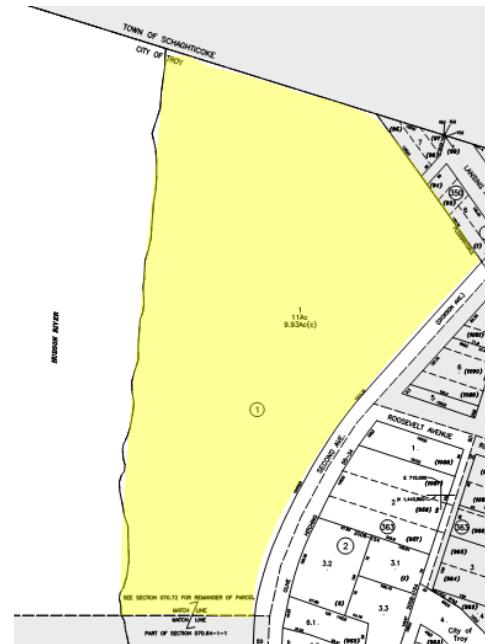
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Subject
Parcel(s)





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Exhibit 2: Aerial Image



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Exhibit 3: Photos of Example Exterior



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Exhibit 4: Concept Plan Options



Zoning Legend

ZONE DEFINITION

- R1, Neighborhood Commercial
- B1, Community Commercial
- B2, Center Commercial
- B3, Highway Commercial
- CORN, Corn Conservation
- HCC, Hudson St Commercial District
- HPC, Hudson St Professional District
- HWD, Hudson St Waterfront District
- IND, Industrial
- P, Mixed Development
- R1, Single Family Residential, Detached
- R2, Two Family Residential
- R3, Multiple Family Residential, Medium Density
- R4, Urban Neighborhood Residential, Medium to High Density
- R5, Urban Residential, High Density
- TA, Urban Core
- WCC, Waterfront Commercial District
- WMU, Waterfront Mixed Use District
- WTD, Waterfront Trade District

ZONING MAP

SITE INFORMATION

MINIMUM LOT AREA: 7,200 SF **EXISTING ZONING (R-1)**

MAXIMUM DENSITY: 5.5 UNITS/AC **PROPOSED ZONING (PDD)**

MAXIMUM LOT COVERAGE: 40% **10± AC (WITHIN CITY OF TROY)**

MAX BUILDING HEIGHT: 25 FT **25 UNITS/AC**

SETBACK REQUIREMENTS

FRONT BLDG. SETBACK:	25' MIN	30' (STREET SIDE)
SIDE BLDG. SETBACK:	10' MIN EACH SIDE	30' (WATER SIDE)
REAR BLDG. SETBACK:	30' MIN	50'

PARKING PROPOSED: 1-2 SPACES/UNIT

1.5 SPACES / UNIT
GARAGE PARKING: 178 SPACES
SURFACE PARKING: 175 SPACES
(INCLUDING 12 ADA SPACES)

LAND USE: MULTI-FAMILY RESIDENTIAL

10' MULTI-USE TRAIL

BENCH PAD

MULTI-FAMILY
4-STORY BUILDING
(67 UNITS)
CLUB HOUSE
W/ UNDERGROUND PARKING
(74 SPACES)
62'X402'

MULTI-FAMILY
4-STORY BUILDING
(72 UNITS)
W/ UNDERGROUND PARKING
(52 SPACES)
62'X274'

MULTI-FAMILY
4-STORY BUILDING
(72 UNITS)
W/ UNDERGROUND PARKING
(52 SPACES)
62'X274'



SECOND AVENUE (DICKSON AVENUE)
ROOSEVELT AVENUE



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**TROY SECOND AVE
CONCEPT PLAN #1**

KEVIN VANDENBURGH

CITY OF TROY AND TOWN OF SCHAGHTICOKE

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TROY SECOND AVE
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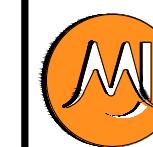
Exhibit 5: Archeological Concentration Plan



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TROY SECOND AVE
ARCHEOLOGICAL
CONCENTRATION PLAN
KEVIN VANDENBURGH
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Exhibit 6: Alternate Subdivision Plan



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TROY SECOND AVE
ALTERNATE SUBDIVISION
PLAN
KEVIN VANDENBURGH

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Exhibit 7: Visual Impact Sections



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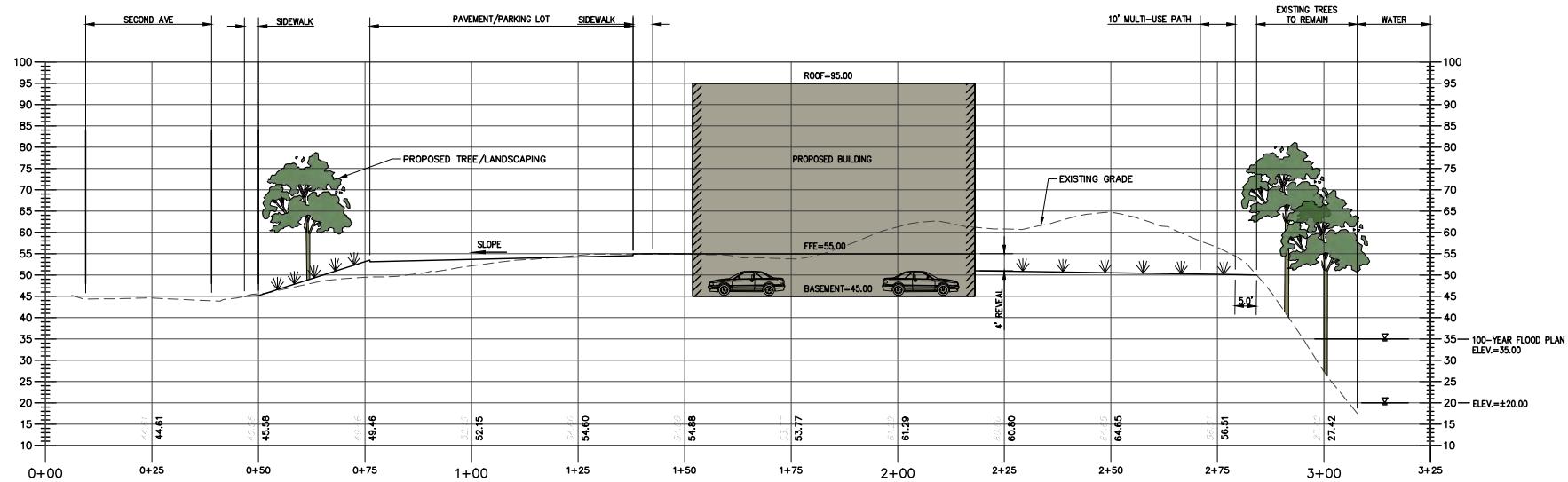
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KEVIN VANDENBURGH

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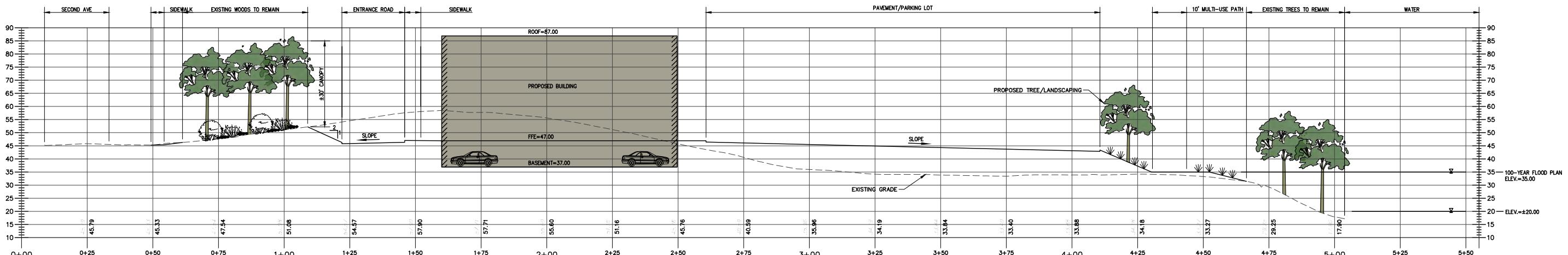
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SECTION A-A

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SCALE(VERT): 1



SECTION B-B

SCALE(HOR): 1
SCALE(VERT): 1

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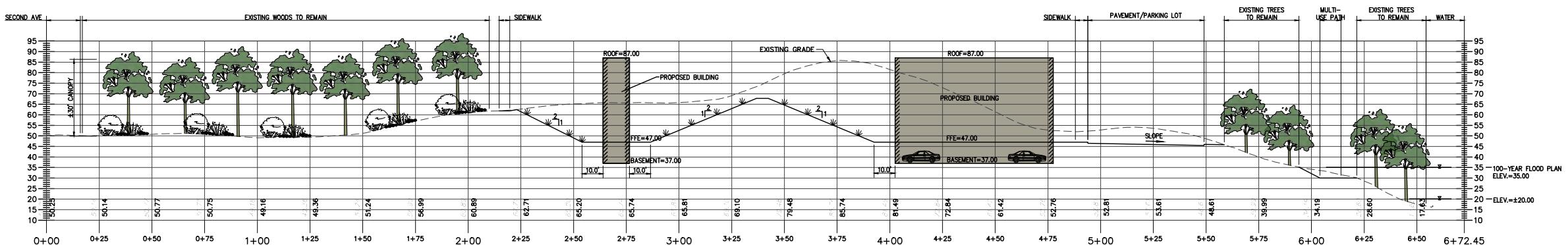
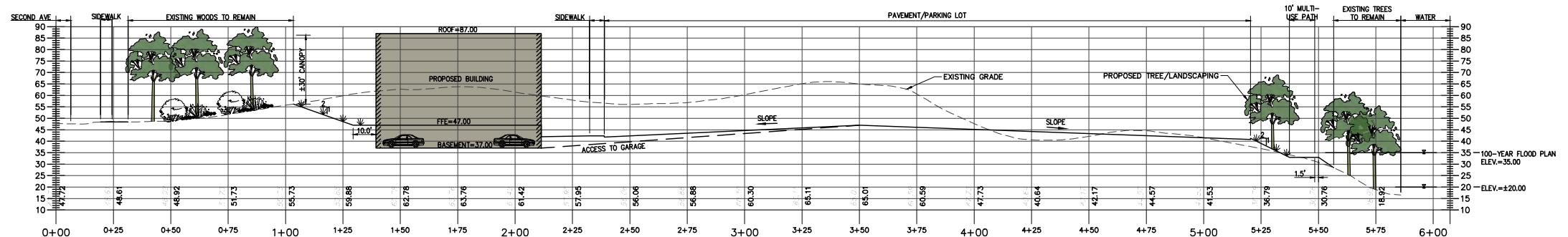
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30' 15' 0 30'

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