

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 RECOMMENDATION TO TOWN BOARD
5 GEIS PAYMENT SCHEDULE CHANGES
6 FOR RESIDENTIAL SUBDIVISIONS
7 PRESENTED BY THE PLANNING AND ECONOMIC
8 DEVELOPMENT DEPARTMENT

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10 THE STENOGRAPHIC MINUTES of the above entitled
11 matter by NANCY STRANG-VANDEBOGART, a Shorthand
12 Reporter, commencing on July 29, 2014 at 8:23 p.m.
13 at The Public Operations Center, 347 Old Niskayuna
14 Road, Latham, New York

15 BOARD MEMBERS:
16 PETER STUTO, CHAIRMAN
17 LOU MION
18 KATHY DALTON
19 TIMOTHY LANE
20 TINA GOODWIN SEGAL
21 SUSAN MILSTEIN
22 BRIAN AUSTIN

23 ALSO PRESENT:
24 Kathleen Marinelli, Esq., Counsel to the Planning Board
25 Joe LaCivita, Director, Planning and Economic Development
Joe Grasso, PE, CHA

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1 CHAIRMAN STUTO: Joe, can you explain the
2 recommendation to the Town Board GEIS schedule payment
3 changes for residential subdivisions? Can we do that
4 first?

5 MR. LACIVITA: As you all know when we had projects
6 that were in our Vly Road, our Boght Road and our
7 Airport GIS areas, mitigation fees are applied for
8 transportation and all of that. Some of the large
9 projects have come to us several times saying that the
10 mitigation fees - for example Canterbury Crossings \$1.4
11 million dollars - is exorbitant. In order to put in any
12 infrastructure and pay the fees at the same time, some
13 of these projects would never get off. So, they're
14 asking us to either step in or phase in the mitigation
15 components to the projects. The Town Board had asked us
16 to look at this from a planning perspective. We have
17 had conversations about it. Typically projects pay
18 one-third, one-third and one-third as they come in.
19 Again, they are hefty fees from the beginning. We have
20 worked with Mr. Grasso a little bit. We have talked
21 about phasing in projects and specifically they're not
22 commercial activities. They're all going to be
23 residential housing components. We're looking at when a
24 housing development has say, 45 homes or 45 lots;
25 permits for 1 through 15 pay X; permits 16 through 30

1 you pay X and so on. So we have a step in phasing that
2 makes it easier for developers. This Resolution which
3 allows the Town Board to act on future payment plans is
4 what we need to recommend to the Town Board.

5 CHAIRMAN STUTO: It's only for residential
6 subdivisions.

7 MR. LACIVITA: Only for residential subdivisions;
8 yes.

9 CHAIRMAN STUTO: This is only a recommendation.

10 MR. LACIVITA: It's only a recommendation and the
11 Town Board is the one who has to act on it.

12 I will hand the Resolution to the Stenographer
13 so this can be put in totality.

14 CHAIRMAN STUTO: Brian, can you read the: now
15 therefore be it resolved?

16 MR. AUSTIN: "Now therefore be it resolved that the
17 Planning Board hereby recommends that the Town Board
18 determine whether to grant requests to deviate from the
19 existing payment schedule and adopt an alternative
20 schedule for payment of the development mitigation
21 costs."

22 MR. MION: I'll make that motion.

23 MR. LANE: I'll second.

24 CHAIRMAN STUTO: Any discussion on that?

25 (There was no response.)

1 CHAIRMAN STUTO: All those in favor say aye.

2 (Ayes were recited.)

3 CHAIRMAN STUTO: All those opposed say nay.

4 (There were none opposed.)

5 CHAIRMAN STUTO: The ayes have it.

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9 (Whereas the above entitled proceeding was

10 concluded at 8:27 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 August 11, 2014

