

# **Project Narrative Statement**

Country Ridge PDD  
For Tralongo Builders, Inc.  
Upper Van Dyke Ave.  
Town of Amsterdam, Montgomery County

The applicant, Tralongo Builders, Inc., of 312 Trinacria Court, Schenectady, NY, is requesting to convert a 20.8 +/- acre parcel, identified as tax map id no. 39.-4-1.2 from R-1 zoning to a Planned Unit Development (PUD). The parcel has Town road frontage on Upper VanDyke Ave and South County Ridge Drive and is located approximately 900-ft west of the NYS Route 30 Corridor, adjacent to St. Mary's Urgent Care and the Veeder Mills development, that is currently under construction, both zoned B-1. Directly adjacent to the parcel, at the north, is Amsterdam Commons shopping plaza, also zoned B-1. There are 14-single family residential homes directly adjacent to the west end of the parcel and the Amsterdam Municipal Golf Course located on the westerly side of Upper VanDyke Ave. Currently the parcel is vacant.

At the west end of the parcel, where the property abuts the Towns B-1 Zone, the applicant is proposing 130 apartment units with club house. Access to the apartment units will be via Amsterdam Commons Access Dr., which outlets onto Golf Course Road. The apartments will also have a point of egress on to NYS Route 30 via the new access road created as part of the Veeder Mills development. There will be a gated emergency access drives to the apartment located at the end of North Country Ridge Drive and on South County Ridge Drive, however, no through traffic from the apartments is proposed into the Country Ridge residential neighborhood. Approximately 15.2-ares of parcel will be dedicated to the 130-apartment unit development.

The remaining 5.6+/- acres of the parcel will subdivided into 8-lots for duplex homes. Lots 1 and 2 will have frontage on Upper VanDyke Road. Lots 3 through 6 will require the extension of West Country Ridge Drive, where the applicant proposes a Cul-De-Sac, as shown on the enclosed plan. Lastly, lots 7 and 8 will have frontage on North Country Ridge.

Existing sanitary sewer runs through the proposed 130-apartment unit portion of the site, from northeast to North Country Drive, via a 20-foot sanitary easement, which services the Country Ridge residential community. The applicant proposes to service the project with the

existing sewer. Increased stormwater runoff generated by the new impervious surfaces will be treated and controls at multiple stormwater management areas, as shown on the enclosed plan.

Currently, the Country Ridge residential community is not serviced by municipal water, as the nearest water supply is located along the NYS Route 30 Corridor. As part of the Veeder Mills Development project, it is expected that a 6" watermain will be installed and terminated at the northeast corner of this parcel. As a public benefit, and to service all portions of this PUD, the applicant is proposing to extend the watermain as shown on the enclosed plans.