

KENNETH D. RUNION  
SUPERVISOR

January 5, 2016

DEC  
Region 4  
1130 N. Westcott Road  
Schenectady, New York 12306

RE: LEAD AGENCY REQUEST - PINE BUSH SENIOR LIVING

Dear Commissioner:

The purpose of this request is to determine under Article 8 (State Environmental Quality Review) of the Environmental Conservation Law and 6 NYCRR Part 617 the following:

- your jurisdiction in the action described below;
- your interest in assuming the responsibilities of lead agency; and
- issues of concern which you believe should be evaluated.

**Proposed Action:** Senior living community containing 96 units of independent living, 56 units of assisted living, and 40 units of memory care.

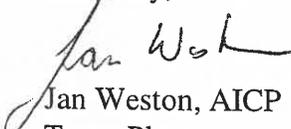
**SEQR Classification:** Type I

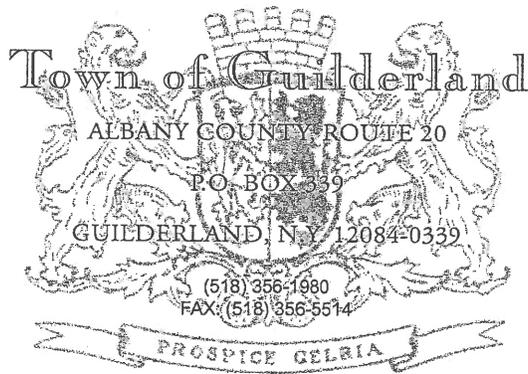
**Town Position:** The Town of Guilderland Planning Board wishes to assume lead agency status for this action.

The lead agency will determine the need for an Environmental Impact Statement on this project. If you have an interest in being lead agency, or have any comments or concerns, then please contact this office within 30 days of the date of this letter. If no response is received, it will be assumed that your agency has no interest in being lead agency.

Please feel free to contact me for further information or discussion.

Sincerely,

  
Jan Weston, AICP  
Town Planner



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SUPERVISOR

January 5, 2016

Commissioner Duncan  
Albany County Public Works  
449 New Salem Road  
Voorheesville, NY 12186-4826

RE: LEAD AGENCY REQUEST - PINE BUSH SENIOR LIVING

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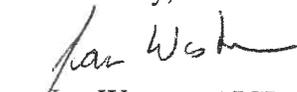
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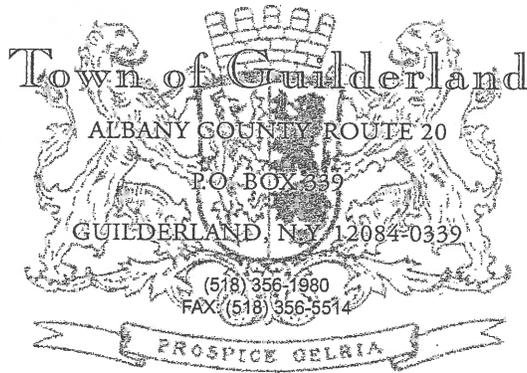
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Jan Weston, AICP  
Town Planner



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SUPERVISOR

January 5, 2016

Albany County health Department  
175 Green Street  
PO Box 678  
Albany, New York 12201

RE: LEAD AGENCY REQUEST - PINE BUSH SENIOR LIVING

Dear Commissioner:

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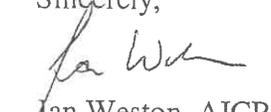
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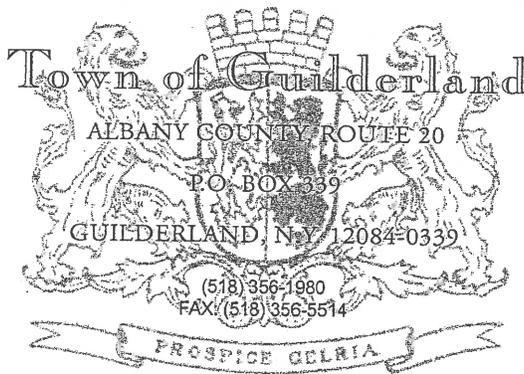
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Jan Weston, AICP  
Town Planner



KENNETH D. RUNION  
SUPERVISOR

January 5, 2016

Neil Gifford  
Pine Bush Commission  
195 New Karner Road  
Albany, New York 12205

RE: LEAD AGENCY REQUEST - PINE BUSH SENIOR LIVING

Dear Mr. Gifford:

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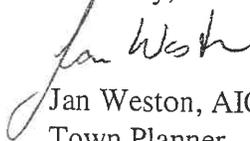
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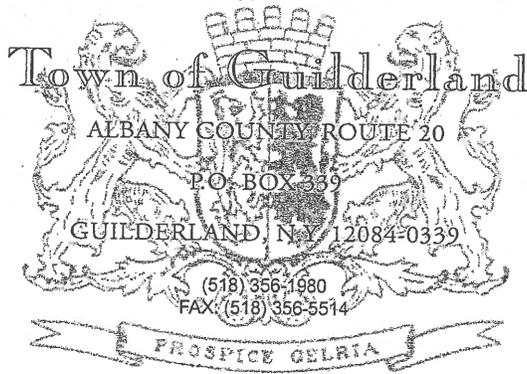
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Sincerely,

  
Jan Weston, AICP  
Town Planner



KENNETH D. RUNION  
SUPERVISOR

January 5, 2016

NYS Department of Health  
Corning Tower  
Empire State Plaza  
Albany, New York 12237

RE: LEAD AGENCY REQUEST - PINE BUSH SENIOR LIVING

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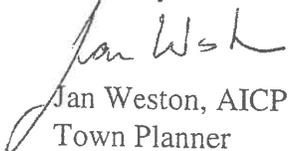
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Sincerely,

  
Jan Weston, AICP  
Town Planner



DANIEL P. MCCOY  
COUNTY EXECUTIVE

COUNTY OF ALBANY  
DEPARTMENT OF PUBLIC WORKS  
HIGHWAY ENGINEERING DIVISION  
449 NEW SALEM ROAD  
VOORHEESVILLE, NEW YORK 12186-4826  
(518) 765-2786 - FAX (518) 765-3459  
[www.albanycounty.com](http://www.albanycounty.com)

DARRELL R. DUNCAN  
COMMISSIONER

January 21, 2015

Jan Weston  
Town Planner  
Town of Guilderland  
P.O. Box 339  
Guilderland, NY 12084

Re: Pine Bush Senior Living Rezoning to PUD, 145 New Karner Road,  
Lead Agency Coordination under SEQR

Dear Ms. Weston:

Pursuant to your recent notification regarding the above mentioned project, please be advised that the Albany County Department of Public Works (DPW) does not wish to assume lead agency status. We appreciate your notification and have the following comments on the concept plan and preliminary information sent with the SEQR notice.

Traffic:

1. This proposed facility will require left turn storage on New Karner Road, with peak hour volumes of 1500 AM and 1900 PM, left turns to and from the through lane are undesirable for both traffic safety and flow. The proposed development's clients are more likely to get injured in traffic crashes than the general population. Left turn storage would reduce crash risk by about 30%.

One option is extending the center turn lane to the northerly driveway and Gladwish Avenue. It would also benefit Gladwish Avenue and Pine Knob Drive residents. The alternative is providing full access at the southerly driveway and prohibiting left turns at the northerly driveway. Some restriping would be needed; it is still 750' from the Route 20 intersection, which would satisfy access management principles.

2. Pedestrian access to Western Avenue stores and bus stops should be provided. The parking analysis depends on transit for a 20% reduction in staff parking and independent living center residents may choose to walk to nearby services. Approximately 300' of sidewalk is necessary from the southerly driveway to the existing sidewalk in front of First National Bank.

3. A highway work permit as well as a utility work permit will be required from this office prior to construction.

Stormwater:

1. The stormwater feasibility study clearly outlines site planning and consideration of runoff reduction methods as required by the NYS Stormwater Management Design Manual. However, in the later section of the discussion, additional information is needed as to how some of the potential other green infrastructure options were eliminated to narrow down to porous pavement, infiltration basin and dry swale (i.e., why were stormwater planters, rain gardens, downspout disconnection, tree planting and also a traditional SMP bioretention – eliminated from consideration?) The porous soils on the site seem to present an excellent opportunity to decentralize stormwater treatment across the area, using practices such as pervious pavement (one of the options noted in the study).
2. Regarding the infiltration basin shown at the east end of the site, the applicant is reminded to account for overflow in the event of high-rainfall events, and to ensure no net increase in discharge to the County's open drainage system on CR157 (New Karner Road), up to and including the 25-year storm event.
3. It should also be noted that drainage from the internal circulation road in the rear (western part) of the property will need to be handled in such a manner as to not direct concentrated flow in a southwesterly direction down the adjacent steep slopes toward the Kaikout Kill. The slopes have been noted to have significant potential for erosion.
4. Albany County DPW Stormwater Program Technician requests to review the full Stormwater Pollution Prevention Plan, including erosion and sediment control, spill prevention/waste management, and post-construction stormwater management once it has been drafted.

Thank you

Sincerely,



Darrell Duncan  
Commissioner  
Albany County Department of Public Works