

Project Narrative

October 14, 2025

Site Address: 3633 Carman Road (Tax Map Parcel No. 27.11-1-24.1)

Applicant: Michael Fiacco

Site Design Professionals: Hershberg & Hershberg, Engineers/Land Surveyor + Harris A. Sanders, Architects, P.C.

Existing Site Zoning: General Business (GB)

Proposed Site Zoning: Planned Unit Development (PUD)

Description of Proposal

The proposed project aims to revitalize an underutilized property with a balanced mix of two-story rental residences, mixed-use buildings, and a variety of community-focused amenities. This proposal also includes meaningful public benefits such as:

- Over 50% preserved green space, buffering and no-cut areas
- Substantial tax revenue
- Stormwater improvements
- Enhanced pedestrian connectivity
- Housing options for a wide range of residents including income-based housing options for those such as essential workers.

Rosetti Acquisitions pursued a PUD for this site in several variations. A Town memorandum dated December 12, 2019, stated that a zone change to the Multiple Residence (MR) District would not be supported; however, a PUD would be as further indicated in the Carman Road Neighborhood plan, which specifically indicates this parcel is a candidate for a zone change for intense residential development and commercial uses.

Current Zoning & Market Conditions

Though the site is zoned General Business (GB), dense commercial development respectfully isn't appropriate here, since this section of town, by contrast, is predominantly residential.

The Town code for GB zoning permits senior housing (55+) at 15 units per usable acre, allowing for up to **235 units**. However, such a development would not provide the community benefits or thoughtful design offered by the proposed PUD.

The PUD Proposal: A Balanced, Community-Focused Plan

In response to current market realities and planning goals, this revised PUD blends residential, commercial, and community uses while prioritizing open space and neighborhood compatibility.

Key Components of the Proposed PUD

- **107 Two-Story Residential Units**
 - Smaller footprints located near existing homes (similar to The Preserve at Winding Brook-1 Brookside Lane, Guilderland NY)
 - A portion offered at reduced rents for essential workers and local volunteers
 - **Mixed-Use Commercial Space**
 - ~6,000 SF of commercial space integrated on the first-floor fronting Carman Road
 - **Community-Oriented Amenities**
 - Clubhouse, fitness center, outdoor patio, fire pit, grilling areas, and pet-friendly gathering spaces
 - **Pedestrian & Recreational Improvements**
 - On-site sidewalks and passive recreation areas
 - Public benefit offering off-site pedestrian connectivity along Carman Road and Lone Pine Road to Dibella Drive (pending Town feedback)
 - **Open Space & Buffering**
 - Over 50% of the site preserved as green space (only 25% required in GB zone)
 - 100-foot setback to residential zoning with an additional 50-foot **No-Cut Buffer offering**
 - Retention of dense existing vegetation and implementation of enhanced stormwater management practices developed in response to feedback received during neighborhood in-person meetings
 - **Access & Circulation**
 - Per community feedback, all vehicular access via Carman Road. No access from Lone Pine Road.
 - **Transit & Road Connectivity**
 - Well-served by arterial and collector roads
 - CDTA public transit available at Spawn Road and Lone Pine Road (see CDTA correspondence letter)
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Fiscal Impact & Community Benefit

- **Current Tax Revenue:** ~\$11,600/year
 - **Projected at Full Buildout:** \$415,000+/year
 - **Net Increase:** Over \$400,000 annually
 - Roads, stormwater facilities, internal sidewalks, utilities will be **privately maintained**, minimizing Town obligations
 - Lower environmental impact than single-family, senior-only, or commercial alternatives
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Housing Needs & Demographic Realities

The PUD addresses key housing challenges by:

- Supporting those who want to **downsize**, age in place, and live in high-quality **maintenance-free new construction** with single family features such as direct entry, attached garages, decks/patios etc.
 - Providing first-floor **ADA-accessible units**
 - Creating alternatives for residents priced out of homeownership, those who sold their home and wish to stay within the community and/or those who are waiting for the right home to be listed for sale.
 - Reflecting national trends toward **high-quality rental housing** in suburban and mixed-use communities
 - Various studies indicate that new apartment construction does not negatively affect property values.
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Approvals & Due Diligence

- **Environmental Review:**
NYS Parks, Recreation & Historic Preservation issued a "**No-Effect**" letter (March 27, 2023)
 - **Traffic Analysis:**
Previous studies conducted by VHB Traffic Consultants confirm that the roadway is sufficient and there is no need for a new traffic signal. An updated physical trip count study is underway and will be presented when complete.
 - **Historic Use:**
Site previously developed as Dutch Mill Nursery and Dutch Mill Antique & Flea Market
 - **Wetlands Review:**
NYSDEC issued a **Letter of No Jurisdiction** (August 5, 2025)
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✓ Summary

This PUD provides a forward-thinking development solution and public benefits that:

- Revitalizes a long-underutilized property
- Provides housing diversity and modest commercial space
- Enhances neighborhood character through thoughtful design
- Offers over 50% open space and upgraded stormwater infrastructure
- Adds more than \$400,000 in annual tax revenue
- Aligns with the updated **Comprehensive Plan**
- Advances the goals of the **Fort Hunter/Carman Road Neighborhood Transportation Plan**, which identifies this parcel (Page 8) as suitable for a zone change to support commercial and higher-density residential development

Contextual Fit:

Within a one-mile stretch of Carman Road, adjacent uses include:

- Single-family homes
- Multifamily and senior apartments
- Gas station, EMS/fire station, childcare, medical offices
- Bakery, gym, liquor store, mobile home park, and other small-scale commercial uses

This PUD is designed to be **pedestrian-friendly**, **neighborhood-scale**, and **smart-growth oriented**, integrating modest local commercial space with diverse housing options that are both **compatible with** and **complementary to** the surrounding area.