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PLANNING BOARD COUNTY OF ALBANY
TOWN OF COLONIE

SHAKER POINTE AT CARONDELET
PROPOSED STATUS UPDATE

THE TAPED AND TRANSCRIBED MINUTES of the above
entitled proceeding BY NANCY STRANG-VANDEBOGART
commencing on December 1, 2009 at 8:55 p.m. at the
Public Operations Center 347 Old Niskayuna Road,
Latham, New York 12110

BOARD MEMBERS:

THOMAS NARDACCI, ACTING CHAIRMAN
MICHAEL SULLIVAN
CHARLES J. O'ROURKE
ELENA VAIDA
PETER STUTO, Jr. Esq., Attorney for the Planning
Board

Also present:

Joe LaCivita, Director, Planning and Economic
Development

Steve Grifferty, Alchester Development

Tom Romano, Clough Harbour and Associates

1 ACTING CHAIRMAN NARDACCI: Next on the
2 agenda we have a project update on Shaker
3 Pointe at Carondelet. There is no board action
4 tonight. It's just the project update for us.

5 MR. GRIFFERTY: First of all I want to
6 thank the town and the town designated
7 engineer, Joe Romano, who is here tonight and
8 Kevin and Joe from the town staff for helping
9 us coordinate the reviews.

10 We have been going through the final
11 review process and we thought that it might be
12 appropriate just because we have been through
13 that process for awhile now and it's been
14 awhile since we have been before this body to
15 give you an update.

16 I think that we're close on the final
17 town process. We've been though a couple of
18 durations of design and we know all too well
19 about the water and the stormwater management.
20 We're kind of working through the intricacies
21 of those issues.

22 One thing that you can say and that's
23 that there is plenty of water in the Town of
24 Colonie.

25 Our project is a senior living community.

1 It's sponsored by the Sisters of St. Joseph of
2 Carondelet. They've been in this town for 43
3 years. Their property is up on Delatour Road
4 and Watervliet-Shaker Road and this is
5 property that they have acquired as a buffer.
6 It was originally acquired to help provide a
7 water source to the provincial house many
8 years ago. At the time when the provincial
9 house was developed, they had to get water
10 from the City of Watervliet.

11 The property, again, has been approved as
12 a planned development district within the town
13 so there was a zoning change that was a part
14 of this process. That was our first portion of
15 this before you and then of course we've had
16 concept review. Some of the members of the
17 board were part of those discussions. Welcome
18 to all the new members if you weren't. That's
19 the reason for this update.

20 That's where we are. We would expect to
21 be before the town early next year towards our
22 final approval. I think that our timing is
23 right on that. I'll stand corrected if we
24 think that we're not close.

25 We're grateful for your time and we're

1 here if you have any questions and any
2 direction that you might see coming out of it.

3 We have met with neighbors extensively
4 early on in the process and we continue to be
5 open with neighborhood concerns and some of
6 our design work. The town designated engineer
7 specifically had been concerned about some
8 neighbors and some buffering and things that
9 we could address that might be better ways. We
10 always have the good intention but we want to
11 make sure the everybody is understanding what
12 the intentions were in terms of landscaping
13 and vegetation and buffers.

14 ACTING CHAIRMAN NARDACCI: Just so the
15 board members that weren't here know, this is
16 a PDD approved. It was reviewed here and
17 recommended to the Town Board, approved by the
18 Town Board and now they're coming back for a
19 final in the beginning of next year.

20 MR. GRIFFERTY: That's correct.

21 ACTING CHAIRMAN NARDACCI: Joe, I think
22 it would be helpful that if we're going to get
23 a packet with all of the information relevant
24 to the project -- C.J. and I were here and we
25 saw it all, but all the other members didn't.

1 MR. LACIVITA: Overall, Steve, the
2 project hasn't really changed a whole lot.

3 MR. GRIFFERTY: Our concept plan hasn't
4 changed at all. The location of the building
5 has changed a little bit. We've had to deal
6 with some of the stormwater management issues,
7 the parking and the overall density. We have
8 73% of the site that will be forever wild and
9 green. There will be one property owner here,
10 so we don't have to worry about subdivisions
11 and subsequent owners 20 years from now
12 picking up the ball and trying to run with
13 what the intent with the plan was not. Our
14 stormwater areas are going to be maintained by
15 the owner. The one owner is a not for profit
16 corporation sponsored by the Sisters of
17 St. Joseph. The majority of the board members
18 on that not for profit are members of the
19 religious order of the Sisters of
20 St. Joseph. They have added board membership
21 for different expertise but the controlling
22 issues are the charge of the Sisters of
23 St. Joseph. They are the corporate member
24 under the not for profit corporation laws.
25 It's one site so we don't have to worry about

1 some of those issues.

2 ACTING CHAIRMAN NARDACCI: I just have a
3 comment from having reviewed this and then
4 having seen other projects that are shooting
5 for a similar market. This is one of the best
6 projects that I've seen since I've been on the
7 board here in the last - going on two years.
8 It fits in with what was identified in the
9 Comprehensive Plan as a desperate need for the
10 town, which are alternative housing options
11 for seniors.

12 The architectural detail commitment to
13 the Shaker type design - it's something that
14 I've talked to other folks that have come in
15 and have tried to suggest that they go in a
16 similar path. It really just overall fits in
17 with the need. You have those issues of
18 stormwater and things like that, but it's just
19 a comment and I want to commend you and the
20 sisters for just a really, really good
21 project. It's one of those that the town will
22 really benefit from.

23 MR. GRIFFERTY: We appreciate that. Thank
24 you for that.

25 MR. LACIVITA: Joe, this has been through

1 a couple of the departmental reviews with you.

2 MR. ROMANO: Just to review for the
3 board, CHA has issued three technical review
4 letters on the project since July. The last
5 one was at the beginning of November. We have
6 been through two departmental coordinations
7 with everybody from all the departments and
8 the applicant. The last one was two weeks ago.

9 We thought that after that meeting that
10 there are still a number of technical and plan
11 clarity issues that we're working through. We
12 thought that it would be a good time to get
13 the project back in front of the board to
14 afford any questions for the applicant. We
15 expect to be able to wrap up the technical
16 review of the project in the next month or so.

17 ACTING CHAIRMAN NARDACCI: I don't have
18 any questions.

19 Mike, do you have anything in general?

20 MR. SULLIVAN: I just had one question.
21 Are there any walking trails or community
22 gardens that would be accessible to the entire
23 community as a PDD?

24 MR. GRIFFERTY: In terms of community
25 access - let me address that first and then to

1 your comment about the walking trails and
2 garden areas.

3 We have a planned building called the
4 Pointe. It's part of the project. Essentially,
5 it's a greater community center. It's a great
6 plus for this community, but it's also a great
7 resource for the town citizens as well;
8 especially citizens neighboring our property
9 of the project.

10 Educational programs will go on. Some
11 health clinics are planned for there, some
12 physician areas and wellness areas, an aquatic
13 center and fitness area also.

14 So, all of those things in terms of
15 recreational activity or cultural interests of
16 the town and members of the town are being
17 pursued. Obviously because this is a senior
18 project, we have a flare for seniors and most
19 of our programming will lean toward senior
20 issues.

21 We also have gardening areas planned for
22 the site, but they wouldn't be community
23 gardens in the sense that you would see an old
24 fashioned victory garden or something like
25 that. It will be for our residents to enjoy

1 and for our staff to do planting. We will have
2 raised garden beds so that seniors will not
3 have to bend over to do the gardening and
4 we'll do all the heavy lifting for them. They
5 can get the benefits and the fruit of their
6 green thumb. So, you have those areas.

7 The site, as I said, is 73% open. We have
8 an extensive sidewalk planned and orientated
9 to connect Watervliet-Shaker Road all the way
10 up Delatour Road and connect to an existing
11 town sidewalk. This sidewalk will be
12 maintained by the sponsorship - by Shaker
13 Pointe. The project will be maintaining those
14 sidewalks.

15 In terms of walking trails through the
16 site, because there is a protected water
17 course here and there are some other wet
18 areas, we don't have any specific plans for
19 walking trails through those areas. We do have
20 a lot of ambulation through the site. With
21 both the sidewalks and taking advantage of
22 existing town roads, this is one of the
23 benefits of the planning for this site. We're
24 benefiting from a lot of existing
25 infrastructure and we're making good use of

1 the property that's already here and the
2 resources. Those are the kind of community
3 areas that we have.

4 MR. SULLIVAN: Thank you.

5 ACTING CHAIRMAN NARDACCI: C.J.?

6 MR. O'ROURKE: No, I'm all set.

7 ACTING CHAIRMAN NARDACCI: Elena?

8 MS. VAIDA: No questions.

9 ACTING CHAIRMAN NARDACCI: Thank you very
10 much. We look forward to see it soon.

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***(Whereas the proceeding concerning the
above entitled matter was adjourned***

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at 9:05 p.m.)

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CERTIFICATION

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4 ***I, NANCY STRANG-VANDEBOGART, Notary***
5 ***Public in and for the State of New York,***
6 ***hereby CERTIFY that the record taped and***
7 ***transcribed by me at the time and place noted***
8 ***in the heading hereof is a true and accurate***
9 ***transcript of same, to the best of my ability***
10 ***and belief.***

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14 _____
 NANCY STRANG-VANDEBOGART

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17 ***Dated December 31, 2009***