

NARRATIVE DESCRIPTION

Multifamily Expansion

30 New Scotland Ave

The applicant, George Barna, 30 New Scotland Ave, LLC, owns a 3.8± acre parcel, address 30 New Scotland Avenue in the Town of New Scotland tax map parcel 107.2-2-44.1. The site currently has an existing building that has been renovated, converting a school into 8 apartment units. In addition to the existing 8-unit apartment building, the applicant is proposing to construct a 12-unit apartment building with associated utilities, parking, landscaping, and drainage.

The existing parking lot has 15 parking spaces to accommodate the parking needs from the existing use. The proposed expansion will include an additional 18 parking spaces totaling 33 spaces for 20 units. The number of parking spaces required for the project is 30 and as proposed meets code. Traffic is expected to be approximately 10-12 vehicles in the a.m. and p.m. peak hours.

Water services are available from the Town of New Scotland located on New Scotland Ave. A new water lateral will be extended for the new building. The building will be equipped with fire sprinkler system. Water use is estimated at approximately 1,300 gallons per day, which amount will not have any significant impact on the Town's water system. Additional solid waste is estimated at 1± ton per month. There will be no significant impact on visual and noise impacts as the proposal is consistent with the surrounding residential neighborhood. Landscaping will be provided throughout the site. The site is currently vacant and the topography is generally sloping from front to back.

The sanitary sewer services for the project consists of an existing onsite septic system. This existing system is proposed to be used for both the existing and proposed apartment units. Further investigation and evaluation of the existing septic system will be provided.

The project will be built in one (1) phase. Starting with temporary erosion control facilities, clearing and grading, building construction, utility installation, paving and landscaping. Approximately 0.75± acres will be disturbed by this project, therefore NYSDEC stormwater management regulations and a full Stormwater Pollution Prevention Plan (SWPPP) will not be required, however a Basic SWPPP will be prepared.

The current zone is Residential Hamlet, which allows 16 units. As proposed, a variance is being requested to allow 20 units. If variance were granted, the project as proposed would not have any impacts to the surrounding residential neighborhood.