

PROJECT NARRATIVE

The Applicant, Belmonte Builders, is proposing a 22-lot residential cluster subdivision on tax map numbers 192.-1-44.1 and 193.5-1-27 totaling approximately 12.63 acres. The property is located between Arrowhead Road on the west and Kaydeross Park Road on the east and is zoned SR-2. The topography of the parcels is generally level with elevations ranging from 272 to 263 feet above mean sea level (amsl).

Density

Under conventional SR-2 zoning the Applicant could develop 24 lots. The Applicant is proposing a cluster subdivision to allow for flexibility in design. In a cluster subdivision, the base density is calculated as follows:

- (a) Total Acreage – 12.63 acres
- (b) Constrained land – 0 acres
- (c) Unconstrained Land = (a) – (b) = 12.63 acres
- (d) Divide by underlying zoning minimum lot area = 12.63 acres (550163 sf) / 20,000 sf per lot = 27.51 lots

There is also an option under the cluster subdivision for a density bonus of up to 20% (5.6 lots). Thus, under the cluster subdivision regulations, the Applicant could seek a maximum of 33 lots. For this application, the Applicant is seeking 22 lots. The proposed lots will vary in size from approximately 10,000 square feet to 16,700 square feet in size.

Open Space

As part of the proposed cluster subdivision, the Applicant is proposing to create approximately 5.2 acres of open space which exceeds the minimum amount of open space required under the requirements (2.72 acres). The proposed open space is intended to be deeded over to a Home Owners' Association (HOA) that will be created as part of this subdivision. Two areas of open space are proposed. One area of open space will be approximately 1.1 acres located east of the proposed lots along Arrowhead Road and west of the proposed lots on Julians Way. The second open space (approximately 4.1 acres) will be located west of Kaydeross Park Road, north of the proposed lot development. Both open spaces are intended to be left forested and will serve to maintain a vegetative buffer between the houses on Arrowhead and Julians Way and to maintain the existing natural forested view along Kaydeross Park Road. An existing pole barn is located within the proposed open space area. This pole barn is in disrepair and is proposed to be demolished in support of this project.

Home Owners' Association

As referenced above an HOA will be created by the developer. The HOA will have the responsibility to own and maintain the project open space. It is proposed that the forested lands be maintained, thereby protecting the character and quality of surrounding area while maintaining privacy among neighbors, both within this subdivision and the surrounding neighborhoods. Another benefit of maintaining the mature trees is allowing the continuity of greenspace with established wildlife corridors remaining in place. The HOA to be created will be a standalone HOA for benefit of this subdivision. There is no present plan under consideration to join with any other HOA or Association.

Water Infrastructure

The proposed lots will be served by municipal water from the City of Saratoga Springs. New eight (8) inch water mains will be provided along Julians Way that will connect into the existing eight (8) inch water mains located on the existing portion of Julians Way and Kaydeross Park Road. The proposed interconnection of those two (2) existing systems will enhance flow by creating the additional loop. Lots along Arrowhead Road will be connected to an existing eight (8) inch water main that runs along Arrowhead Road. The City of Saratoga Springs has indicated that there is sufficient capacity and pressure to serve the proposed development. An engineering report for the proposed water supply is enclosed as Attachment F.

Sanitary Sewer Infrastructure

The proposed lots will be served by public sanitary sewer. Correspondence with the Saratoga County Sewer District (SCSD) and the City of Saratoga Springs has indicated that there is adequate capacity within the existing Vista Pump Station to accommodate the proposed additional flows. The proposed houses along Arrowhead Road will convey sanitary sewer via gravity to an existing gravity main located on Arrowhead Road. The proposed houses along Julians Way will convey sanitary sewer via gravity. The northern half of the houses along Julians Way will convey sanitary sewer via gravity to an existing sanitary sewer main located on the existing portion of Julians Way. Proposed houses along the southern half of Julians Way will convey sanitary sewer southeast and connect into an existing sanitary sewer manhole located on Kaydeross Park Road. An engineering report for sanitary sewer is enclosed as Attachment F.

Stormwater

Test pits were advanced throughout the project site on September 5, 2017 to assess the subsurface soils and their ability to infiltrate stormwater. Test pits were advanced to depths up to ten (10) feet below grade. The results of the test pits are as follows:

Test Pit #1

0 to 12" Brown Sandy Topsoil
12" to 5 ft. Red/Brown Medium Sand
5 ft. to 9 ft. Light Brown Medium Sand, Trace Silt
No Seasonal High Groundwater Encountered

Test Pit #2

0 to 10" Brown Sandy Topsoil
10" to 6 ft. Red/Brown Medium Sand
6 ft. to 10 ft. Light Brown Medium Sand, Trace Silt
No Seasonal High Groundwater Encountered

Test Pit #3

0 to 10" Brown Sandy Topsoil
10" to 5 ft. Red/Brown Medium Sand
5 ft. to 9 ft. Light Brown medium Sand, Trace Silt
No Seasonal High Groundwater Encountered

No seasonal high groundwater was encountered within the test pits advanced. The soils are sandy and have infiltration rates exceeding 5 inches per hour. Based upon the depth to groundwater and high infiltration rates, the proposed stormwater conveyance system will infiltrate stormwater into underground infiltrators. An engineering narrative and Stormwater Pollution Prevention Plan are enclosed as Attachment D.

Pedestrian Accommodations and Improvements

The proposed subdivision will provide sidewalks, street lighting and street trees along both sides of the proposed Julians Way extension into this development. The addition of sidewalks within our subdivision will enhance walkability and pedestrian connection from Kaydeross Park Road to the existing portion of Julians Way within the East Hills subdivision.

Sidewalks, street lighting and street trees will be constructed along the lots that are proposed along Arrowhead Road. Currently, there is a gap in the sidewalks along Arrowhead where this property exists. This proposed sidewalk would enable the connection of the two (2) portions of sidewalks along Arrowhead Road thus providing enhanced walkability and pedestrian connection along Arrowhead Road as well.

Traffic

The Applicant has engaged Vanasse Hangen Brustlin Inc (VHB) to assess traffic trip generation and distribution for the proposed subdivision. VHB also reviewed the proposed intersection of Julians Way and Kaydeross Park Road for intersection design safety. A letter from VHB is included as Attachment J.

Threatened and/or Endangered Species

Based upon correspondence with the United States Fish and Wildlife Service (USFWS), the following were identified as possibly existing within the project area:

- Northern Long-eared Bat (Threatened)
- Karner Blue Butterfly (Endangered)

A habitat assessment was completed by EDP to assess whether the habitat present within the project area is suitable for the species identified above. Based upon assessment, trees existing within the development may provide suitable habitat for bats. As such, tree clearing would not occur within the maternity roost season (June 1 – July 31). An assessment for Blue Lupine and the Karner Blue Butterfly habitat indicated that the project site does not provide the needed habitat.

Cultural Resources

The project site is located within an archeologically sensitive area identified by the New York State Cultural Resource Information System (CRIS). As such, Curtin Archeology was engaged to complete a Phase I and Phase II archeological investigation of the property. A copy of the most recent Curtin Archeological Investigation report is enclosed as Attachment I. With respect to status, shovel testing has cleared the lands to be improved, with the boundaries for an avoidance area to be established for artifacts found in the open space near southerly edge of the property.