

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 SHAKER POINTE AT CARONDELET
 48 DELATOUR ROAD
 5 AMENDMENT TO FINAL SITE PLAN

6 *****

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8 THE STENOGRAPHIC MINUTES of the above
 9 entitled matter by NANCY STRANG-VANDEBOGART, a
 10 Shorthand Reporter, commencing on January 8, 2013
 11 at 7:02 p.m. at The Public Operations Center, 347
 12 Old Niskayuna Road, Latham, New York

13 BOARD MEMBERS:
 14 PETER STUTO, CHAIRMAN
 15 TIMOTHY LANE
 16 LOU MION
 17 BRIAN AUSTIN
 18 KAREN GOMEZ
 19 SUSAN MILSTEIN
 20 KATHY DALTON

21 ALSO PRESENT:

22 Elena Vaida, Esq., Counsel to the Planning Board

23 Joe Grasso, Clough Harbour and Associates

24 Joe LaCivita, Director, Planning and Economic Development

25 Karen Galinski, Alchester Development

Walter Gunning

1 CHAIRMAN STUTO: Welcome to the Town of Colonie
2 Planning Board.

3 We want to welcome Susan Milstein who was a
4 Member of the Zoning Board of Appeals and is now a
5 Member of the Planning Board.

6 Welcome Susan.

7 Joe, do we have any business to discuss?

8 MR. LACIVITA: One of the things I'd like to just
9 mention to the Members of the Board and also to the
10 business community: The past couple of years the Town
11 of Colonie Planning Department started the Small
12 Business Advisory Council. They're really trying to
13 look at what the needs are of the small business
14 community including the permitting process and so on,
15 as it goes through. Small business has typically come
16 into the Town as change in tenancy. The landlord is
17 the one that pretty much gets projects through the
18 process.

19 What we're doing for the small business
20 community is a forum at the Crossings on January
21 16th from 5:30 to 8:30 and it's "Starting and
22 Growing your Business in the Town of Colonie". We
23 have representatives from the State of New York
24 Economic Development Council. We also have
25 financial institutions, as well, to give small

1 businesses information to walk away with as to how
2 they can start a business in Colonie, or to expand
3 a business in Colonie. So, if you'd like to
4 attend, we would invite you.

5 CHAIRMAN STUTO: Can you state the date and time?

6 MR. LACIVITA: January 16th from 5:30 to 8:30 and
7 it's going to be at the Crossings Park. There will
8 probably be about 17 or 18 representatives from various
9 lending institutions and other agencies that give out
10 funding and entrepreneurial assistance.

11 CHAIRMAN STUTO: Good luck. That sounds like a
12 great idea.

13 Shall we call the first item on the agenda?

14 MR. LACIVITA: Sure. The first item on the agenda
15 is Shaker Pointe at Carondelet, 48 Delatour Road which
16 is an amendment to the final site plan. It's for
17 back-up generators. This is one of the constricting
18 problems when we have PED legislation. When it goes to
19 the Town Board for adoption, it becomes very finite
20 because what is on the plans is really what they can
21 do. Unfortunately, back-up generators were left off
22 the plans when it came to be. So, we're here to adopt,
23 hopefully, four generators for their back-up systems
24 for four housing units.

25 And now I'll call someone from the Shaker

1 Pointe at Carondelet.

2 MS. GALINSKI: Good evening. My name is Karen
3 Galinski and I'm with Alchester Development. We are
4 assisting the Sisters of St. Joseph with the
5 development of their Shaker Pointe at Carondelet senior
6 living retirement community.

7 I'd like to introduce Sister Lauren
8 Vandermark and Sister Mary Catherine Ryan. Both
9 are project coordinators and members of our
10 executive team who are with us tonight. Also with
11 us is Katherine Grifferty, President of Alchester
12 Development.

13 As you have read, we are requesting a minor
14 site plan revision of four residential size
15 generators to two buildings constructed in the
16 first phase of construction of our project. It
17 was always the intent, as Joe said, to include
18 generator back-up on the campus which is deemed to
19 be imperative for seniors who are more vulnerable
20 when there is a power outage. The proposed
21 generators, although discussed in our initial
22 phase, were left off the final site plan that was
23 originally submitted. Since the completion of the
24 buildings in question, we will be installing
25 generators on the remainder of the campus.

1 Specially, our request involves the installation
2 of two generators at building 4, and two
3 generators at building 5 as shown on Sheet 4.1
4 entitled "The Layout Plan, North Project Site"
5 which you have been provided for review.
6 Katherine has the section of the plan right there
7 (Indicating). It's the far left corner. We refer
8 to these buildings as our courtyard residences.
9 Each building is comprised of four separate
10 apartments that are approximately 1,200 to 1,300
11 square feet. We propose to add two generators at
12 each building. One is a 14 kilowatt generator and
13 the other would be a 20 kilowatt generator. The
14 smaller generator would run two apartments. The
15 larger generator would run the other two
16 apartments, plus the house panel on the building.
17 It would be appear to be simitar in size from the
18 outside, but the parts inside would be slightly
19 different. They will be set and connected
20 identically to the generators that are already
21 installed in the cottage portion of our campus
22 already. They operate the exact same way. We
23 anticipate that they would be run for maintenance
24 about once a week, approximately at 2:00 p.m. in
25 the afternoon to avoid any disruption from

1 sleeping or anything like that. That time could
2 be changed. They are programmable, so we could
3 change the time if there were any objections to
4 that.

5 These are gas engine air cooled standard
6 resident generator sets with dimensions in inches;
7 48 by 25 by 29. Sound output is minimal. We do
8 have spec sheets here for both of the generators,
9 if you'd like to have them for your file.

10 That's all I have. Thank you for this
11 opportunity to present this request. We are
12 grateful for the Town's input and support and if
13 you have any questions, I'll try to answer them.

14 CHAIRMAN STUTO: Can you pass those spec sheets
15 around? I'm sure that some of the Board Members want
16 to see them also.

17 Anyone from the neighborhoods want to speak
18 on this project or for another one, please sign in
19 on the sign-in sheet to my right.

20 MR. LACIVITA: I'm sorry, I should say that this
21 has been through all department reviews at this point
22 in time. It's a typical back-up generator that a
23 standard residence would have. The reason they are
24 here again tonight is that the Building Department
25 can't issue a building permit because it's not on the

1 plans. So, we're here to try to get that adopted.

2 CHAIRMAN STUTO: Do they kick in automatically
3 when there is an interruption in electricity? Is that
4 how that works? It's automatic?

5 MS. GALINSKI: Yes.

6 CHAIRMAN STUTO: I got a call on this, so I have
7 to ask you the question relative to the call that I
8 received which was from the neighborhood on the other
9 side of Delatour, as you enter in on Route 2, near the
10 indoor baseball facility.

11 What kind of noise do they make? What is the
12 impact on that neighborhood? What is being done
13 to make sure that the noise doesn't impact the
14 neighborhood?

15 MS. GALINSKI: These are residential generators.
16 The sound output is very minimal. Like I said, we have
17 a number of generators on-site already. If they aren't
18 hearing that now, they're not going to hear the
19 addition of these two. They're just too far away.

20 CHAIRMAN STUTO: I don't know if they're hearing
21 them now. How far away would you say is the nearest
22 house over there?

23 MS. GALINSKI: We're probably almost a mile, or
24 three-quarters of a mile from that facility. I think
25 that the nearest residences would be Shaker Commons in

1 back of us. Then, the apartment complex.

2 CHAIRMAN STUTO: Is there any way that you can
3 quantify the noise that they generate when they do kick
4 on? How many times will they kick on a year?

5 MS. GALINSKI: On the spec sheet on Page 4, it has
6 a number about noise. I don't know what that is in
7 terms of decibels or sound; maybe you do.

8 CHAIRMAN STUTO: Are you an engineer?

9 MS. GALINSKI: No, I'm just with the development
10 office. It's actually on Page 3. It says sound output
11 and EDA at 23 feet; it's 66.

12 CHAIRMAN STUTO: Can we get one of our engineers
13 to put that into perspective for free?

14 MR. GRASSO: I think that ambient noise levels in
15 a room setting like this would be like between 55 and
16 60. It is a logarithmic scale. I would not be
17 concerned with something that would be up to 75.

18 CHAIRMAN STUTO: The logarithmic thing throws me
19 off a little bit. It's been a little while since I
20 took a course that requires that.

21 MR. LACIVITA: I can tell you that my neighbor has
22 one and I don't think that it's any louder than my air
23 conditioning going on when you hear it kick on. Again,
24 for the time period, most people won't be home during
25 these time frames anyway.

1 MS. GALINSKI: They are running right now on-site
2 and we haven't had any complaints.

3 CHAIRMAN STUTO: Is there anyone from the
4 neighborhood that wants to speak on this before the
5 public?

6 MR. GUNNING: I live in Shaker Commons and I
7 haven't heard anything.

8 CHAIRMAN STUTO: Could you say your name for the
9 record, please?

10 MR. GUNNING: Walter Gunning.

11 (There was no response.)

12 CHAIRMAN STUTO: Kathy?

13 MS. DALTON: I don't have anything.

14 CHAIRMAN STUTO: Lou?

15 MR. MION: Nothing.

16 CHAIRMAN STUTO: Brian?

17 MR. AUSTIN: I don't have anything.

18 CHAIRMAN STUTO: Susan?

19 MS. MILSTEIN: No questions.

20 CHAIRMAN STUTO: OKay, do we need to do any SEQRA
21 on this?

22 MR. LACIVITA: Not at this time.

23 CHAIRMAN STUTO: Are we ready to make a motion on
24 this?

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

1 MS. DALTON: I'll second it.

2 CHAIRMAN STUTO: A motion on the amendment to the
3 final site plan. It's been made and seconded.

4 All those in favor say aye.

5 (Ayes were recited.)

6 CHAIRMAN STUTO: All those opposed?

7 (There were none opposed.)

8 CHAIRMAN STUTO: The ayes have it.

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10 (Whereas the proceeding was concluded at
11 7:11 p.m.)

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CERTIFICATION

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

NANCY STRANG-VANDEBOGART

Dated January 9, 2013

