

1 PLANNING BOARD COUNTY OF ALBANY
2 TOWN OF COLONIE

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5 CORNERSTONE MEADOWS PHASE II
6 448 BOGHT ROAD
7 APPLICATION AND PUBLIC HEARING FOR
8 FINAL SUBDIVISION APPROVAL

9 *****

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11 THE TAPED AND TRANSCRIBED MINUTES of the above
12 entitled proceeding BY NANCY STRANG-VANDEBOGART
13 commencing on March 1, 2011 at 7:06 p.m. at the
14 Public Operations Center 347 Old Niskayuna Road,
15 Latham, New York 12110

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17 BOARD MEMBERS:

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- 19 PETER STUTO, CHAIRMAN
- 20 LOUIS MION
- 21 KATHY DALTON
- 22 MICHAEL SULLIVAN
- 23 TIM LANE
- 24 PAUL ROSANO
- 25 ELENA VAIDA, ESQ., Counsel to The Planning Board

Also present:

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18 Joe LaCivita, Director, Planning and Economic
19 Development

20 Joe Grasso, PE, Clough Harbour and Associates

21 Sy Kim, Sy Kim Surveyors

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1 CHAIRMAN STUTO: Next on the agenda is
2 Cornerstone Meadows Phase II, public hearing
3 and application for final subdivision
4 approval.

5 Do we have a notice that needs to be
6 read, or should we just commence with the
7 hearing?

8 MR. LACIVITA: This is actually an update
9 and review for the members. We did call a
10 public hearing, Peter. I thought that it was
11 in your packets.

12 Would you like it read into the record?

13 MS. VAIDA: The Town Planning Board for
14 the Town of Colonie, Albany County, New York.
15 Notice is hereby given that pursuant to
16 Section 276 of the Town Law, the Town Planning
17 Board of the Town of Colonie, Albany County,
18 New York, will meet and conduct a public
19 hearing at the Public Operations Center,
20 347 Old Niskayuna Road, Latham in said Town of
21 Colonie, County of Albany New York on the
22 first day of March, 2011, at 7:10 p.m. for the
23 purpose of hearing all persons upon the
24 approval, modification or disapproval of a
25 certain residential subdivision plat in the

1 Town of Colonie, County of Albany, known as
2 Cornerstone Meadows Phase II subdivision
3 consisting of approximately 26.25 acres of
4 land located at 1248 Boght Road to be divided
5 into 34 building lots. Signed, the Town of
6 Colonie Planning Board, Peter Stuto, Chairman.

7 CHAIRMAN STUTO: Joe, do you want to give
8 us an introduction on this?

9 MR. LACIVITA: Sure. This is Phase II of
10 Cornerstone Meadows. Phase I is actually
11 currently being built-out by Bob Marini.
12 Mr. Paulson is here this evening along with
13 Sang Kim to discuss Phase II and to bring the
14 Board up to date.

15 They most recently had their stormwater
16 plans approved under the old regulations for
17 DEC. Those regulations are changing as of
18 March 1, which is today. Again, it is here
19 tonight for review. It is a 34 lot residential
20 subdivision with one lot for the stormwater.

21 CHAIRMAN STUTO: Mr. Kim?

22 MR. KIM: Good evening, Mr. Chairman and
23 Board Members.

24 The project is located here on this map,
25 as you can see (Indicating).

1 This is the south side of Vliet Street.
2 There were proposed 47 lots and this was all
3 delayed.

4 I have designed this to be a sewer line
5 (Indicating). From here to here the sewer line
6 extension has been proposed. The problem was
7 that pump station was not deep enough. I got
8 permission from the Town to extend the sewer
9 line through here and come out in this area
10 (Indicating). We had a crossing that went
11 through this area. We got all the approvals
12 that we needed. We wanted to extend the sewer
13 line all the way up to Sutton Drive. That was
14 a dead-end waterline. They finally gave us the
15 green light and the approval for Phase I on
16 this. So, we designed for Phase I and for
17 Phase II.

18 Phase I was approved in 2009 and since
19 then, the Canterbury Crossings subdivision was
20 approved on the south side. They received
21 their final approval from this Board. Our road
22 is going to end here (Indicating) so what we
23 have done is try to connect to the water main.
24 That will be right up to the property line.
25 Not only that, but we proposed another

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1 connection into this side (Indicating).

2 MR. LANE: So, there will be no dead-end
3 lines?

4 MR. KIM: No. As you can see right here,
5 right now there is a dead-end right around
6 this area (Indicating).

7 MR. LANE: What lot number are you
8 looking at?

9 MR. KIM: Lot 27. There is a connection
10 to Canterbury Crossings. Also at the end of
11 Sutton Drive, there will be a connection into
12 the water main. There will be a connection
13 here to have adequate pressure.

14 We are here now for final approval and
15 the Canterbury Crossings has been approved
16 before this Board.

17 There were a few comments from the TDE,
18 Clough Harbour, and we will have addressed
19 those comments.

20 CHAIRMAN STUTO: Just so that everybody
21 knows, the Town Designated Engineer will be
22 here in a minute. We do have a review letter
23 in front of us.

24 They seem to be somewhat significant.

25 Joe, I don't know if you want to read the

1 first comment?

2 MR. LACIVITA: Sure. Actually, Peter,
3 most of the ones that you see here - actually
4 one through seven deal with stormwater
5 concerns that Mr. Grasso had. I'm sure that
6 once he gets here, he can articulate them a
7 little differently.

8 Since this letter has come out, we have
9 worked very closely with Clough Harbour and
10 Mr. Kim to actually get these comments
11 satisfied. That led us to sign-off on the MS4
12 form, which allowed Mr. Paulsen and Mr. Kim to
13 submit these to DEC, under the old
14 regulations.

15 CHAIRMAN STUTO: So, the plans were
16 stamped for the stormwater management?

17 MR. LACIVITA: The SWPPP was reviewed.
18 The MS4 document was able to be signed in
19 order to get in under the regulation. So, a
20 number of these concerns have been addressed.
21 Unfortunately, I did not print out the letter
22 that allowed me to sign-off on the MS4 to give
23 it to you this evening.

24 CHAIRMAN STUTO: Would that imply that
25 items one through seven have been satisfied?

1 MR. LACIVITA: Yes. Actually for the most
2 part, Peter, through number nine - the water
3 quality volume and everything all the way
4 through that is satisfied. Once Joe gets here,
5 he could probably articulate that a little bit
6 better.

7 Here he comes now.

8 ***(Mr. Grasso enters the hearing room.)***

9 CHAIRMAN STUTO: Hi, Joe. We're just
10 going over your letter.

11 Joe LaCivita is saying that the first
12 seven or nine comments had to do with the
13 SWPPP and that they have been addressed and
14 the plans have been signed by the SWPPP
15 officer and submitted in a timely fashion to
16 meet the deadline. Would you agree with that
17 statement?

18 MR. GRASSO: Yes.

19 CHAIRMAN STUTO: Okay. Anything else you
20 want to tell us from your comment letter about
21 Cornerstone?

22 MR. GRASSO: It's up for public hearing
23 for Phase II. SEQRA was addressed when the
24 project came in for concept, initially. SEQRA
25 has already been taken care of. There is

1 nothing that we know of from the current
2 project that would change the content of the
3 initial SEQRA determination.

4 At this point you have to just hear the
5 comments from the public.

6 CHAIRMAN STUTO: So right now, you don't
7 have any recommendations or criticisms of what
8 you suggest that we change?

9 MR. GRASSO: No.

10 CHAIRMAN STUTO: Okay, we'll take
11 questions from the Board and then we'll open
12 it up to the public.

13 Mike?

14 MR. SULLIVAN: Mr. Kim, have you
15 discussed with the developer of Canterbury
16 Crossings how you will formulate the
17 construction of Sutton Drive? How will that be
18 handled?

19 MR. PAULSEN: In the discussions that we
20 have had with various people, they will allow
21 us to go through and if we wanted to put the
22 waterline in, they would allow us to do that.
23 It would require a lot of work and money on
24 our part. We'd rather wait and see what you
25 recommend first. We have had dialogue between

1 the parties.

2 MR. SULLIVAN: If you begin construction
3 before they do, will you have a turn-around at
4 the end of Sutton Drive?

5 MR. PAULSEN: It is our hope that they
6 would start before us.

7 MR. SULLIVAN: My concern is that,
8 though, without that you have no secondary
9 means of egress.

10 MR. PAULSEN: In order to do that, if we
11 were to start before them, it's my
12 understanding that we would have to come back
13 before this Board for that.

14 MR. SULLIVAN: Thank you. That is the
15 only question that I had.

16 CHAIRMAN STUTO: Tim?

17 MR. LANE: I'm all set.

18 CHAIRMAN STUTO: Paul?

19 MR. ROSANO: Nothing.

20 CHAIRMAN STUTO: Lou?

21 MR. MION: Nothing.

22 CHAIRMAN STUTO: Anyone from the
23 neighborhood wishing to talk?

24 ***(There was no response.)***

25 CHAIRMAN STUTO: Do we have a motion to

1 close the hearing?

2 MR. LANE: I'll make a motion.

3 MS. DALTON: Second.

4 CHAIRMAN STUTO: Okay, there being no
5 objection; all in favor?

6 ***(The ayes were recited.)***

7 CHAIRMAN STUTO: All opposed?

8 ***(There were none opposed.)***

9 CHAIRMAN STUTO: Motion passed.

10 Any comments or questions before someone
11 moves the approval?

12 ***(There was no response.)***

13 CHAIRMAN STUTO: Do we have a motion?

14 MR. LANE: I'll make a motion that it's
15 conditioned on CHA's comment letter and
16 departmental comments.

17 MR. SULLIVAN: I'll second it.

18 CHAIRMAN STUTO: All in favor?

19 ***(Ayes were recited.)***

20 CHAIRMAN STUTO: All opposed?

21 ***(There were none opposed.)***

22 CHAIRMAN STUTO: The ayes have it.

23 Thank you.

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*(Whereas the proceeding concerning the
above entitled matter was adjourned
at 7:20 p.m.)*

CERTIFICATION

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

12
13
14
15 _____
 NANCY STRANG-VANDEBOGART

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18 *Dated March 14, 2011*

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