



January 28, 2019

Town of Colonie
Planning Board
Attn: Mr. Peter Stuto, Chairman
Public Operations Center
347 Old Niskayuna Road
Latham, NY 12110

Re: Planning Board Sketch Plan Review
Narrative for Proposed Educational Facility
10C Airline Drive
Tax Map No.: 30.-2-6.472

Applicant: BBL Construction Services
Jonathan deForest, Executive Vice President / Principal
302 Washington Avenue Extension,
Albany, New York 12203
(518) 452-8200 x 4195

Design Professional: Bergmann Associates
Gregg Ursprung, PE, LEED AP
10B Madison Avenue Extension
Albany, New York 12203
(518) 556-3637

Dear Chairman Stuto and Planning Board Members;

BBL Construction Services, LLC is proposing the construction of a new educational facility (school) located at 10C Airline Drive in the Town of Colonie. The project will involve the construction of a new two-story building with a gross floor area of 41,712± sq. ft. (21,605± sq. ft. footprint) on an existing 3.26± acre parcel of land located along Airline Drive in the Town of Colonie. The existing lot is vacant and consists largely of a grass field building lot with scattered trees along the street side of the property and wooded area, Army Corps of Engineers wetlands, and a stream located along the southern most property line. There is no construction or disturbance proposed in the wooded area to the south, the wetlands area, or the stream.

In addition to the proposed building, the project will also include associated parking (78 spaces)/drive aisles, landscaping, lighting, stormwater management facilities and utility connections to existing gas, electric/telephone/cable, water, and sanitary sewer services. It is proposed to access the site via the existing access drive of the adjacent property, 10B Airline Drive. An easement is in place for this proposed access.

The proposed lot is located in the Office Residential (OR) district. A school is listed as a permitted use. We anticipate the following waivers of design standards will be required for the project:

- Planning Board waiver for front maximum building setback.



- Planning Board waiver for required minimum quantity of off-street parking.
- Planning Board waiver for required minimum area of landscaped islands within the parking lot.

Based on our meeting with the Development Coordination Committee, we understand that an Open Development Area will be required for access through the adjacent property.

PROJECT DESCRIPTION

The proposed building is being constructed for BOCES. Provided below is a brief description of the proposed use.

The proposed 'Pathways to Learning' suite of educational programs are designed to have a low student teacher ratio to support students with intensive needs that are not met in their home school district. This suite of programs provides for a full continuum of services in a structured environment that supports the physical and social-emotional needs of students within a strong educational program. The suite of educational programs services students in grades K-8 and consists of two different pathways:

The Ready to Learn program emphasizes small class sizes up to 4 students with a focus on structure and wrap around supports. Program design supports students that have difficulty with transitions and have significant delays in social emotional development. Educational program supports focus on helping students get back on track for lost learning due to prior placements that did not provide supports allowing students to access educational opportunities. Students are working towards a Regents diploma or Career Development and Occupational Studies credential.

The Pathway's to Learning program serves students in grades K-8 that also need significant support but in a less intensive environment. With classroom enrollments up to 6 students, social emotional supports allow students with a history of trauma and delayed social emotional development to access equational curriculum and school-based learning opportunities while helping to build and maintain relationships. Students are working towards a Regents diploma or Career Development and Occupational Studies credential.

We look forward to discussing this project with the Planning Board in the near future. If you have any questions, or require any additional information, please do not hesitate to contact me at (518) 556-3637 or by email at gursprung@bergmannpc.com.

Sincerely,

Gregg E. Ursprung, PE, LEED-AP
DEPARTMENT MANAGER, BERGMANN

cc: Jonathon deForest, Principal & Executive Vice President, BBL Construction Services
Brandon L. Stabler, Columbia Development Companies