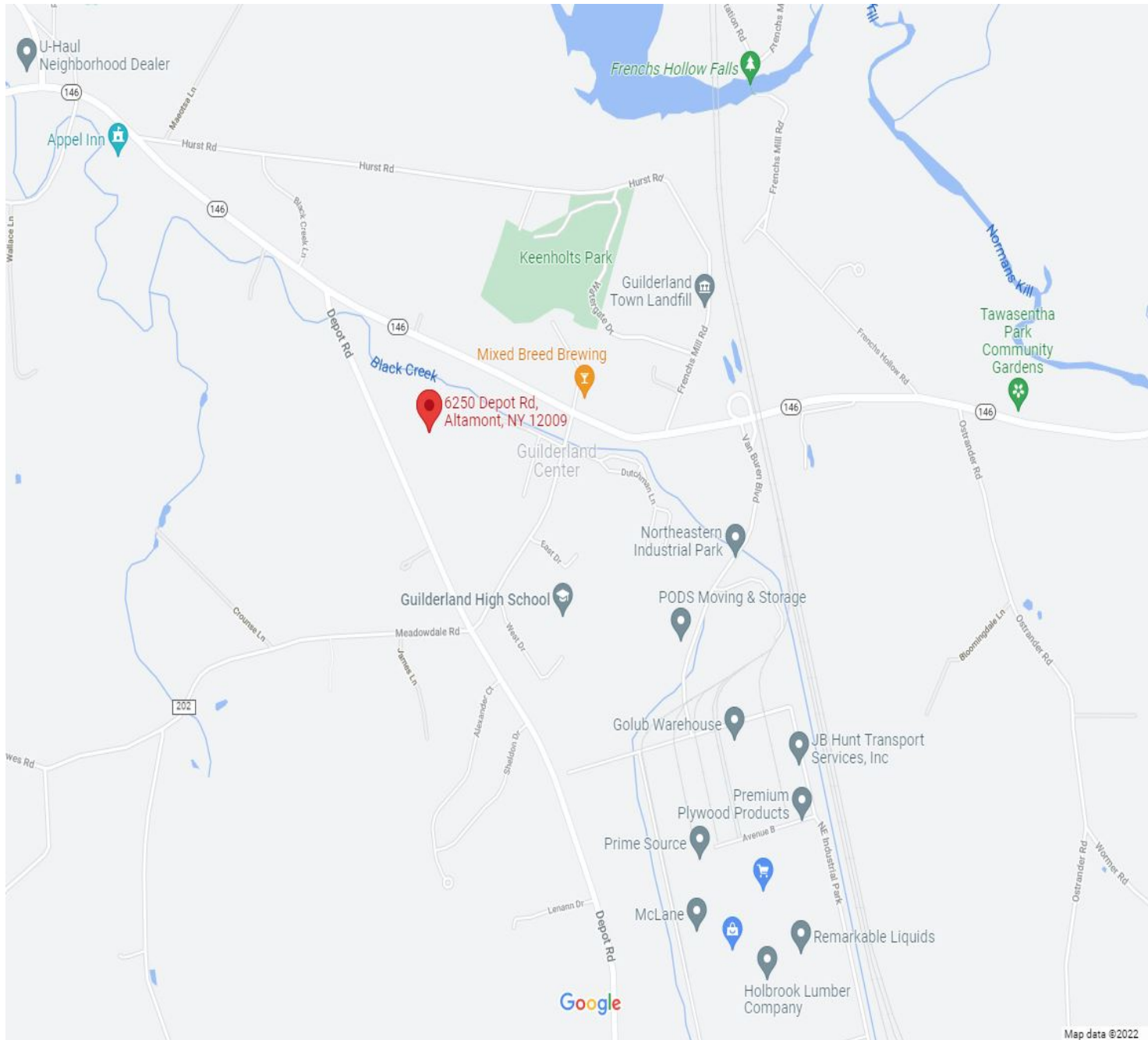


BLACK CREEK RUN

RESIDENTIAL DEVELOPMENT
6250 DEPOT ROAD & SCHOOL ROAD
TOWN OF GUILDERLAND

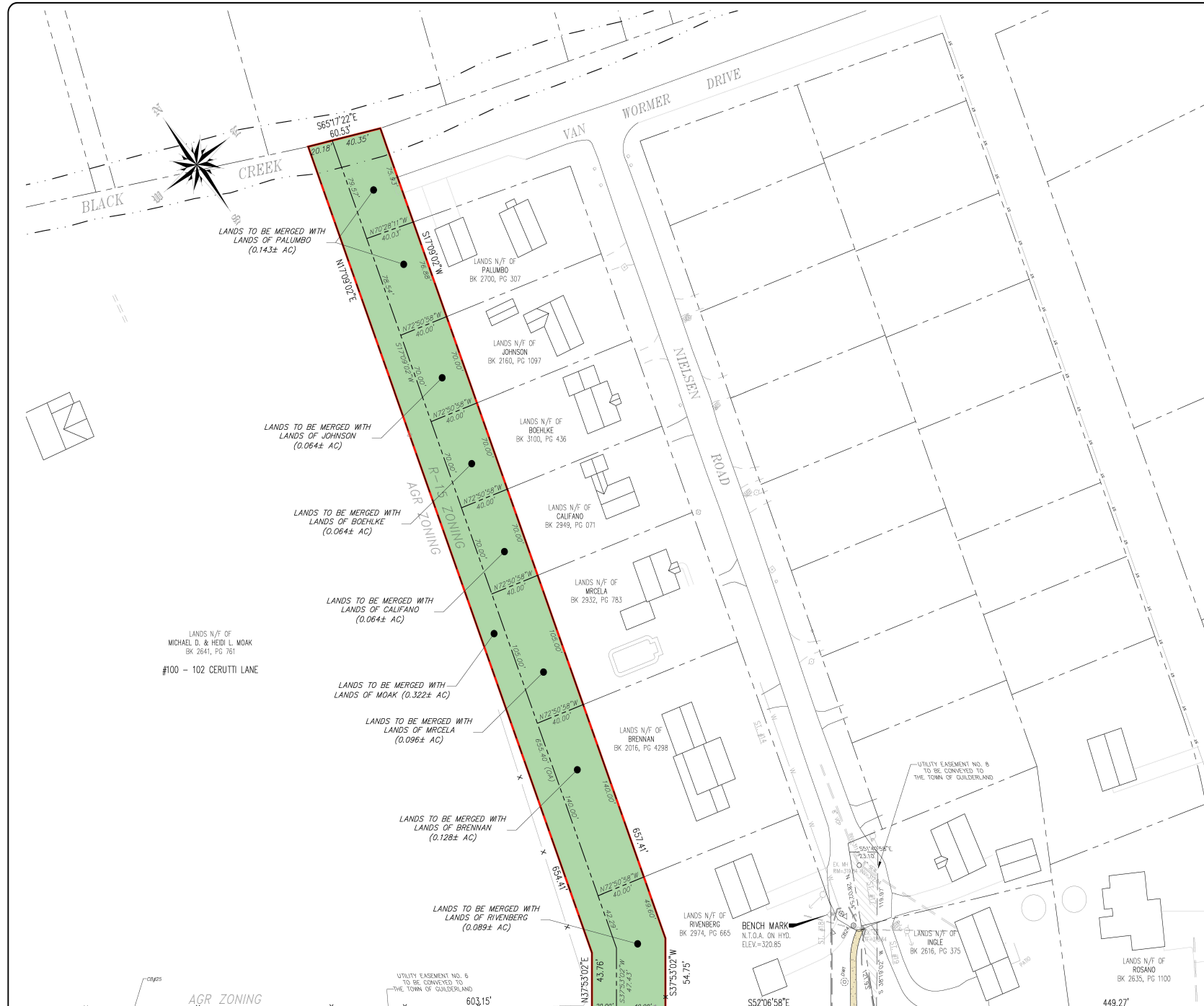


APPLICANT/DEVELOPER
Rosetti Acquisitions LLC
Matthew Falvey
427 New Karner Road, Albany NY, 12205
CHRISTOPHER MEYER
41 BREEMAN STREET
ALBANY, NY 12205

AREAS TO BE CONVEYED TO PROPERTY OWNERS ON NIELSEN ROAD

- LANDS TO BE MERGED WITH LANDS OF PALUMBO (0.143±AC)
- LANDS TO BE MERGED WITH LANDS OF JOHNSON (0.064±AC)
- LANDS TO BE MERGED WITH LANDS OF BOEHLKE (0.064±AC)
- LANDS TO BE MERGED WITH LANDS OF CALIFANO (0.064±AC)
- LANDS TO BE MERGED WITH LANDS OF MOAK (0.322±AC)
- LANDS TO BE MERGED WITH LANDS OF MRCELA (0.096±AC)
- LANDS TO BE MERGED WITH LANDS OF BRENNAN (0.128±AC)
- LANDS TO BE MERGED WITH LANDS OF RIVENBERG (0.089±AC)

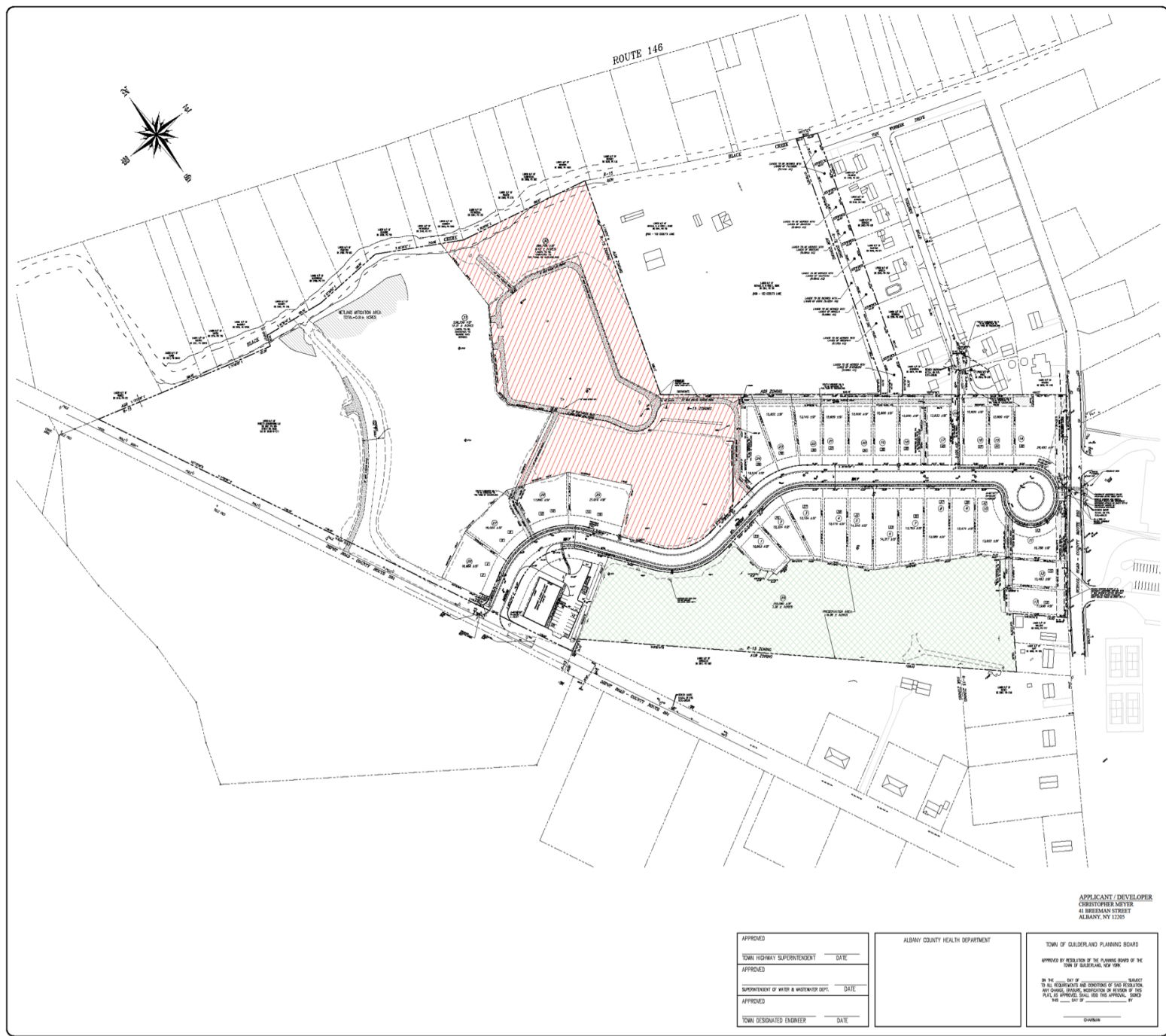
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 12205
 CHRISTOPHER MEYER
 41 BREEMAN STREET
 ALBANY, NY 12205



AREAS TO BE CONVEYED TO THE TOWN OF GUILDERLAND AND LANDS TO BE PRESERVED

- LANDS CONVEYED TO THE TOWN (8.42±AC)(RED HATCH)
- LANDS TO BE PRESERVED (6.26±AC) (GREEN HATCH)

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| | | |
|--|---------------------------------|--|
| APPROVED TOWN HIGHWAY SUPERINTENDENT DATE _____ | ALBANY COUNTY HEALTH DEPARTMENT | TOWN OF GUILDERLAND PLANNING BOARD APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF GUILDERLAND, NY ON _____ |
| APPROVED SUPERINTENDENT OF WATER & WASTEWATER DEPT. DATE _____ | | ON THE _____ DAY OF _____ 2014, I, _____, ENGINEER, AM SUBMITTING THIS PLAN TO THE TOWN OF GUILDERLAND FOR REVIEW AND APPROVAL. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE USE OF THIS PLAN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE USE OF THIS PLAN. |
| APPROVED TOWN DESIGNATED ENGINEER DATE _____ | | DATE: JULY 2014 |

ADVANCE ENGINEERING & SURVEYING, PLLC
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL

BLAICK CREEK RUN
RESIDENTIAL DEVELOPMENT
TOWN OF GUILDERLAND
EMPLOYMENT ZONING DISTRICT
SCALE: 1" = 40'

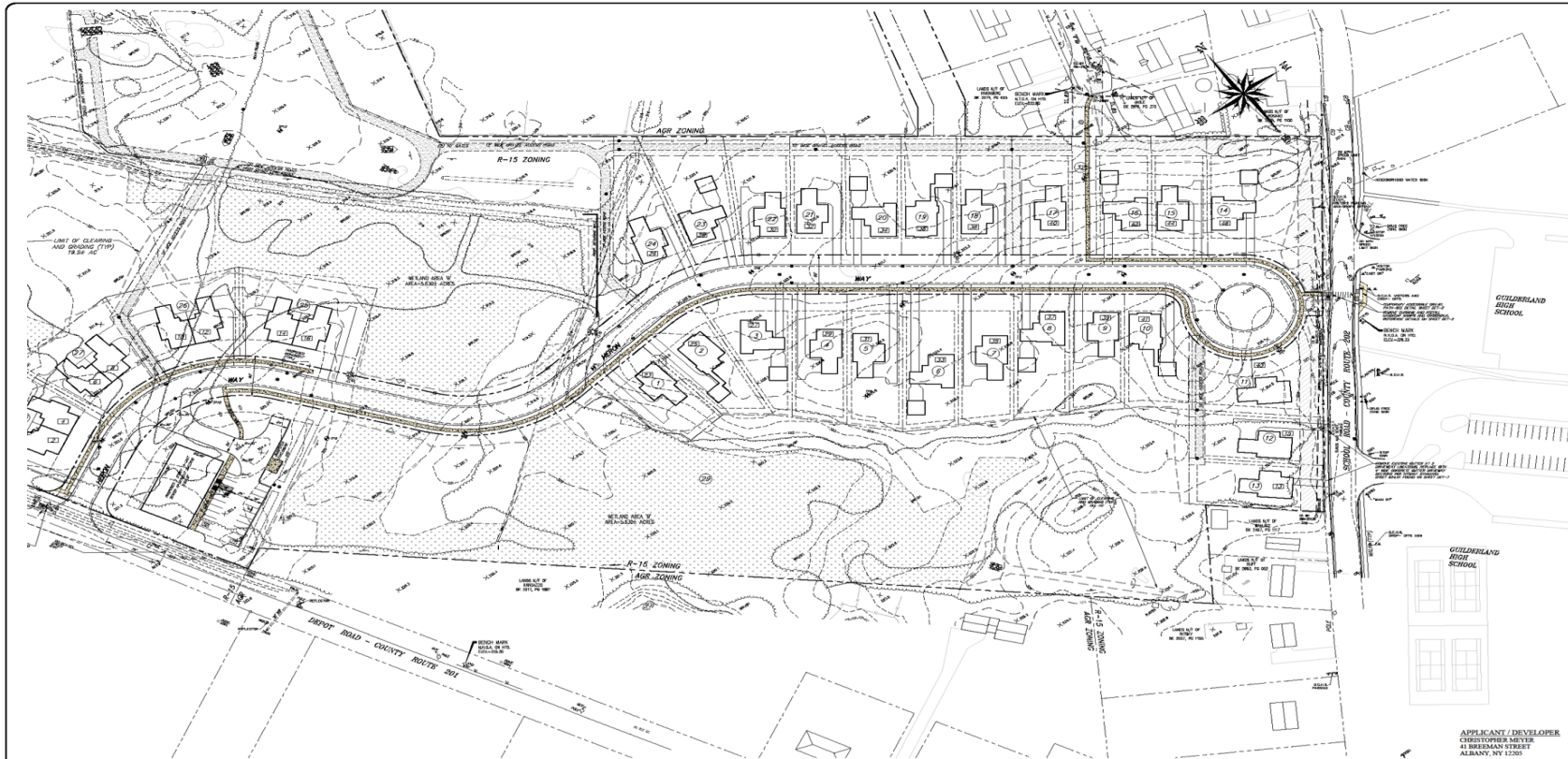
APPLICANT/DEVELOPER
CHRISTOPHER MEYER
41 BREEMAN STREET
ALBANY, NY 12205

DATE: JULY 2014

TOWN

| | |
|---------------|--------------------------|
| NO. OF SHEETS | 12 |
| SHEET NO. | 12 |
| DATE | 07/14/14 |
| PROJECT | BLAICK CREEK RUN |
| CLIENT | ROSETTI ACQUISITIONS LLC |
| LOCATION | TOWN OF GUILDERLAND |
| SCALE | 1" = 40' |
| DATE | JULY 2014 |

PROPOSED PEDESTRIAN CONNECTIONS TO GUILDERLAND HIGH SCHOOL



| NO. | DATE | DESCRIPTION |
|-----|----------|---------------------|
| 1 | 10/15/14 | ISSUED FOR PERMITS |
| 2 | 11/10/14 | REVISION TO PERMITS |
| 3 | 12/15/14 | REVISION TO PERMITS |
| 4 | 01/15/15 | REVISION TO PERMITS |
| 5 | 02/15/15 | REVISION TO PERMITS |
| 6 | 03/15/15 | REVISION TO PERMITS |
| 7 | 04/15/15 | REVISION TO PERMITS |
| 8 | 05/15/15 | REVISION TO PERMITS |
| 9 | 06/15/15 | REVISION TO PERMITS |
| 10 | 07/15/15 | REVISION TO PERMITS |
| 11 | 08/15/15 | REVISION TO PERMITS |
| 12 | 09/15/15 | REVISION TO PERMITS |
| 13 | 10/15/15 | REVISION TO PERMITS |
| 14 | 11/15/15 | REVISION TO PERMITS |
| 15 | 12/15/15 | REVISION TO PERMITS |
| 16 | 01/15/16 | REVISION TO PERMITS |
| 17 | 02/15/16 | REVISION TO PERMITS |
| 18 | 03/15/16 | REVISION TO PERMITS |
| 19 | 04/15/16 | REVISION TO PERMITS |
| 20 | 05/15/16 | REVISION TO PERMITS |
| 21 | 06/15/16 | REVISION TO PERMITS |
| 22 | 07/15/16 | REVISION TO PERMITS |
| 23 | 08/15/16 | REVISION TO PERMITS |
| 24 | 09/15/16 | REVISION TO PERMITS |
| 25 | 10/15/16 | REVISION TO PERMITS |
| 26 | 11/15/16 | REVISION TO PERMITS |
| 27 | 12/15/16 | REVISION TO PERMITS |
| 28 | 01/15/17 | REVISION TO PERMITS |
| 29 | 02/15/17 | REVISION TO PERMITS |
| 30 | 03/15/17 | REVISION TO PERMITS |
| 31 | 04/15/17 | REVISION TO PERMITS |
| 32 | 05/15/17 | REVISION TO PERMITS |
| 33 | 06/15/17 | REVISION TO PERMITS |
| 34 | 07/15/17 | REVISION TO PERMITS |
| 35 | 08/15/17 | REVISION TO PERMITS |
| 36 | 09/15/17 | REVISION TO PERMITS |
| 37 | 10/15/17 | REVISION TO PERMITS |
| 38 | 11/15/17 | REVISION TO PERMITS |
| 39 | 12/15/17 | REVISION TO PERMITS |
| 40 | 01/15/18 | REVISION TO PERMITS |
| 41 | 02/15/18 | REVISION TO PERMITS |
| 42 | 03/15/18 | REVISION TO PERMITS |
| 43 | 04/15/18 | REVISION TO PERMITS |
| 44 | 05/15/18 | REVISION TO PERMITS |
| 45 | 06/15/18 | REVISION TO PERMITS |
| 46 | 07/15/18 | REVISION TO PERMITS |
| 47 | 08/15/18 | REVISION TO PERMITS |
| 48 | 09/15/18 | REVISION TO PERMITS |
| 49 | 10/15/18 | REVISION TO PERMITS |
| 50 | 11/15/18 | REVISION TO PERMITS |
| 51 | 12/15/18 | REVISION TO PERMITS |
| 52 | 01/15/19 | REVISION TO PERMITS |
| 53 | 02/15/19 | REVISION TO PERMITS |
| 54 | 03/15/19 | REVISION TO PERMITS |
| 55 | 04/15/19 | REVISION TO PERMITS |
| 56 | 05/15/19 | REVISION TO PERMITS |
| 57 | 06/15/19 | REVISION TO PERMITS |
| 58 | 07/15/19 | REVISION TO PERMITS |
| 59 | 08/15/19 | REVISION TO PERMITS |
| 60 | 09/15/19 | REVISION TO PERMITS |
| 61 | 10/15/19 | REVISION TO PERMITS |
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| 64 | 01/15/20 | REVISION TO PERMITS |
| 65 | 02/15/20 | REVISION TO PERMITS |
| 66 | 03/15/20 | REVISION TO PERMITS |
| 67 | 04/15/20 | REVISION TO PERMITS |
| 68 | 05/15/20 | REVISION TO PERMITS |
| 69 | 06/15/20 | REVISION TO PERMITS |
| 70 | 07/15/20 | REVISION TO PERMITS |
| 71 | 08/15/20 | REVISION TO PERMITS |
| 72 | 09/15/20 | REVISION TO PERMITS |
| 73 | 10/15/20 | REVISION TO PERMITS |
| 74 | 11/15/20 | REVISION TO PERMITS |
| 75 | 12/15/20 | REVISION TO PERMITS |
| 76 | 01/15/21 | REVISION TO PERMITS |
| 77 | 02/15/21 | REVISION TO PERMITS |
| 78 | 03/15/21 | REVISION TO PERMITS |
| 79 | 04/15/21 | REVISION TO PERMITS |
| 80 | 05/15/21 | REVISION TO PERMITS |
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| 86 | 11/15/21 | REVISION TO PERMITS |
| 87 | 12/15/21 | REVISION TO PERMITS |
| 88 | 01/15/22 | REVISION TO PERMITS |
| 89 | 02/15/22 | REVISION TO PERMITS |
| 90 | 03/15/22 | REVISION TO PERMITS |
| 91 | 04/15/22 | REVISION TO PERMITS |
| 92 | 05/15/22 | REVISION TO PERMITS |
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| 95 | 08/15/22 | REVISION TO PERMITS |
| 96 | 09/15/22 | REVISION TO PERMITS |
| 97 | 10/15/22 | REVISION TO PERMITS |
| 98 | 11/15/22 | REVISION TO PERMITS |
| 99 | 12/15/22 | REVISION TO PERMITS |
| 100 | 01/15/23 | REVISION TO PERMITS |

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 LAND SURVEYING & DEVELOPMENT
 COMMERCIAL AND RESIDENTIAL

11 HERBERT DRIVE, LATHAM, N.Y. 12110
 PHONE: (518) 698-3772 E-MAIL: NCCSIAE@GMAIL.COM

BLACK CREEK RUN
 RESIDENTIAL DEVELOPMENT
 UTILITY PLAN - WALK

APPLICANT/DEVELOPER
 Rosetti Acquisitions LLC
 Matthew Falvey
 427 New Karner Road, Albany NY, 12205
 CHRISTOPHER MEYER
 41 BREEMAN STREET
 ALBANY, NY 12205

WALK
 1/15/23

APPLICANT / DEVELOPER
 CHRISTOPHER MEYER
 41 BREEMAN STREET
 ALBANY, NY 12205

APPROVED _____ DATE _____
 TOWN HIGHWAY SUPERINTENDENT

APPROVED _____ DATE _____
 SUPERVISOR OF WATER & WASTEWATER DEPT.

APPROVED _____ DATE _____
 TOWN DESIGNATED ENGINEER

ALBANY COUNTY HEALTH DEPARTMENT

TOWN OF GUILDERLAND PLANNING BOARD
 APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE
 TOWN OF GUILDERLAND, NEW YORK

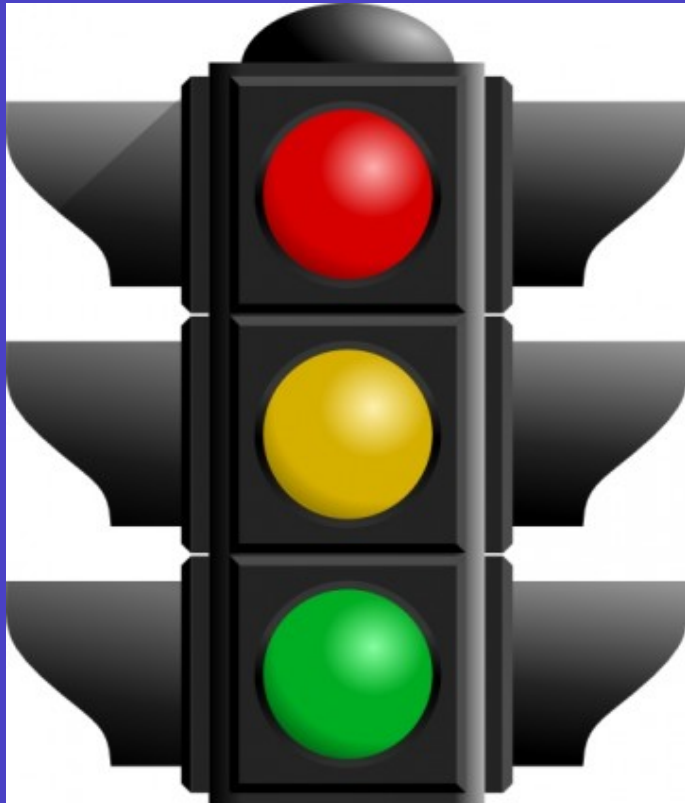
ON THE PART OF THE TOWN OF GUILDERLAND
 TO ALL REQUIREMENTS AND CONDITIONS OF THIS DEVELOPMENT
 PERMIT AND TO ALL REQUIREMENTS AND CONDITIONS OF ANY OTHER
 PERMITS OR ORDINANCES THAT MAY APPLY TO THIS DEVELOPMENT
 DATE: 04/15/2023

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TRAFFIC STUDY



- Traffic Data was collected June 30, 2021 - July 1, 2021

Table 1 – Trip Generation Summary

| Data Source | Weekday Morning Peak Hour | | | Weekday Evening Peak Hour | | |
|---|---------------------------|-----------|-----------|---------------------------|-----------|-----------|
| | Enter | Exit | Total | Enter | Exit | Total |
| Single Family Detached Housing – 32 Units | 7 | 21 | 28 | 21 | 13 | 34 |
| Senior Attached Housing – 14 units | 1 | 2 | 3 | 3 | 3 | 6 |
| Total Trips | 8 | 23 | 31 | 24 | 16 | 40 |
| Original Project (ITE 7 th Edition) ¹ | -- | -- | 35 | -- | -- | 40 |

CONCLUSIONS:

- The proposed project is expected to generate 31 new vehicle trips during the AM peak hour, and 40 new trips during the PM peak hour. This magnitude of traffic does not call for detailed evaluation of off-site intersections based on NYSDOT and ITE guidelines.
- The level of service analysis indicates that the signalized and unsignalized study area intersections will operate at the same level of service through Build conditions with minimal delay increases. No mitigation is recommended.
- The project will not have any significant effect on the high school arrival and dismissal operations

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BLACK CREEK SUBDIVISION TIMELINE

- February 2005 - Subdivision - R-15 Zoning Submitted to Planning Board
- December 2006 - 2 Lot Subdivision approved by Planning Board
- 2007 - 2008 - 6 Month Moratorium and rezoning of property
- February 2009 - Submitted to request for Zone Change to Town Board
- October 2009 - Current Configuration presented to Planning Board
- May 2015 - Revised Subdivision presentation to Planning Board
- July 2015 - Preliminary approval granted by Planning Board
- August 2015 - Presentation to Town Board for Country Hamlet Design
- November 2015 - Town Board approves Country Hamlet Designation
- August 2018 - Revised Subdivision plan submitted to TDE for Final Approval
- January 2019 - TDE comments addressed and resubmitted for Final Approval
- June 2021 - Zoom meeting to review path forward

VARIOUS AGENCY REVIEW COMMENTS & STATUS

- TOWN DESIGNATED ENGINEER – ALL COMMENTS HAVE BEEN ADDRESSED
- ALBANY COUNTY DPW – HAS GRANTED PROJECT APPROVAL
- SHPO – HAS ISSUED LETTER OF NO EFFECT
- ACOE – WETLANDS PERMIT ISSUED
- Preliminary approval granted by Planning Board
- Town Board approves Country Hamlet Designation



APPLICANT/DEVELOPER

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Matthew Falvey

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CHRISTOPHER MEYER

41 BREEMAN STREET

ALBANY, NY 12205



Questions?
Comments?
Concerns?



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Thank you