

1 PLANNING BOARD COUNTY OF ALBANY
2 TOWN OF COLONIE

3 SIENA COLLEGE
4 CENTER FOR EDUCATION
5 515 LOUDON ROAD
6 APPLICATION FOR FINAL SITE PLAN APPROVAL

7 THE STENOGRAPHIC MINUTES of the above entitled
8 public hearing BY NANCY STRANG-VANDEBOGART, a
9 Shorthand Reporter, commencing on
10 May 22, 2012 at 7:34 p.m. at the Public Operations
11 Center 347 Old Niskayuna Road,
12 Latham, New York 12110

13 BOARD MEMBERS:

- 14 PETER STUTO, CHAIRMAN
- 15 LOUIS MION
- 16 KATHLEEN DALTON
- 17 BRIAN AUSTIN
- 18 BRIAN HAAK
- 19 MICHAEL SULLIVAN
- 20 PAUL ROSANO
- 21 ELENA VAIDA, Esq., Attorney for the Planning Board

22 Also present:

- 23 Joseph LaCivita, Director, Planning and Economic
24 Development
- 25 Ted Kolankowski, PE, Barton and Loguidice
- Bob Kernan, LA Group
- Jeff McDonald

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1 CHAIRMAN STUTO: Next on the agenda we
2 have Siena College, Center for Education, 515
3 Loudon Road, Application for final site plan
4 approval.

5 Joe, do you have an introduction on this?

6 MR. LACIVITA: In the interest of time,
7 I'll make this real brief.

8 It's a three-story, 2,300 square foot
9 addition. They've been before us for sketch
10 plan November 22, 2011 and they received
11 concept shortly thereafter on March 13, 2012.
12 They are here tonight for a final approval.

13 MR. KERNAN: Hi, I'm Bob Kernan from the
14 LA Group and designer for the project.

15 This is a building being built on what
16 was a parking lot. This is the parking lot
17 here (Indicating) and it's being built into
18 the hillside. This will require some utility
19 relocation. The biggest one being the sanitary
20 relocation and easement around the building.
21 The basic water connection is the fire
22 hydrants. We've been through local meetings
23 with the Town with regards to stormwater and
24 we have resolved all the stormwater issues.

25 You may recall this is the new proposed

1 layout of the new building being built into
2 the hillside. The entrance is at the lower
3 level and at the top. There is parking and
4 access through the crosswalks at the front of
5 the building.

6 We received comments and submissions from
7 multiple departments of the Town and they were
8 very minor in nature.

9 Just to clarify a couple of things. There
10 was a question about site lighting. There is
11 no sight lighting of posts for the project.
12 There are existing lights in the parking lot
13 and across the street. There will be some
14 building mounted lighting, as well.

15 There were questions about site
16 materials, pavements and stuff like that which
17 were not in the drawing, but we do have
18 specifications that we'll share with you guys
19 so you can see the site materials that we are
20 proposing for the project.

21 There were also questions regarding units
22 on the rooftop and diffusing the sound. There
23 are no units on the top.

24 Also, we're seeking a negative
25 declaration on the SEQRA.

1 I think that's about it.

2 CHAIRMAN STUTO: Okay, we'll hear from
3 our Town Designated Engineer, Barton and
4 Loguidice represented by Ted Kolankowski.

5 MR. KOLANKOWSKI: Thank you.

6 As Mr. Kernan said, one of the main
7 comments is the material specifications on
8 some of what is shown on details. Brad Grant
9 notes that the plans lack some specifics
10 regarding materials required for paving and
11 sidewalk sub-base materials and also geo-
12 textile materials.

13 There isn't any other equipment on the
14 roof and that addresses that problem.

15 The was a question about using water
16 proofing.

17 MR. MCDONALD: Jeff McDonald. The whole
18 foundation walls are all waterproofed. We have
19 commented as well.

20 If you recall, it's going to be LEED
21 building and it's going to be a geothermal
22 system, so that's why there is nothing on the
23 roof.

24 MR. KOLANKOWSKI: I think that was pretty
25 much it for our comments.

1 There was also a comment from the PEDD
2 regarding the placement of a landscape buffer
3 for the Jonas property.

4 MR. KERNAN: That's shown on our
5 landscape plan. We'll add that to our plans
6 for the final submission.

7 You can see on this plan that we'll
8 provide some additional growth that's back
9 there to accommodate that comment regarding
10 the landscape buffer.

11 MR. KOLANKOWSKI: The department of Pure
12 Waters also had a couple of comments.

13 MR. KERNAN: I did talk to him, and I
14 think that Brad reported on them.

15 MR. KOLANKOWSKI: They also requested a
16 hold harmless agreement be drafted up.

17 MR. KERNAN: That's something that we're
18 prepared to do.

19 MR. KOLANKOWSKI: As far as SEQRA is
20 concerned, I think that your packet includes a
21 memo from the Town Attorney's office as an
22 unlisted action. There is a Part I included in
23 your packet prepared by the applicant and Part
24 II is included in the second.

25 The only potential small to moderate

1 impact related to construction on steep slopes
2 is where the water table is assumed to be less
3 than three feet. There were no other potential
4 impacts.

5 There is a draft of the notice of
6 determination of no significant effect and
7 that discusses the impacts that were
8 identified.

9 CHAIRMAN STUTO: Anybody from the public
10 want to be heard on this project?

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

12 CHAIRMAN STUTO: Board Members, comments
13 or questions?

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

15 CHAIRMAN STUTO: We've seen this project
16 a couple of times before.

17 Thanks, Siena, for being so responsive to
18 the comments and questions that we've had. I
19 think that it's going to be a nice building
20 and will be a nice addition to the college.

21 Do you want to walk us through the SEQRA?

22 MR. KOLANKOWSKI: The final resolution?

23 MR. LACIVITA: That was actually handed
24 to everyone earlier.

25 CHAIRMAN STUTO: Okay, got it.

1 MR. KOLANKOWSKI: This is the notice of
2 determination of no significant effect on the
3 environment negative declaration.

4 To all interested agencies, groups and
5 persons, in accordance with Article 8, State
6 Environmental Quality Review Act of the
7 Environmental Conservation Law and the state
8 wide regulations under the Act, the lead
9 agency has received an environmental
10 assessment form in connection with the
11 proposed action stated above. The lead agency
12 has determined that the said proposed action
13 will result in no major effects and therefore
14 will not have any significant effect on the
15 environment and therefore that the
16 environmental impact statement is not required
17 to be prepared with respect to the said
18 action.

19 This notice is a negative declaration in
20 accordance with the Act. The lead agency is
21 the Town of Colonie Planning Board. The person
22 to contact with further information is Rebekah
23 Nellis Kennedy of the Town Attorney's office.
24 This is for the Siena Center for education and
25 social sciences, 505 Loudon Road. Construction

1 is 23,335 square foot educational building
2 located at 505 Loudon Road, Town of Colonie,
3 County of Albany.

4 Reasons for determination of
5 non-significance: Lead agency has reviewed the
6 application, site plans, project description
7 and all supporting documentation, conducted
8 further investigations into the project and
9 its environmental effects as the lead agency
10 as deemed appropriate. Based on this review,
11 the lead agency has determined that the action
12 will have no significant effects on the
13 environment.

14 Impact on land: The project will result
15 in a physical change to the site, including
16 the addition of a building, stormwater
17 management facilities and landscaping. A
18 portion of the site has been previously
19 developed for use as a paved parking lot. The
20 Development of the project site will
21 inherently result in an increase in stormwater
22 runoff. The project concludes erosion
23 protection measures to reduce the potential
24 for wind and soil erosion. The project,
25 therefore, should not result in significant

1 adverse impacts on drainage conditions.

2 Slopes greater than 15 percent exist in
3 isolated areas on the site. Project plans
4 include appropriate slope stabilization and
5 erosion control measures. Those areas greater
6 than 15 percent slope proposed to be disturbed
7 will be regarded to accommodate the
8 development.

9 Portions of the project will take place
10 on land where the depth to the water table is
11 assumed to be less than three feet. The
12 project has been designed to mitigate impacts
13 caused in such areas by limiting the amount of
14 disturbance in the areas of high groundwater.

15 Based on the above it appears that the
16 project will not have significant effect on
17 environment related to land resources.

18 It's concluded that the Town of Colonie
19 Planning Board had addressed anticipated areas
20 of environmental concern raised by the
21 project.

22 Based upon that review, the criteria for
23 determining significance contained in the
24 SEQRA regulations and the rules of
25 reasonableness, the Planning Board issues this

1 negative declaration including the facts and
2 circumstances which the project will not
3 result in a significant adverse environmental
4 impacts.

5 The environmental impact statement will
6 therefore not be required.

7 CHAIRMAN STUTO: Okay, any comments or
8 questions on that?

9 MR. KERNAN: Actually, that's 515 and not
10 505 Loudonville Road.

11 CHAIRMAN STUTO: Okay, we'll let the
12 record reflect that. Thank you.

13 Any other comments or questions?

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

15 CHAIRMAN STUTO: Do we have a motion?

16 MR. MION: I'll make a motion.

17 MR. AUSTIN: Second.

18 CHAIRMAN STUTO: Any comments or
19 questions now?

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

21 CHAIRMAN STUTO: There being none, I'll
22 take a vote.

23 All those in favor?

24 ***(Ayes were recited.)***

25 CHAIRMAN STUTO: All those opposed?

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

2 CHAIRMAN STUTO: The ayes have it.

3 The main question before the Board is
4 final site plan approval, contingent upon
5 compliance with all the comments, Town
6 departments and the TDE and those issues
7 raised tonight.

8 MR. AUSTIN: I'll make a motion.

9 MR. MION: I'll second it.

10 CHAIRMAN STUTO: All those in favor?

11 **(Ayes were recited.)**

12 CHAIRMAN STUTO: All those opposed?

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

14 CHAIRMAN STUTO: The ayes have it.

15 The resolution is passed;
16 congratulations.

17 MR. KERNAN: Thank you.

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20 **(Whereas the proceeding concerning the above**
21 **entitled matter was concluded at**

22 **7:47 p.m.)**

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CERTIFICATION

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

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15 **NANCY STRANG-VANDEBOGART**

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18 **Dated June 25, 2012**

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Legal Transcription

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