

TOWN OF COLONIE PLANNING BOARD MINUTES

FEBRUARY 10, 2009

PAGE 1

PRESENT: Chairperson Donovan, Members Holland, Lane, O'Rourke, Sullivan, Vaida, Counsel Stuto, Director LaCivita, Senior Planner DeLaughter

ABSENT: Member Nardacci

* Chairperson Donovan called the meeting to order at 7:00 PM at the Public Operations Center.

* The minutes of January 13, 2009 were read and unanimously adopted as amended on a motion by Member Holland seconded by Member O'Rourke.

* The Board scheduled a public hearing for consideration of a Special Use Permit for change in use of the St. Francis DeSales Church rectory at 15 Exchange Street from an accessory residence to a single family residence for 7:05 PM on March 10, 2009, on a motion by Member O'Rourke, seconded by Member Holland, with a vote of 6-0.

* At 7:05 PM the continuation from December 2, 2008 of the public hearing on the proposed **Parkside Estates** subdivision (**SD03-016**) at **179 Dunsbach Ferry Road** commenced. A stenographic record of the hearing was taken and is attached. Mr. Brad Grant of Barton and Loguidice, Town Designated Engineers, presented his firm's analysis regarding the proposed storm water management plan for the site, with a recommendation that the culvert capacity under Schaffer Drive downstream of the site be increased. Mr. Daniel Hershberg of Hershberg & Hershberg, project engineers, described the efforts taken to ensure that the existing deficiencies in the storm sewer system will not be exacerbated. He said that his client is willing to participate in the improvement of the Schaffer Drive crossing, but prefers that the Town secure necessary approvals and perform the work, with the applicant contributing design services and construction costs.

Board members asked questions regarding the condition of the existing Schaffer Drive culverts; contribution of the project to GEIS mitigation costs; traffic impacts on Dunsbach Ferry Road; and responsibility for erosion and sediment control inspections and enforcement. Members of the public raised issues including the need for more flow through the Schaffer Drive crossing; sight distance at the proposed intersection with Dunsbach Ferry Road; and buffering along the rear of adjacent lots that front on Dunsbach Ferry Road.

The Board reviewed the plans and granted final approval to the proposal on a motion by Member Lane, subject to compliance with the recommendations of the Town Designated Engineer as stated in a letter dated February 9, 2009. The motion was seconded by Member Sullivan, and adopted by a vote of 5-1, with Member O'Rourke voting against. Chairperson Donovan stated that she has requested that the Town Highway Safety Committee hold a public informational meeting to review traffic issues in the Dunsbach Ferry Road area.

* At 7:20 PM a public hearing was held on the proposed **History Hills Court** subdivision (**SD02-003**) at **617 & 619A Watervliet Shaker Road**. A stenographic record of the hearing was taken and is attached. Counsel Stuto read the notice of hearing and Mr. Skip Francis of C.T. Male Associates presented final plans. The proposal is for 14 single family residential building

TOWN OF COLONIE PLANNING BOARD MINUTES

FEBRUARY 10, 2009

PAGE 2

lots located on a southerly extension of History Hills Court. Public sewer and water and onsite storm water management would be provided.

Board members raised a number of questions regarding resolution of issues that were brought out during the concept review of the project; the length of the proposed cul-de-sac and its acceptability to emergency services; the zoning history of the properties; and the timing of other permits and approvals needed for the project. Senior Planner DeLaughter noted that a December 22, 2008 memorandum from the Town Department of Public Works was inadvertently not provided to the Board prior to the meeting. He read the conclusions of each department's comments, all stating that they have no objection to Planning Board consideration of final approval of the project. Area residents expressed concern with potential drainage impacts and impacts on wildlife. The Board tabled the hearing pending receipt of responses to the questions raised, on a motion by Member O'Rourke, seconded by Member Holland, with a vote of 6-0.

* Mr. David Brennan, representing Verizon Wireless, discussed with the Board the scheduling of a visual assessment balloon test for a proposed wireless communications tower at the Loudonville Presbyterian Church at 22 Old Niskayuna Road. The tower will require a variance from the Town Zoning Board of Appeals and site plan review by the Planning Board. The Planning Board's approval of the visual assessment date is required, and the applicant must publish notice of the test in the Town's official newspaper. The Board approved the scheduled date of February 28, 2009, with a rain date of March 2, on a motion by Member O'Rourke, seconded by Member Vaida, with a vote of 6-0.

* The meeting was adjourned at 9:35 PM on a motion by Member Lane.

_____ (Chairperson) _____

KD