

PINE BUSH SENIOR LIVING  
24 NEW KARNER ROAD

Site Address – 24 New Karner Road (Tax ID #40.00-2-18.3)

Applicant The NRP Group, LLC

Site Design Professional: - Daniel R. Hershberg, P.E. & L.S.  
Hershberg & Hershberg  
Consulting Engineers & Land Surveyors  
18 Locust Street  
Albany, NY 12203  
(518) 459-3096

Existing Site Zoning: - PUD as established by Local Law No. 7 of 2017

Description of Proposed Amendments to Planned Unit Development:

The Applicant proposes to amend the existing Planned Unit Development in the following manner:

1. Construct buildings in 2 phases
2. Phase 1 to include:
  - a. Replacing ninety-six (96) unit independent living building with eighty-six (86) units of senior independent affordable housing, that will consist of 74 one-bedroom units, and 12 two-bedroom units. These mixed-income affordable housing units will be financed with funding secured from NY Homes and Community Renewal (“NY HCR”) and contemplates that rents will be targeted to households with incomes from 30% - 60% AMI (“Area Median Income”). These affordability requirements remain for at least 30-years and would be annually regulated by NY HCR.
  - b. Extend roadway beyond building and install a hammerhead turn around
  - c. Install water main to hydrant beyond this building.
  - d. Install a separate pump station and force main connection to Town’s system.
  - e. Pay fee of \$250 per unit payable to Friends of the Pine Bush Community for the Land Protection Project. The fee for 86 units will be \$21,500.
  - f. The installation of 850 +/- LF of 5-foot-wide concrete sidewalk and crosswalks to the existing sidewalk south of 10 New Karner Road.
  - g. The restoration of Town’s water main damaged by washout (54+/- LF).
  - h. Move the senior educational facility and the Pine Bush display room to Phase 2.
  - i. Parking areas will remain the same and will be constructed of porous asphalt.
  - j. Stormwater planters will be replaced with a subsurface infiltration gallery.
  - k. Sediment basin and infiltration basin which serves Phase 1 and a portion of Phase 2 will be constructed.

3. Phase 2 to include:
  - a. Balance of all building(s), utilities, and infrastructure
  - b. The senior educational facility and the Pine Bush display room.
  - c. Construct balance of water main and other utilities.
  - d. Pay balance of fee of \$250 per unit payable to Friends of the Pine Bush Community for the Land Protection Project.

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