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PLANNING BOARD COUNTY OF ALBANY  
TOWN OF COLONIE

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PARKSIDE AT THE CROSSINGS  
SANDCREEK ROAD  
PROPOSED CHANGE IN ELEVATION DESIGN  
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THE TAPED AND TRANSCRIBED MINUTES of the above  
entitled proceeding BY NANCY STRANG-VANDEBOGART  
commencing on August 24, 2010 at 8:34 p.m. at the  
Public Operations Center 347 Old Niskayuna Road,  
Latham, New York 12110

BOARD MEMBERS:

CHARLES J. O'ROURKE, CHAIRMAN  
MICHAEL SULLIVAN  
THOMAS NARDACCI  
LOUIS MION  
TIMOTHY LANE  
PAUL ROSANO  
ELENA VAIDA, Esq., Attorney for the Planning Board

Also present:

Joe LaCivita, Director, Planning and Economic  
Development  
  
Frank A Barbera, Barbera Homes

1           MR. LACIVITA: Mr. Barbera is here this  
2 evening. He came into the office this  
3 afternoon. Parkside at the Crossings, as you  
4 probably all know, is on Sand creek Road where  
5 the roundabout is. It is located when coming  
6 out of the Macy's parking lot. There was a PDD  
7 that was approved back in December of 2006.

8           The elevations that went along with the  
9 PEDD show this (indicating). As times change  
10 and as the economy has changed, Mr. Barbera  
11 feels that the product that he now has - being  
12 that he is the owner of the parcel - is much  
13 better and sellable. He came in with a plan  
14 this afternoon that actually makes quite a  
15 graphic change to the elevation. It keeps the  
16 same building footprints.

17           CHAIRMAN O'ROURKE: Can you pass those  
18 down?

19           MR. LACIVITA: I sure can.

20           One of the reasons that he's here today  
21 is because one of the things that we're  
22 constantly doing as a Planning Board is we're  
23 approving elevations that go before the  
24 Building Department. Mr. Barbera is in the  
25 process now of trying to get the product in

1 the ground and starting to build. Before we  
2 have any building permits or anything issued,  
3 we want to make sure that we have an approved  
4 elevation drawing.

5 MR. BARBERA: This kind of came about  
6 quickly this morning when I was in the meeting  
7 with Mike this morning and Joe happened to  
8 stop in and see this.

9 The elevations that you have before you  
10 are the new elevations. They are substantially  
11 the same as the approved elevations. When you  
12 look closely at the plans you'll see that I  
13 made better front porches and I changed one of  
14 the gables. This was conceptual. It looked  
15 nice conceptually, but structurally it did not  
16 work. Window grill patterns and materials are  
17 all the same. The columns - there are some  
18 cleaner lines. Again, this was kind of hand  
19 drawn. This is computer aided. I added some  
20 gables over the garage area so there wasn't as  
21 much roof-line showing (Indicating). I kept  
22 the same metal roof and stone and vinyl. All  
23 the gables and everything is substantially the  
24 same.

25 MR. LACIVITA: What they're actually

1 asking the Planning Board tonight is for the  
2 Chairman to sign off on the elevation as  
3 accepted and therefore it can then go before  
4 the Building Department so they can actually  
5 issue a model permit so he can start to build  
6 it and advance the project.

7 CHAIRMAN O'ROURKE: And in so doing, when  
8 Joe had asked me what I thought was important,  
9 I said to poll the Board and get your input on  
10 the elevation changes before I signed off. Me,  
11 personally, I think that the new renderings  
12 and the new elevations are superior in both  
13 quality and appearance than the former.

14 MR. NARDACCI: I'm just curious, are  
15 these all town homes?

16 MR. BARBERA: No, condos.

17 MR. NARDACCI: And you have all the  
18 approvals from the AG?

19 MR. BARBERA: We're in with the AG now.

20 MR. NARDACCI: How many units?

21 MR. BARBERA: Sixty-eight.

22 MR. NARDACCI: I'm just curious. With the  
23 market the way that it is, what's the price  
24 range?

25 MR. BARBERA: Well, nothing is public

1 yet.

2 MR. NARDACCI: I'm just curious because I  
3 know that there are a lot of condos on the  
4 market.

5 MR. BARBERA: What's nice about this  
6 project is that because the way that they are  
7 physically designed - they are designed as  
8 single family units. So, financing for the  
9 project is not an issue.

10 MR. NARDACCI: That's great.

11 CHAIRMAN O'ROURKE: They are all first  
12 floor masters. This project goes back quite a  
13 ways. There was a pre-existing footprint that  
14 I inherited that I had to design to.

15 MR. NARDACCI: I really like it. I  
16 haven't seen it before, obviously. It's really  
17 nice. The location is great. I hope you do  
18 well.

19 C.J., thanks for giving us a chance to  
20 take a look at it. I don't have a problem with  
21 that.

22 CHAIRMAN O'ROURKE: Paul?

23 MR. ROSANO: No problem.

24 CHAIRMAN O'ROURKE: Lou?

25 MR. MION: No problem.

1 CHAIRMAN O'ROURKE: Tim?

2 MR. LANE: No.

3 CHAIRMAN O'ROURKE: Mike?

4 MR. SULLIVAN: No.

5 CHAIRMAN O'ROURKE: All thumbs up.

6 MR. LACIVITA: I'd like four copies

7 signed and then I can have one for the

8 Building Department.

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*(Whereas the proceeding concerning the*

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*above entitled matter was adjourned*

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*at 8:49 p.m.)*

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