

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

4 VAN GEEST
301 SAND CREEK ROAD
5 SKETCH PLAN REVIEW

6 *****

7 THE STENOGRAPHIC MINUTES of the above entitled
8 matter by NANCY STRANG-VANDEBOGART, a Shorthand
9 Reporter, commencing on November 19, 2013 at 7:07 p.m.
at The Public Operations Center, 347 Old Niskayuna
Road, Latham, New York

10 BOARD MEMBERS:
11 PETER STUTO, CHAIRMAN
12 BRIAN AUSTIN
13 TIMOTHY LANE
14 LOU MION
15 KATHY DALTON
16 KAREN GOMEZ

17 ALSO PRESENT:
18 Joe LaCivita, Director, Planning and Economic Development
19 Elena Vaida, Esq., Special Counsel to the Planning Board
20 Luigi Palleshi, ABD Engineers and Surveyors
21 Chuck Voss, PE, Barton and Loguidice

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

3 Joe, do we have any preliminary matters before we
4 start calling up projects?

5 MR. LACIVITA: The only thing that we have is the 2014
6 calendar, which I will send down to you. We'll have that
7 posted onto the website soon. This is the 2014 that we will
8 adopt.

9 CHAIRMAN STUTO: When are you looking for a vote on
10 that?

11 MR. LACIVITA: We could look at it at the next
12 meeting, or we could do it on December 3rd or 17th. We just
13 need to have it before the new season starts. We took into
14 consideration all the holidays, all the school breaks and
15 everything along the way.

16 CHAIRMAN STUTO: Okay, we'll look that over. If we're
17 comfortable tonight, we can do it tonight.

18 MR. LACIVITA: The only thing to pay attention to is
19 November. We typically try to do things on the first and
20 third. We have two holidays. When we get back into it, the
21 November 26th gives us three weeks. It makes it really
22 tight with holidays in between. November will be a simple
23 month and there will be just one meeting.

24 CHAIRMAN STUTO: You're proposing the 18th right now?

25 MR. LACIVITA: Yes, just the 18th which would be the

1 third Tuesday.

2 CHAIRMAN STUTO: All the holidays are on Tuesdays in
3 November?

4 MR. LACIVITA: Yes, actually Peter, all the federal
5 holidays - there is the 11th for Election and for Veterans
6 Days. All the Planning Board dates are in yellow and it's
7 the first and third Tuesdays.

8 CHAIRMAN STUTO: Okay, we'll digest that and respond.
9 Anything else administratively that we need to
10 address?

11 MR. LACIVITA: No, nothing at this point.

12 CHAIRMAN STUTO: Okay, do we have a representative
13 from the Shelter Cove PDD?

14 MR. MION: That's done. We did it already.

15 CHAIRMAN STUTO: For the record, I was recused from
16 that item.

17 The Van Geest Subdivision, 301 Sand Creek Road.
18 This is an application for Sketch Plan Review.

19 Joe, can you give us an introduction on this?

20 MR. LACIVITA: This is being overseen by ABD Engineers
21 and our Town Designated Engineer, Barton and Loguidice.
22 We're here for sketch plan for 301 Sand Creek Road. It's a
23 13-lot subdivision. I think that it's the old Van Geest
24 Nursery.

25 I'll turn that over to Luigi.

1 MR. PALLESHI: Good evening. I'm Luigi Palleshi with
2 ABD Engineers and Surveyors.

3 I'm here tonight representing the applicant here.
4 The project is located at 301 Sand Creek Road. As Joe
5 has mentioned, it's the old Van Geest property that was
6 operated as a nursery on a 9.2 acre parcel. The front
7 portion of his home is to remain on 1.6 acres.

8 The applicant is proposing to extend a new
9 cul-de-sac off of Campagna Drive directly across from
10 the Winifred Drive. The cul-de-sac is approximately
11 1,200 linear feet. The site has access to sewer and
12 water. The sewer will drain via gravity through an
13 easement and onto Campagna Drive. The water will be
14 moved from Campagna Drive at the proposed entrance of
15 the cul-de-sac here (Indicating) and looped to Sand
16 Creek Road. Right now the drainage for the site drains
17 from the cemetery down to the rear of the proposed
18 homes. We're proposing porous pavement for the entire
19 cul-de-sac and we're out there with the Town of
20 Colonie's Stormwater Department. We've done several
21 test pits as a requirement for DEC stormwater
22 regulations and the porous pavement design.

23 I think that I mentioned everything here. I think
24 that at this time I'll turn it over to the Board. If
25 you have any questions, I'll be glad to answer them.

1 CHAIRMAN STUTO: Okay, I think that we'll give our
2 Town Designated Engineer a chance to give us comments on
3 this.

4 Chuck?

5 MR. VOSS: Thank you, Mr. Chairman. We've taken a
6 preliminary look at te project as proposed. There are just
7 some minor updates for the Board from the earlier
8 submissions that I think that you probably have. Originally
9 the applicants were proposing to put a sewage pump station
10 between Lots 11 and 10 and at the recommendation of the Town
11 Departments, Pure Waters - that's been eliminated for
12 gravity sewer as Luigi just mentioned. We're definitely
13 pleased to see that. I think that the Town wasn't really
14 interested in taking on another pump station facility for a
15 subdivision this size.

16 The porous pavement, we like to see certainly for
17 the road and I think that will be certainly significant
18 toward their stormwater management. So, we'll just see
19 what the final designs look like on that as they move
20 along. As Luigi mentioned the cul-de-sac is about
21 1,200 or 1,300 linear feet.

22 Some of the early DCC comments were that the
23 cul-de-sac exceeded the generally accepted length of
24 750 feet by Fire Services. They like to have
25 cul-de-sacs to have multiple access points for them to

1 be a little longer than 700 or 800 feet just to provide
2 a second means of ingress or egress.

3 Luigi, I'll let you touch on that.

4 MR. PALLESHI: I did forget to mention that there is
5 an agreement that's being worked up with the cemetery and
6 there is a paved emergency access and emergency gate to
7 allow for that emergency secondary access to the cul-de-sac.
8 That would come off of Sand Creek Road. There is a paved
9 entrance route through the cemetery and we'll be providing
10 paved access point right at the end of the cul-de-sac here.

11 MR. MION: I have a question about that. Have you
12 been back there?

13 MR. PALLESHI: Yes.

14 MR. MION: Do you really think that a fire truck would
15 make it if they have to get through there and make the turn
16 without going over the graves and maybe make it between the
17 trees? Also, without sinking into the pavement that's
18 there?

19 MR. PALLESHI: We're certainly providing a large
20 enough radius for them to come into our site here.

21 MR. MION: I'm talking about coming off of Sand Creek.
22 That's very, very tight. The cars have a hard time going
23 through there.

24 MR. PALLESHI: We can look into that.

25 MR. MION: It's very narrow and you have some very old

1 graves there.

2 MR. PALLESHI: This isn't the only access route from
3 Sand Creek. There are several other paved areas.

4 MR. MION: Through the cemetery?

5 MR. PALLESHI: Yes.

6 MR. MION: I guess my question is if you do get this
7 easement, are you going to redo the roads within the
8 cemetery to make them so that vehicles can't sink? With
9 what is there now, they're going to sink.

10 MR. PALLESHI: We'll have to look at that.

11 MR. MION: The radius turn in any one of those spots
12 in that cemetery is very tight. I was back there talking to
13 the cemetery people and at times they have issues with the
14 trucks that bring in the vaults sometimes making those
15 turns. You're talking apparatuses quite larger than what
16 I'm talking about there.

17 MR. PALLESHI: That's understood.

18 MR. MION: I think that you might really want to look
19 at that and reconsider.

20 MR. VOSS: The other issue - just to mention for the
21 Board's information - was on the north side of proposed Lot
22 2. The applicant is proposing an interconnect access to the
23 Crossings Park. It's more of a pedestrian access trail
24 through there.

25 Is that shown on those plans there?

1 MR. PALLESHI: That is on the plan here (Indicating).
2 It's located in the northern portion of Block 2. They had
3 asked for it between Lots 1 and 2. We felt that it was
4 better to have it on the northern portion. This way you're
5 not taking up land between two lots and you don't have
6 people walking in between the two lots. You just keep it
7 all on that Lot 2. They can have access to it from the
8 right of way.

9 CHAIRMAN STUTO: Who had requested that? One of the
10 departments?

11 MR. VOSS: Yes, it was coming from Planning.

12 CHAIRMAN STUTO: What is your feeling on that?

13 MR. VOSS: I tend to agree with that. If you can
14 avoid forcing people to walk between houses and try to push
15 them to the edge - it is a natural edge up on the north side
16 of Lot 2 between the existing subdivision and the cemetery.
17 It's wooded in there. It's more of kind of a pedestrian
18 corridor, anyway. It's where that road stub would be. It
19 seems to make more sense.

20 CHAIRMAN STUTO: I'm trying to understand where that
21 connects up. Does that connect up to the Crossings per se,
22 or to that electrical easement where they have the trails?

23 MR. VOSS: I believe that it goes right into the
24 Crossings. It goes right into the park.

25 CHAIRMAN STUTO: The back end of the open field? I'm

1 looking at the aerial and I'm trying to picture it.

2 MR. VOSS: I'm not sure, Pete. I haven't looked at it
3 from that side. We can look at that and see.

4 CHAIRMAN STUTO: Is there a plan to connect that up
5 somehow or no?

6 MR. VOSS: There may be. There may be a trail linkage
7 there.

8 Other than that, it's relatively straight forward.
9 Again, sewer and water is on-site. We like the loop
10 water system. We think that is certainly an
11 improvement. There is an existing easement that comes
12 through the site right now that brings water in. That
13 should be utilized.

14 Fire Services, again, mentioned two hydrants
15 potentially along the side. You had one listed further
16 in.

17 MR. PALLESHI: No, there is two on the plan. There is
18 an existing one just right off of Campagna where the site
19 connects.

20 MR. VOSS: Other than that, it's pretty straight
21 forward.

22 CHAIRMAN STUTO: There are no waivers or anything to
23 be requested?

24 MR. VOSS: No.

25 CHAIRMAN STUTO: It's economically feasible to do this

1 with houses on only one side of the road - to do all that
2 infrastructure?

3 MR. VOSS: Yes.

4 CHAIRMAN STUTO: I'll open it up to the Board.
5 Susan, do you want to start on your end?

6 MS. MILSTEIN: Not at this point.

7 CHAIRMAN STUTO: Karen?

8 MS. GOMEZ: I don't have anything right now.

9 CHAIRMAN STUTO: Tim?

10 MR. LANE: My only concern is the length as well. Per
11 Lou, if you can't work something as far as that access, that
12 might be a problem.

13 CHAIRMAN STUTO: They'll have to work out something.
14 What is the lineal length of the road, again?

15 MR. PALLESHI: It's about 1,250 feet.

16 CHAIRMAN STUTO: Brian?

17 MR. AUSTIN: I'll echo what he's saying. For
18 emergency response, it's a must. As you're going through
19 the cemetery, there are the graves. That would be the only
20 concern. The other concern I guess is just the fact that it
21 is laid out facing the cemetery.

22 CHAIRMAN STUTO: Well, we haven't heard from the
23 neighbors.

24 MR. AUSTIN: That's right. Right now, I think that it
25 looks good.

1 CHAIRMAN STUTO: Lou?

2 MR. MION: Again, I have a big concern about the
3 cemetery going through there. It's something that you may
4 want ot consider since it is so long. I don't know what
5 Fire Department would be in this area, but what we have done
6 in the past is the houses towards the end of the cul-de-sac
7 have sprinkler systems in them, which might be a good idea.
8 It's just something to think about.

9 MS. DALTON: Can you say how long the cul-de-sac is?
10 The paperwork I have says 2,250 feet and you just said 1,250
11 feet.

12 MR. PALLESHI: The paperwork is incorrect. It is
13 1,250 feet.

14 MR. VOSS: Yes, we verified that today. We were
15 looking at that as well. It's a typo from my clients.

16 MS. DALTON: We don't have notes from the Fire
17 Department, do we?

18 MR. MION: Yes, we do.

19 CHAIRMAN STUTO: I echo everything that everyone else
20 said here. I would also think hard about the connectivity
21 to the Crossings. I'd like to have more information of how
22 that is going to work into the park. I think that it's a
23 great idea.

24 I'll just ask for reaction since it pops into my
25 mind. I'm wondering if it would be better off to

1 invite the rest of the neighborhood to be closer to the
2 beginning of the road? In other words, before Lot 1 -
3 on the bottom section of Lot 1 -

4 MR. PALLESHI: For that connection?

5 CHAIRMAN STUTO: I just ask for your reaction.
6 Probably the person who already lives there wouldn't like it
7 so much.

8 MR. PALLESHI: Again, you're between the two lots to
9 make the cross connection there. Here, you have the
10 cemetery -

11 CHAIRMAN STUTO: But you're on the back of one
12 person's lot, right?

13 MR. PALLESHI: Yes, you're on the back of one and on
14 the side of one, right.

15 MR. LANE: Somebody is going to have a walkway on the
16 side of their house.

17 MR. PALLESHI: Let's look at the connectivity of the
18 Crossings and we can work with that.

19 MS. MILSTEIN: I have a question. Are there any
20 sidewalks on here proposed?

21 MR. PALLESHI: No.

22 MS. MILSTEIN: That's something that I'd like to see.

23 CHAIRMAN STUTO: Do you know what types of houses
24 you're looking to build here? What is the square footage?

25 MR. PALLESHI: I'm not the builder. The square

1 footage will be what is comparable to what's here. The
2 builder isn't here.

3 CHAIRMAN STUTO: Don't you think you should have that
4 answer before you come here, or no?

5 MR. PALLESHI: No, not in a preliminary state.

6 CHAIRMAN STUTO: I disagree. I think that you should
7 have that answer. The houses there are a lot older than
8 what you are proposing. That builder builds a great house
9 and they're usually bigger houses than what I understand to
10 be there right now.

11 MR. PALLESHI: We're showing like a 2,000 square foot
12 footprint.

13 CHAIRMAN STUTO: Is that what you're thinking?

14 MR. PALLESHI: Yes.

15 MR. LANE: What are the houses along Campagna?

16 MR. PALLESHI: About the same. Some are a little
17 less. We can have that answer for you at the next meeting,
18 so the public is aware of it.

19 CHAIRMAN STUTO: I don't have any more questions.
20 Anybody else?

21 (There was no response.)

22 CHAIRMAN STUTO: Thank you.

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24 (Whereas the above entitled proceeding was
25 concluded at 7:20 p.m.)

CERTIFICATION

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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 December 10, 2013

