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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

\*\*\*\*\*  
SHELTER COVE PDD  
1308 NEW LOUDON ROAD  
ADDITIONAL SINGLE FAMILY STYLE RESIDENTIAL  
HOME ELEVATION  
\*\*\*\*\*

THE STENOGRAPHIC MINUTES of the above entitled  
matter by NANCY STRANG-VANDEBOGART, a Shorthand  
Reporter, commencing on February 25, 2014 at 7:05 p.m.  
at The Public Operations Center, 347 Old Niskayuna  
Road, Latham, New York

BOARD MEMBERS:  
TIMOTHY LANE, ACTING CHAIRMAN  
BRIAN AUSTIN  
SUSAN MILSTEIN  
TINA GOODWIN SEGAL

ALSO PRESENT:  
Joe LaCivita, Director, Planning and Economic Development  
Kathleen Marinelli, Esq., Special Counsel to the Planning  
Board  
Dave Trojanski, Trojanski Construction  
Leonard VanRyn

1           ACTING CHAIRMAN LANE: Okay, welcome to this  
2 evening's Planning Board meeting. We have a Boy Scout  
3 Troop with us for what is going to be for you guys a  
4 very brief meeting.

5           This is Boy Scout Troop 162 from Latham. The  
6 Scout Master is Nick Mitchell. The Committee Chair is  
7 Len VanRyn and Tom Caulfield, Zachery Mitchell, Connor  
8 Caulfield, and Herbie Knight. Thanks for coming,  
9 guys.

10           Do you get a badge for this? You deserve one.

11           MR. LACIVITA: Actually, Louis, my son, was  
12 involved with these guys for several years when he was  
13 at Shaker so, welcome guys.

14           ACTING CHAIRMAN LANE: Do you have any  
15 questions? No? Okay.

16           MR. LACIVITA: Their badge is on communication  
17 tonight. I told them that this will be a very civil  
18 evening.

19           ACTING CHAIRMAN LANE: Our first on the agenda  
20 is Shelter Cove PDD, 1308 Loudon Road.

21           Just want to mention our Chair, Pete Stuto, is  
22 not able to attend this evening, so I'll be Acting  
23 Chair.

24           And our applicant tonight? Could you please  
25 step up to the mic and tell us what is happening on

1 the project?

2 MR. TROJANSKI: I'm Dave Trojanski from  
3 Trojanski Construction. I was here before and we did  
4 a whole packet of house plans. We're ready to proceed  
5 and after that meeting we had to come back with a  
6 different design just because some of the lots --  
7 those houses weren't exactly fitting.

8 This is a little different design than we've  
9 asked for you guys to approve. The one thing that I  
10 would like to note is that the upper gable where there  
11 is vertical siding - we're also going to put shakes in  
12 there.

13 ACTING CHAIRMAN LANE: Like a shutter type?

14 MR. TROJANSKI: Do you see the shakes on the  
15 side gable? It's going to look just like that.

16 ACTING CHAIRMAN LANE: Oh, okay.

17 MR. LACIVITA: They had various materials that  
18 the homeowner can select from.

19 MR. TROJANSKI: Yes, there are various colors.

20 MR. LACIVITA: The corrugated metal would also  
21 be one of them, too.

22 MR. TROJANSKI: That's actually vinyl.

23 MR. LACIVITA: Oh, okay.

24 Again, what was the reason for the change?

25 MR. TROJANSKI: All the houses that we

1 presented were for the upper lots in the upper part of  
2 the development and they wouldn't fit on the more  
3 narrower lots. So, he had to go back to the drawing  
4 board to put another one together.

5 You can see the garage loads from the side in  
6 the back. So, the width at the narrowest point we had  
7 at 39 feet and as you go towards the garage, it widens  
8 out. We had to redesign a plan to fit particularly on  
9 those lots.

10 MS. GOODWIN SEGAL: Just one lot?

11 MR. TROJANSKI: For the model. It will fit on  
12 other lots down there. If you looked at the whole  
13 project, they had like an empty nester, so to speak,  
14 with the carriage homes. This is going to be down in  
15 that area. The other ones will be up above where the  
16 single family homes are.

17 MR. LACIVITA: How many lots did you actually  
18 take over in this subdivision?

19 MR. TROJANSKI: There are 48 in the top that I  
20 will be doing.

21 ACTING CHAIRMAN LANE: Anybody want to ask any  
22 questions on the project?

23 MR. VANRYN: My name is Leonard VanRyn.

24 Where is Shelter Cove?

25 MR. TROJANSKI: It's right on Route 9, south of

1 Exit 8. It is after you go over the Mohawk River, to  
2 the right hand side.

3 MR. LACIVITA: Just for your information,  
4 Shelter Cove -- if you're familiar with Troy's  
5 Landscaping, it's the land that oversees the Mohawk  
6 River and this is called a planned development  
7 district. Part of the planned development district is  
8 that a public benefit comes back to the Town of  
9 Colonie and one of the public benefits in this project  
10 is that they got greater density than they typically  
11 would have had during the course of regular  
12 development on that single family proposal lot.  
13 They're is actually connectivity from the bike path  
14 all the way through the Town Park and all the way up  
15 through this area (Indicating). They're putting in a  
16 foot bridge over the natural watercourse that's there.  
17 It's an amazing project.

18 ACTING CHAIRMAN LANE: Isn't there also  
19 supposed to be a public boat launch, as well?

20 MR. LACIVITA: Yes, and there will be  
21 waterviews also. It's pretty neat to see.

22 MS. MILSTEIN: It looks good, too.

23 MR. TROJANSKI: And the housing is started and  
24 we have a lot of interest in that cell.

25 ACTING CHAIRMAN LANE: I imagine that the views

1 are going to be great.

2 MS. GOODWIN SEGAL: This is an informational  
3 question. So, is Shelter Cove the same as Mohawk  
4 River Estates or is Mohawk River Estates separate?

5 MR. LACIVITA: Mohawk River estates is the one  
6 that is just to the north of that. It's behind  
7 Seymour's -- the trailer and motorcycle place. The  
8 old mobile home park that Patrick Kavanaugh from Long  
9 Island is doing -- and that's all condominium with one  
10 building that's going to be an apartment complex.  
11 That also has a public benefit that there is  
12 connectivity with sidewalks along the waterfront and  
13 he's also going to have public launches there.

14 There is a 10,000 square foot commercial  
15 component to it where there is actually also -- I  
16 think that we put 15 parking spaces for the public to  
17 come in and have a kayak launch.

18 MS. GOODWIN SEGAL: So, these two are sort of  
19 side by side.

20 MR. LACIVITA: Side by side, but there are not  
21 competing because there are different housing styles.

22 MR. TROJANSKI: He's putting in 212 apartments  
23 and there are 68 master homes -- they are tiered and  
24 they have a view over the river. At the top, there  
25 are single family larger homes -- 48 of those.

1 Really, there is going to be a unique combination and  
2 it's going to look really nice when it's completed.

3 MR. LACIVITA: And then part of that housing  
4 stock is the apartment complex in Shelter Cove.  
5 Actually, I think that 40 of them are designed  
6 specifically to the Marriott where they take  
7 residential long-term stays.

8 MR. TROJANSKI: They're very nice high-end  
9 apartments.

10 MR. LACIVITA: That's why I say that the two  
11 won't compete against each other.

12 MS. GOODWIN SEGAL: Is there a bird sanctuary,  
13 or am I imagining that?

14 MR. LACIVITA: Right across the way on the  
15 island where it is, there is an eagle that had nested  
16 there for the past couple of summers. You take the  
17 center and call it ground zero where the nesting is  
18 and you go 600 square feet and it actually took out  
19 two of Mr. Kavanaugh's buildings. So, he is actually  
20 constrained during the nesting period that he can't  
21 construct or do anything within that 600 foot --

22 ACTING CHAIRMAN LANE: What's the nesting  
23 season?

24 MR. LACIVITA: I think that the nesting season  
25 is June through October.

1                   ACTING CHAIRMAN LANE: That's prime building.

2                   MR. LACIVITA: That is prime building and I  
3 feel for him there. We'll have to see how they can  
4 build that.

5                   MS. GOODWIN SEGAL: So, if they build, it's the  
6 idea that the nesting will stop?

7                   MR. LACIVITA: What they are afraid of is that  
8 it interrupts that. The eagles stay in the nest for  
9 longer periods, typically. So, DEC says that it's a  
10 no-build time period.

11                  ACTING CHAIRMAN LANE: Any other questions or  
12 would someone like to make a motion?

13                  MS. GOODWIN SEGAL: I'll make a motion that we  
14 approve the request.

15                  MR. AUSTIN: I'll second.

16                  ACTING CHAIRMAN LANE: All in favor?

17                               (Ayes were recited.)

18                  ACTING CHAIRMAN LANE: Congratulations.

19                  MR. TROJANSKI: Thank you.

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23                               (Whereas the above entitled proceeding was

24 concluded at 7:24 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.

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NANCY STRANG-VANDEBOGART

Dated March 3, 2014

