

1 PLANNING BOARD COUNTY OF ALBANY  
 2 TOWN OF COLONIE  
 3 \*\*\*\*\*  
 4 CANTERBURY CROSSINGS  
 5 PHASE II AND PHASE III  
 6 SITE PLAN AMENDMENT - BUILDING ELEVATIONS  
 7 \*\*\*\*\*  
 8 THE STENOGRAPHIC MINUTES of the above  
 9 entitled matter by NANCY STRANG-VANDEBOGART, a  
 10 Shorthand Reporter, commencing on May 7, 2013 at  
 11 7:13 p.m. at The Public Operations Center, 347 Old  
 12 Niskayuna Road, Latham, New York

11 BOARD MEMBERS:  
 12 PETER STUTO, CHAIRMAN  
 13 BRIAN AUSTIN  
 14 KAREN GOMEZ  
 15 TIMOTHY LANE  
 16 SUSAN MILSTEIN  
 17 KATHY DALTON

17 ALSO PRESENT:  
 18 Elena Vaida, Esq., Counsel to the Planning Board  
 19 Joe LaCivita, Director, Planning and Economic Development  
 20 Robert Marini, Marini Builders

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1                   CHAIRMAN STUTO:  Would you like to give us an  
2                   introduction on this?  I think this is a similar  
3                   presentation.

4                   MR. LACIVITA:  Yes, it is a similar presentation  
5                   by Mr. Marini.

6                   This project, as you know, was a multi-year  
7                   project that was before the Planning Board and a  
8                   multi-year project with the Town, as a whole.  
9                   Different developers were in getting their  
10                  approvals.

11                  Mr. Marini came in and was developing  
12                  Cornerstone Meadows, which is on the other side of  
13                  Boght Road.  He has a similar product line that is  
14                  currently within that development.  He has options  
15                  on Phase I and is currently in the construction in  
16                  Phase II and III of Canterbury Crossings.  He has  
17                  options on the next phase.

18                  One of the things that the previous developer  
19                  had put in there and specific to tonight's action  
20                  is going to be looking at the line item two on the  
21                  site plan, which actually talks about no garage  
22                  exceeding 50 percent of the width of the home.  
23                  That's not a product line that Mr. Marini has for  
24                  this development and he's here tonight to talk  
25                  about that.  We're looking to have that note

1 removed from the site plan that's currently  
2 involved. Mr. Marini has a number of homes being  
3 sold for that development.

4 CHAIRMAN STUTO: Can you repeat that again? What  
5 are we being asked to vote on?

6 MR. LACIVITA: Yes. In the site plan that I have  
7 in your packets, item two under typical lot line layout  
8 is item two where "the garage door width facing the  
9 street shall not exceed 50 percent of the width of the  
10 home." We're removing that note because all the homes  
11 are in front of --

12 MR. MARINI: One clarification Joe. The note that  
13 we want to change is on a traditional lot. You have  
14 different lot layouts here. You have a carriage type  
15 lot which is here (Indicating). Then there is the  
16 traditional lot that you're talking about here  
17 (Indicating). There is a note on here that says that  
18 "no garage shall extend beyond the habitable area of  
19 the house." That's what I'm here to change. I don't  
20 care about the width of the garage. All my houses  
21 comply with that.

22 I'm Bob Marini from Marini Builders. We came  
23 in -- I don't know the exact dates, but it was  
24 back in January. This project was an addition and  
25 was originally approved for Amedore Homes. We

1           came in and purchased 60 lots and that is known as  
2           Phase II of Canterbury Crossings. It's adjacent  
3           to Cornerstone Meadows. I built 24 homes in there  
4           and I'm going to build another 34. We had to come  
5           back in and amend the PDD for the homes that we  
6           were going to build there, as opposed to what  
7           Amedore had proposed to build. The carriage  
8           homes, with regard to the garages, extend beyond  
9           the front of the house -- I agree with that  
10          concept. I've started that concept. I'm building  
11          Lake Ridge to that concept because a carriage  
12          homes are smaller homes on a narrow lot and the  
13          street scape isn't that attractive when the garage  
14          takes over the facade of the house. Our carriage  
15          home product is designed to meet that regulation.

16                 We provided this Board back in January to  
17          amend the PDD -- that was for the traditional  
18          homes which is what you have in front of you here,  
19          and some of our houses in the traditional  
20          collection -- the garages are recessed from the  
21          front of the home and we have others that extend  
22          beyond. The scale and the size of a traditional  
23          home on these lots is really not that important.  
24          We've been building many homes in the Town of  
25          Colonie and other municipalities in the area where

1 the garages have to be recessed in the front of  
2 the house because you're dealing with larger width  
3 lots, you're dealing with side entry garages and  
4 different elevations. So, the street scape kind  
5 of takes care of itself in that situation. To be  
6 quite honest, I was not expecting to see that note  
7 as it pertains to the traditional lots because  
8 it's typically not something that is seen on an  
9 approval for traditional home lots. This Board  
10 looked at those plans back in January and said  
11 that it was okay. I think that it was never  
12 picked up at the time about that note on the  
13 plans.

14 CHAIRMAN STUTO: When they say "extend beyond the  
15 habitable area" does that mean towards the street?

16 MR. MARINI: Yes. Here is an example of a house  
17 (Indicating). So, here is a house that can be built  
18 with a side entry garage or front facing garage. It's  
19 pretty typical of the homes that we've been building  
20 for the last 15 or 20 years. It's just that as time  
21 goes on, the houses get more sophisticated. They get  
22 textures that get added to the front like brick, stone,  
23 cedar shakes and things like that. So, it's very  
24 similar to what we've built in Canterbury Crossings and  
25 Dutch Meadows. There are similar homes there as well.

1                   CHAIRMAN STUTO: So, we're being asked to vote on  
2 eliminating that one note; is that correct?

3                   MR. MARINI: For the traditional homes; correct.

4                   MS. DALTON: Can you repeat the note?

5                   MS. GOMEZ: "No garage shall extend beyond a  
6 habitable area of the house."

7                   CHAIRMAN STUTO: Anybody from the public here that  
8 wants to be heard on this one?

9                   (There was no response.)

10                  CHAIRMAN STUTO: Any comments or questions from  
11 the Board?

12                  MR. LANE: I'm surprised that it's something that  
13 requires an action of this Board.

14                  MR. LACIVITA: The problem is that because it's on  
15 the site plan, now he's trying to get building permits.  
16 He's already sold a couple of these homes and he's  
17 trying to get building permits. That's where the  
18 Building Department and the Planning Department  
19 sometimes don't work on the same processes. So, that's  
20 what we're trying to remove it for so that the actual  
21 Building Department can issue permits.

22                  MR. MARINI: I have a customer pretty upset with  
23 me right now because I can't start their house.

24                  CHAIRMAN STUTO: Any further comments or  
25 questions?

1 (There was no response.)

2 CHAIRMAN STUTO: Do I have a motion?

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

4 MR. AUSTIN: I'll second that.

5 CHAIRMAN STUTO: All those in favor, say aye.

6 (Ayes were recited.)

7 CHAIRMAN STUTO: All those opposed, say nay.

8 (There were none opposed.)

9 CHAIRMAN STUTO: The ayes have it.

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11 (Whereas the above proceeding was concluded

12 at 7:14 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.

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NANCY STRANG-VANDEBOGART

Dated May 8, 2013