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Update on local residential building projects

Builders continue adding units

By Leigh Hornbeck Updated 4:22 pm, Monday, November 14, 2016



IMAGE 10 OF 16

Kitchen upgrades at Long Pond Village Apartments include stainless steel appliances and new flooring. (Joe Glickman)

Condos replacing a "palace" in Saratoga Springs, a face-lift for apartments in Rotterdam and progress on a long-in-the-works townhouse complex in Colonie are what's new this week.

The Pink Palace is no more. In September, a demolition crew took down the former **Skidmore College** dorm named for the color of its pink stucco. In its place, Bonacio Construction is building a complex called 46 Union Avenue Condominiums that will have five buildings containing 26 condos. The main building will face Union Avenue next to **Empire State College**, just east of Circular Street. It will contain 18 units. Additional buildings with eight units will be accessible by North Lane or White Street and will have carriage house and row house designs.

Sonny Bonacio, president of Bonacio Construction, said no prices have been set on the condos because he hasn't yet filed his plans with the state Attorney General's office, which must sign off on the legal structure of the condo association. Bonacio plans to file the paperwork in February. Architect **Brett Balzer** of Balzer + Tuck Architects designed buildings to blend with their surroundings; the exteriors will have Victorian flavor, including a tower on the northwest corner of the main building.

When tenants move out, usually the property manager does a thorough cleaning and paints the walls. Sunrise Management is taking it up a notch at Long Pond Village Apartments in Rotterdam. The building is 10 years old, said company owner and founder **Jesse Holland**, and customers' tastes have changed. As the apartments open up, workers are ripping out counters, carpeting and appliances and replacing them with laminate hardwood floors in the foyer, kitchen and dining room, stainless steel appliances, and new laminate counters in the kitchen.

More Information

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"The standard when it was built is different than the standard now and we want to stay competitive," Holland said.

Sunrise has remodeled 22 of the 192 apartments, moving at a pace of between two and four per month. Holland said meeting customers' expectations has to do with the quality of the product

and customer service. Sunrise offers an online platform for applications, paying rent, lease renewal and putting in a work order.

There is renewed activity off Maxwell Road in Colonie, where Keystone Builders plans to put up 50 townhouses for buyers who are at least 55 years old. After a protracted permit process — real estate developer **Jim Finning** first applied in 2004 — site prep for the complex is underway.

The builders also need approval from the state attorney general's office. Finning said he expects approval shortly. Although the 16-acre site is ideal for building, Finning said, the town required a gravity-fed sewer system, and that means adding 20,000 to 30,000 cubic yards of soil to the site. Tree removal on the site was a blow to Finning's neighbors on Margaret Drive, but planting new ones is part of the landscaping plan for the project, he said.

The builder is keeping details on the complex close to the vest until the AG gives his blessing, but Finning said he expects model townhouses to be built this fall. The new homes will start at \$395,000.

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