



ALBANY COUNTY PLANNING BOARD
NOTIFICATION

RECOMMENDATION DATE: July 21, 2016

Case #: 1-160702593
Applicant: Sandidge Way Apartments/Loughlin St. Rezone
Project Location: 2-12 Sandidge Way (formerly Loughlin Street); 263-271 Fuller Road/CR 156, west side of CR 156, between Tri-Centennial Dr and Warren St., Albany
Tax Map Number: 53.0-1-54-61, 53-1-62,63, 66-69
Referring Agency: Legislative Board (Bradley Glass)
Considerations: Rezoning of 5.6 acres from Single Family Low Density Residential (R-1A) to Multifamily High Rise Residential (R-4) to allow construction of 173 apartments in 5 buildings with a separate clubhouse building and parking for 303 cars. The location is within the City of Albany on both sides of a dead end street, Loughlin Street, and includes multiple tax parcels with 11 single family homes that will be demolished. The municipal boundary line with the Town of Guilderland is located approximately 300' south of the project site.

The surrounding zoning is single family residential R-1A in the City of Albany and single family residential R-10 in the Town of Guilderland. The surrounding land use is the SUNY POLY campus (parking lot) and a cemetery to the north, to the west is campus student housing and a stormwater management area and to the south two single family homes and vacant SUNY POLY owned lands. To the east across Fuller Road is a cemetery and University of Albany campus. On the Town of Guilderland side of the municipal line to the south the land use is single family residential and transitions to commercial and office uses at the Stuyvesant Plaza area.

Access to the proposed apartment complex would be from the existing Loughlin Street/Sandidge Way to Fuller Road/CR 156. The applicant has done a traffic analysis and claims that no further study is required for traffic impact based on total peak hour trips of 89 in the a.m. and 113 in the p.m. and adequate sight distance at the intersection of Fuller Rd and Sandidge Way.

ACPB Recommendation Disapprove without prejudice

Advisory:

1. The City should consider the impacts of the proposed density on surrounding land uses and roads as well as the impact of future build out of the area. The location of these properties adjacent to two expanding university campuses, along a county road and adjacent to another municipality with a lower residential zoning density necessitates a balance test be applied when considering a rezoning to a significantly higher density.

The city's R-4 multifamily zoning category is one of the most dense of the residential zoning districts. The city should first consider the other residential zoning categories available within the city code so that the impact of density to traffic and surrounding land uses is not as significant.

The county has concerns for the impact to CR 156/Fuller Road from this proposed development. Fuller Road/CR 156 is an important corridor connection for traffic between SR 20 and Washington Ave. The county road has limited potential to be expanded in order to accommodate increased traffic from each new development project that is added to this area. Due to the presence of cemeteries on both sides of the northbound approach to the Tricentennial roundabout, options to increase the capacity of this approach are severely limited.

Future build out in the area may include vacant lands on the south side of the proposed development within the SUNY POLY campus. Those lands have limited access to surrounding roadways and future development there will also impact traffic on Fuller Road. With the limited capacity available on Fuller Road the city needs to recognize that the full build out along the road corridor will almost certainly have negative impacts to traffic and quality of life for residents. These facts should be weighed against any request for rezoning to a significantly higher density in the corridor.

A significant change in zoning density should also weigh the impacts of drainage in an area that has been impacted by stormwater in the past. While each development is required under current guidelines to provide for stormwater management on the site, the stormwater design standards only address surface water. In this area, groundwater is a key concern. The overall build out of the area will eventually impact the capacity of the groundwater table,

because the drainage that is added to both surface water and groundwater from impervious surfaces impacts the physical conditions of the surrounding land.

Currently, the drainage system on CR 156 is impacted by the inflow of groundwater. As added development increases the impact on the capacity of groundwater table then the added water infiltrating the Fuller Rd system will eventually compromise its future ability to handle surface water. It should be noted that the county has a policy of no net increase in volume of flow allowed to the drainage system along any of its roads, up to and including the 25-year 24 hour storm event. As future development occurs in the corridor each project will have to meet this policy.

Future build out may be limited in size due to infrastructure limitations of both stormwater and traffic capacity.

2. The adjacent municipality, Town of Guilderland, should be notified and any comments made by the town should be considered.

Leslie Lombardo, Senior Planner for the
Albany County Planning Board

NOTE:

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is designated as a regulated Municipal Separate Storm Sewer System (MS4) and must comply with the provisions of the NY SPDES General Permit for stormwater discharges from Small MS4s (GP-0-10-002 or as amended) in accordance with the Clean Water Act. The NY SPDES General Permit for stormwater discharges from Construction Activity GP-0-15-002 or as amended is also required for activity with soil disturbances of one acre or more. The Clean Water Act requires Albany County to control point source discharges to ground water as well as surface waters.

449 New Salem Road, Voorheesville, NY 12186
TELEPHONE: (518) 447-5644/FAX: (518) 765-3459