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PLANNING BOARD COUNTY OF ALBANY
TOWN OF COLONIE

NORTH RIDGE HOLLOW CLUSTER SUBDIVISION
SWATLING AND HASWELL ROADS
RECOMMENDATION TO THE TOWN BOARD FOR FRONT YARD
SETBACK REDUCTION AND REQUEST FOR REVISED TYPICAL
SINGLE FAMILY HOME ELEVATIONS

THE STENOGRAPHIC MINUTES of the above entitled
matter by NANCY STRANG-VANDEBOGART, a Shorthand
Reporter, commencing on January 7, 2014 at 8:30 p.m.
at The Public Operations Center, 347 Old Niskayuna
Road, Latham, New York

BOARD MEMBERS:
PETER STUTO, CHAIRMAN
BRIAN AUSTIN
TIMOTHY LANE
LOU MION
KATHY DALTON
SUSAN MILSTEIN

ALSO PRESENT:
Joe LaCivita, Director, Planning and Economic Development
Kathleen Marinelli, Esq., Special Counsel to the
Michael Tengeler, Planning and Economic Development
Adam Leonardo, Rosewood Builders

1 CHAIRMAN STUTO: Last on the agenda is North
2 Ridge Hollow Cluster Subdivision, Swatling and Haswell
3 Roads. This is a recommendation to the Town Board for
4 front yard setback reduction and request for revised
5 typical single family home elevations.

6 Joe, do you want to do an introductory on this?

7 MR. LACIVITA: Sure. What's before you tonight
8 is based on 2005 Resolution that was passed for the
9 original cluster subdivision. The cluster subdivision
10 that was set under this Resolution set all the
11 setbacks, side yard setbacks and specifically
12 addressed in items five and six - which you have
13 copies of - the front yard setback for carriage lots to
14 be 25 feet and the conventional and the single
15 families to be 30 feet.

16 The applicant is before us tonight asking for
17 another change in the elevations that they would like
18 to use for the houses. Also, to address items five
19 and six to reduce those setbacks. Clients are coming
20 to them requesting a 20-foot setback, which actually
21 makes a better subdivision in a cluster as this was
22 originally designed.

23 Here tonight is Adam Leonardo from the Rosetti
24 Group and he wants to talk a little bit about that and
25 ask for your approval of the 20-foot setback and the

1 new elevations that we have.

2 MR. LEONARDO: I'm Adam Leonardo from Rosewood
3 Builders. As Joe said, both these items are
4 request -- we've gotten a lot of feedback from our
5 customers.

6 We opened this subdivision about eight months
7 ago and had an open house at our office. We had about
8 40 people at the open house, unveiled the plans and
9 didn't get very good feedback with the floor plans.
10 So, we put up some specs and we now have four houses
11 up and still getting the same feedback from people who
12 are coming in. We've had one contract in eight
13 months. The customers want our old plans. Everyone
14 who comes in wants to build our old plans that we've
15 done in previous subdivisions, which is what is in the
16 packets that you guys have.

17 CHAIRMAN STUTO: Just so we are not confused,
18 you have the current and you have the proposed. Which
19 is which?

20 MR. LACIVITA: In your packet, you have North
21 Ridge Hollow. These are the ones that you want to
22 look at. Also in your packet you have the carriage
23 houses, which we originally approved.

24 CHAIRMAN STUTO: Joe, you're confusing me.
25 What is current?

1 MR. LACIVITA: That's what you're looking at
2 now.

3 MR. LEONARDO: We want to keep what has been
4 approved. We want to add these. We just want more
5 options.

6 MR. LACIVITA: These are the ones that we have
7 already approved and they are staying. These are the
8 carriage home selections (Indicating).

9 CHAIRMAN STUTO: Can you do that again for me?
10 Now, I have three packages in front of me.

11 MR. LACIVITA: What you are going to see here
12 is this is the Marini development that's in Lake
13 Ridge.

14 MR. LANE: Marini or Rosetti?

15 MR. LACIVITA: Marini.

16 CHAIRMAN STUTO: Okay, what is currently
17 approved for the subdivision?

18 MR. LACIVITA: This one here is currently
19 approved (Indicating). This is what we are asking to
20 be added (Indicating).

21 CHAIRMAN STUTO: Okay, slow down right there.

22 MR. LEONARDO: There are two separate things
23 here. That's the elevation issue. So, we'll look at
24 the other ones after.

25 CHAIRMAN STUTO: So, you want to add and not

1 substitute.

2 MR. LACIVITA: Right, add.

3 CHAIRMAN STUTO: Are these larger houses?

4 MR. LEONARDO: Similar in size.

5 MR. LACIVITA: The square footage is 24 to 3.

6 MR. LEONARDO: That's 21 to 3.

7 CHAIRMAN STUTO: The currently approved ones
8 look smaller.

9 MR. LEONARDO: That's the carriage homes. They
10 are approved and we're not changing those. The single
11 family are the ones that we're looking to add the
12 additional plans.

13 CHAIRMAN STUTO: What are the current single
14 family ones?

15 MR. LACIVITA: Adam, I don't think that they
16 were in the packet -- the ones that we approved
17 back --

18 MR. LEONARDO: I don't have a set with me.

19 CHAIRMAN STUTO: So, we have the carriage homes
20 which are staying the same for the carriage areas. If
21 you look on the map, the blue ones are the carriage
22 homes. You have proposed new elevations which says
23 North Ridge Hollow on the front for the single family
24 homes, correct?

25 MR. LEONARDO: Yes.

1 CHAIRMAN STUTO: They look like nice houses to
2 me. What's this other package?

3 MR. LACIVITA: This is the setback issue.

4 CHAIRMAN STUTO: Okay, let's hold off on that
5 for now.

6 We don't have the current elevations, right?

7 MR. LACIVITA: Yes, we do. We went back into
8 the file. This was actually approved back in May 7,
9 2013. These are the single families that were added
10 at that time.

11 CHAIRMAN STUTO: We're changing those out or
12 we're adding to that?

13 MR. LEONARDO: We want to leave those.

14 CHAIRMAN STUTO: Okay, so you want more
15 options.

16 Please pass that down so we can see it.

17 On the elevations, do the Board Members have
18 any comments or questions on the proposed new
19 elevations?

20 MR. LANE: I like them.

21 MS. MILSTEIN: My question is: If you're going
22 to be adding these, what are you going to be taking
23 out? What are you going to put in place of them?

24 MR. LEONARDO: We just want to have more
25 options. This is strictly driven by the customers.

1 They are asking for these plans, so we want to add
2 them.

3 CHAIRMAN STUTO: The customer can choose out of
4 that whole portfolio, right?

5 MR. LEONARDO: On the single family side, yes.

6 CHAIRMAN STUTO: Any other questions before we
7 talk about the setback?

8 MS. DALTON: My issue is that they don't look
9 similar enough that they look like the same
10 neighborhood. Can somebody convince me that they
11 should?

12 MR. LEONARDO: Can you ask that again?

13 MS. DALTON: The single family homes that we
14 have already approved are quite different from the
15 ones that you want to add.

16 MR. LEONARDO: That's the problem. No one
17 likes different.

18 MS. DALTON: I understand that but since you've
19 already put up some of these, I feel like it's going
20 to look like a mish mash. I don't think that it's
21 going to be attractive.

22 MR. LEONARDO: There are two that are different
23 that look a lot different. There are two that are
24 similar to the others. I'd like to leave them as an
25 option.

1 MS. DALTON: I like the new elevations better
2 than the old elevations but I am really concerned that
3 you kind of should do one or the other, in my opinion,
4 because I don't think that they match. They look like
5 two different neighborhoods.

6 MR. LANE: Well, we've already approved them.
7 We can't do that at this point.

8 MS. DALTON: Sure we can. We do it all the
9 time. Somebody comes in and says that they don't want
10 to do this and that they want to do that and we
11 approve new ones.

12 MR. LANE: Don't we want to leave that to the
13 people who are buying them?

14 MR. AUSTIN: We don't want to disapprove them,
15 we just want to make that addition.

16 MS. DALTON: No, I don't think so. I think
17 that the whole point of approving a neighborhood
18 together is that it's supposed to look like a
19 neighborhood. It's not supposed to look like a bunch
20 of houses that are stuck together in the same
21 subdivision. In my opinion if you do both of these,
22 they're going to look like a bunch of different houses
23 that got stuck in the same subdivision. It's not
24 going to look nice.

25 MR. LANE: Are all the houses going to look the

1 same?

2 MS. DALTON: No, that's not my point.

3 MR. LANE: I kind of don't like that.

4 MS. DALTON: My point is not that they don't
5 look the same, but they don't look consistent. They
6 should look different but the styles are completely
7 different. One of the things that we do when we look
8 at corridors is try to ensure that the styles are not
9 boldly clashing, if you will. I think I'm the only
10 one that feels this way and that's fine, but I do.

11 MR. LEONARDO: I think that the more options,
12 the better.

13 MS. DALTON: It's just my opinion and I think
14 that they look wildly inconsistent.

15 MS. MILSTEIN: Can you explain to me what the
16 blue means and the green means?

17 MR. LEONARDO: Green are single family homes
18 and blue are carriage homes.

19 MR. AUSTIN: I'm under the assumption that we
20 approved these new plans and you have the option not
21 to present the ones that aren't selling, right?

22 MS. DALTON: If I had my way, I would approve
23 one set of plans or the other, but not both because I
24 don't think that it's attractive to mix the
25 neighborhood in that way.

1 MR. AUSTIN: Well then it's going to be empty
2 because he's not selling any homes.

3 MR. LEONARDO: It's a tough market and the more
4 options that you have, the better. If people come in
5 and they want those, then we still have the others to
6 offer.

7 MR. LACIVITA: I think that having a variety of
8 home styles also speaks to the variety of people that
9 live within these homes.

10 CHAIRMAN STUTO: How big are the lots?

11 MR. LEONARDO: They're small. They're 12,000
12 square feet - the single families.

13 CHAIRMAN STUTO: I understand what Kathy is
14 saying. It's a legitimate point and I think that we
15 could say that if you want the new ones, you have to
16 throw out the old ones. I don't think that they are
17 that dissimilar, though. A part of the reason that
18 they look dissimilar is one is more photographic and
19 the other is sort of a make believe rendition - a
20 computerized rendition.

21 MS. MILSTEIN: When you're offering these
22 options, will you be showing all the different options
23 so that anyone going in there would know what could or
24 may or may not be in their neighborhood?

25 MR. LEONARDO: Yes, we have a booklet with

1 every house that we could build in that subdivision.
2 So, we'll add the new houses to that booklet and they
3 can put them on any lot. There are a couple of lots
4 that don't fit every house. For the most part, they
5 can put them wherever.

6 CHAIRMAN STUTO: I'm not sure how everybody
7 feels, but I want to keep the discussion going. Any
8 other comments on the elevations?

9 (There was no response.)

10 CHAIRMAN STUTO: Okay, do you want to tell us
11 about the issue about the setback?

12 MR. LACIVITA: Sure. The setback that was set
13 under the Resolution of 2005 based on the clustering
14 subdivision that they had at the time said that the
15 setbacks were going to be 25 feet for carriage houses
16 and 30 feet for the conventional lots. There was a
17 subdivision that was done and that's what you have
18 with the elevations here.

19 This is the Marini Lake Ridge subdivision
20 that's off of 155, Watervliet Shaker Road, just shy of
21 East Hills, going down. This was approved under
22 subdivision 05-10 which I confirmed today looking at
23 the file subdivision map. All have a 20-foot setback,
24 based on Town Board approval. The applicant is asking
25 for that same consideration based on what is being

1 driven by the market and the elevations that he's
2 doing. He wants to be equated to what is already
3 being sold and the Marini subdivision is actually sold
4 out on Lake Ridge.

5 CHAIRMAN STUTO: Okay, I'd like to hear from
6 the applicant. Why do you think that it's better to
7 push the houses closer to the road?

8 MR. LEONARDO: Again, it's feedback from the
9 customers.

10 CHAIRMAN STUTO: They ask if you can move it
11 closer to the road?

12 MR. LEONARDO: The back yards are small and
13 could we move the houses out. That's one issue. We
14 have had several people who have come in and
15 referenced Marini's subdivision. They like the feel
16 of driving down the road and having the houses closer
17 to the road.

18 CHAIRMAN STUTO: Are you going to definitively
19 move them closer to the road, or do you just want the
20 option?

21 MR. LEONARDO: No, we're going to move them
22 closer to the road. The ones that are built and set
23 back, we would have to pull them out slowly. We
24 wouldn't just drastically put one 10 feet closer.

25 CHAIRMAN STUTO: And we're just making a

1 recommendation on that part, right?

2 MR. LACIVITA: Right, we have to make a
3 recommendation back to the Town Board in order to
4 revise that setback provision.

5 CHAIRMAN STUTO: But on the elevations we're
6 making the decision, right?

7 MR. LACIVITA: Correct.

8 CHAIRMAN STUTO: I'm okay with both proposals.
9 I'll throw that out there.

10 Any other discussion by the Board?

11 MS. DALTON: So, you are planning on pulling
12 the houses that are already built with the setback -
13 you're going to pull them forward so that they match?

14 MR. LEONARDO: The ones that are already built,
15 obviously we can't do anything about them. If one
16 that's built on this lot, we won't pull the next lot
17 out 10 feet. We'll pull it a little bit so that it
18 doesn't look awkward.

19 CHAIRMAN STUTO: Any other comments or
20 questions?

21 (There was no response.)

22 CHAIRMAN STUTO: Do we have a motion on
23 accepting the new elevations?

24 MR. MION: I'll make the motion.

25 MR. AUSTIN: I'll second that.

1 CHAIRMAN STUTO: Any discussion?

2 (There was no response.)

3 CHAIRMAN STUTO: All those in favor say aye.

4 MR. MION: Aye.

5 MR. AUSTIN: Aye.

6 MS. MILSTEIN: Aye.

7 CHAIRMAN STUTO: Aye.

8 MR. LANE: Aye.

9 CHAIRMAN STUTO: All those opposed?

10 MS. DALTON: Nay.

11 CHAIRMAN STUTO: Okay, we have one negative.

12 On the motion to make a recommendation to the
13 Town Board to permit the 20-foot setback on the single
14 family homes?

15 MR. LACIVITA: And the carriage homes.

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

17 MR. MION: I'll second.

18 CHAIRMAN STUTO: Any discussion?

19 (There was no response.)

20 CHAIRMAN STUTO: All those in favor say aye.

21 MR. MION: Aye.

22 MR. AUSTIN: Aye.

23 MS. MILSTEIN: Aye.

24 CHAIRMAN STUTO: Aye.

25 MR. LANE: Aye.

1 CHAIRMAN STUTO: All those opposed?

2 MS. DALTON: Nay.

3 CHAIRMAN STUTO: One negative.

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6 (Whereas the above entitled proceeding was

7 concluded at 8:50 p.m.)

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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 January 20, 2014

