

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****
4 NATICK HILLS CONSERVATION SUBDIVISION
5 362 VLY ROAD
6 SKETCH PLAN
7 *****

8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY STRANG-VANDEBOGART, a Shorthand
10 Reporter, commencing on May 5, 2015 at 7:06 p.m. at
11 The Public Operations Center, 347 Old Niskayuna
12 Road, Latham, New York

13 BOARD MEMBERS:
14 PETER STUTO, CHAIRMAN
15 LOU MION
16 BRIAN AUSTIN
17 SUSAN MILSTEIN
18 CRAIG SHAMLIAN
19 KATHY DALTON

20 ALSO PRESENT:
21 Kathleen Marinelli, Esq. Counsel to the Planning Board
22 Joseph LaCivita, Director, Planning and Economic
23 Development
24 Don Fletcher, PE, Barton and Loguidice
25 Donald Zee, Esq., Donald Zee, PC
Linda Stancliffe, CME

1 CHAIRMAN STUTO: Okay, Natick Hills Conservation
2 Subdivision, 362 Vly Road. This is a sketch plan review
3 so we won't be taking a vote nor will be take public
4 comment but they're just going to show us what they are
5 thinking about and the Board can react to it.

6 MR. LACIVITA: We have Linda Stancliff here this
7 evening from Creighton Manning Engineering. She will
8 talk a little bit about the conservation subdivision
9 planned on 362 Vly Road. It's a 32-lot subdivision and
10 I'll turn that over to Linda to take us through the
11 presentation.

12 MS. STANCLIFFE: Thank you. Again, I am Linda
13 Stancliffe and I'm a landscape architect with Creighton
14 Manning here on behalf of Beltrone Properties.

15 We have received the DCC comments and we take
16 no exception to those comments. We are working to
17 address some of the technical issues.

18 CHAIRMAN STUTO: Why don't you just describe the
19 project to us.

20 MS. STANCLIFFE: It's a 32-lot subdivision on Vly
21 Road, west of Vly Road and south of Route 7 near the
22 Belltrone Mansion. The parcel is mostly open with some
23 horse barns which will be removed and replaced with a
24 conservation subdivision of single family residential
25 homes. Access will be via the main access to the house

1 which will be converted to a town road and a secondary
2 access point will be determined in the future. The
3 current plan that you have before you shows an emergency
4 access along a dedicated easement which is being
5 reviewed for a second option.

6 The water for the project will come from the
7 west via Charlew Development and the new water tank
8 and sanitary sewer will go to the north.

9 CHAIRMAN STUTO: Can you go through the
10 conservation analysis? We don't see that many of those.
11 We did happen to see one at te last meeting so we are a
12 little bit familiar. Explain as if you're explaining ot
13 someone who doesn't really understand it. The general
14 idea being that you are conserving area but the area
15 that you're building on, you'll have smaller lots.

16 MS. STANCLIFFE: Correct. So, we have a large lot
17 to the west is a large ravine with a stream corridor
18 which is shown in green on this map and will be
19 conserved via homeowners association.

20 CHAIRMAN STUTO: Can you start with the acreage and
21 how many lots you could put on?

22 MS. STANCLIFFE: I believe that the maximum density
23 would be more than 45 lots.

24 CHAIRMAN STUTO: You have an open space summary
25 note on your plans.

1 MS. STANCLIFFE: Correct.

2 CHAIRMAN STUTO: If you took that, that would be a
3 logical step through. The total lot is 34.03 acres.

4 MS. STANCLIFFE: Correct. The total constrained
5 lands is 10.5 acres. That leaves the total
6 unconstrained lands of 23 acres. The open space to be
7 preserved is 9.4 acres. The total required open space
8 based on the conservation calculation is 19.9 acres or
9 58% of the site and we are providing 20 acres of open
10 space or a little more than 58% of the site.

11 CHAIRMAN STUTO: How about the lot analysis?

12 MS. STANCLIFFE: As far as the setbacks?

13 CHAIRMAN STUTO: No, the number of lots. Part of
14 the conservation subdivision analysis is in the midst of
15 the acreage that you just said. I believe that you take
16 the unconstrained land and do a calculation of how many
17 lots you can have at that point.

18 MR. LACIVITA: Correct. If you looked at it that
19 way, Peter, with the unconstrained land at approximately
20 23.5 acres, you multiply that times two unit per acre
21 and there could be approximately 47 lots of the
22 unconstrained lands. When you back out that extra 40%
23 looking at the 23.52, you're at about 9.4 so that's how
24 we came up to I think it's the approximately lots size
25 of 32 based upon your size through the conservation

1 overlay; correct?

2 MS. STANCLIFFE: Correct; thank you.

3 CHAIRMAN STUTO: Does everybody understand that?

4 (There was no response.)

5 I'm not sure if you stated it clearly either,

6 Joe. I'm not saying you're wrong.

7 Does everybody want to hear this and understand

8 it?

9 MS. DALTON: I think that you should get it into
10 the record.

11 CHAIRMAN STUTO: Start at the spot where there are
12 23.52 acres of unconstrained land. The applicant should
13 know this, cold. You should know this.

14 Joe, you just did one. Can you help us?

15 MR. FLETCHER: I'll walk you through it. The lot
16 area is 34 acres.

17 CHAIRMAN STUTO: I'm sorry about that Don.

18 Don is our Town Designated Engineer. I didn't
19 realize because it was sketch plan that you were on
20 this project.

21 MR. FLETCHER: The lot area is about 34 acres. The
22 constrained lands are about 10.5 acres due to steep
23 ravines and wetlands. So, the unconstrained land is
24 about 23.5 acres. Per the zoning area, you can do two
25 units per acre. That's the maximum density allowed.

1 So, two units per acre times 23.5 acres is approximately
2 47 units.

3 CHAIRMAN STUTO: So, that's what they could do.

4 MR. FLETCHER: That's what they could do.

5 CHAIRMAN STUTO: How many units are you proposing?

6 MS. STANCLIFFE: Thirty-two at this time.

7 CHAIRMAN STUTO: What are the average lot sizes?

8 MS. STANCLIFFE: Eighteen thousand square feet.

9 CHAIRMAN STUTO: What's your smallest lot size?

10 MS. STANCLIFFE: About 14,000 square feet.

11 CHAIRMAN STUTO: So the 18,000 is the town
12 standard. These are pretty close to the town standard.
13 In the sense of density I think that it looks good.

14 MS. STANCLIFFE: And the conservation subdivision
15 allows us to do less than what the single family
16 underlay is.

17 CHAIRMAN STUTO: Anything else you want to tell us
18 about it before the Board asks some questions?

19 MS. STANCLIFFE: We did meet with the Birchwood
20 Neighborhood Association about a month ago and they
21 voiced no opposition to the project.

22 CHAIRMAN STUTO: What type of house are you looking
23 to build on this?

24 MS. STANCLIFFE: Single family residential with
25 attached garages.

1 CHAIRMAN STUTO: Do you have a price point and what
2 size house?

3 MS. STANCLIFFE: No we do not at this time.

4 MR. ZEE: If I may, I'm Donald Zee and the attorney
5 for the applicant. We would anticipate that the
6 starting price would be probably close to \$400,000.00
7 given the location and what is in the neighborhood.

8 In addition, I think that Linda misspoke with
9 regard to when we met with the neighborhood
10 association. I was involved in that meeting. We
11 met with the president and a couple of members and
12 that occurred approximately five months ago. The
13 meeting was at Creighton Manning's office. At that
14 point in time they said that they had some
15 controversy with regard to Forest Hills and we were
16 involved in that project. We wanted to make sure
17 that we advised the neighborhood immediately and
18 they said that because of the proximity of this
19 project in relationship to their project, they had
20 no objections and they did not foresee traffic
21 emanating from this project towards their homes down
22 Denison and Vly Road.

23 CHAIRMAN STUTO: Is there anyone here from
24 Birchwood Neighborhood Association?

25 (There was no response.)

1 Don, do you have any comments upon first blush
2 of this?

3 MR. FLETCHER: It's early review, but I know at the
4 DCC meeting I think that there were two primary things
5 that came up. One of them was the proposed emergency
6 egress of 20 feet. That's on the south side of the
7 property. There was talk about whether or not to keep
8 that at 20, or make that larger.

9 I think that the other question gets back to
10 the whole discussion you were having on the
11 conservation. I think that the numbers work on it,
12 but I think that there is some concern - at least
13 there was at the DCC meeting level on the layout.

14 MR. LACIVITA: One of the things that we did talk
15 to them about is if you look at lots one through six on
16 the roadside of Vly Road, you can see the open space in
17 the back and the no-cut and all that area there. You
18 can see the other side of the road that has the deeper
19 back yards. We asked them to kind of shift that back a
20 little bit to share that proportionately to make lots
21 one through six a little deeper so that they have
22 somewhat of a backyard and not be all by the preserve -
23 the open space in the back. So, we asked them to kind
24 of look at that and I know that they were going to take
25 that into consideration.

1 CHAIRMAN STUTO: The preserved land on the backside
2 of the street; is that what you're saying?

3 MR. LACIVITA: Yes.

4 MS. DALTON: Joe, in comment number three from you
5 guys, you suggest on redesigns to better meet the
6 purpose and the conservation overlay. So, I'm wondering
7 if you can talk about that a little bit more and explain
8 what kinds of redesigns you're thinking.

9 MR. LACIVITA: That's kind of what I just
10 mentioned, Kathy, in trying to shift some of these lot
11 sizes so that they had a little bit more of a back yard.

12 MS. DALTON: Can you talk a little bit more the
13 townhouse style of development?

14 MR. LACIVITA: I think that we were looking at it
15 as a townhouse size standard to make sure -- we wanted
16 to see what type of footprint was going to be within it.
17 So, we're looking at the sizing of the house. I think
18 that's kind of what that comment led to during our
19 conversation during DCC. We wanted to see what the
20 maximum footprint was going to be at the house on these
21 smaller lots.

22 MS. STANCLIFFE: I will note that at the DCC
23 application, the contours were not on the site plan and
24 I think that those contours show some of the constraints
25 that are not in the 25% slope area, a, but less than 25%

1 and it still doesn't have much of a back yard and that's
2 part of the reason for the location of the road and
3 where it is. I have provided you with contours just so
4 that you understand the topography of the site.

5 CHAIRMAN STUTO: You're saying that you put the
6 road on the ridge is what you're saying in a flatter
7 area.

8 MS. STANCLIFFE: Correct, and the road that
9 parallels Vly Road kind of separates the contours so
10 that the houses closest to the mansion - they still have
11 an opportunity for a small back yard before the land
12 slopes up toward that existing drive.

13 CHAIRMAN STUTO: I thought that I had read in the
14 conservation subdivision - that you're supposed to
15 preserve existing historical building. Am I remembering
16 that right, Joe?

17 What buildings are you taking down?

18 MS. STANCLIFFE: We are taking down the horse
19 stable, the horse barn, one garage, two-story garage, a
20 run-in shed and another small garage.

21 CHAIRMAN STUTO: Are those historic, or no?

22 MS. STANCLIFFE: No, not to my knowledge. They
23 were built in the 70's.

24 CHAIRMAN STUTO: They were part of the house?

25 MS. STANCLIFFE: Yes.

1 MR. MION: Are you talking that one garage there by
2 lot 32?

3 MS. STANCLIFFE: Yes, that is a garage.

4 MR. MION: Just out of curiosity, why did they draw
5 the boundary line in the middle of that building?
6 That's attached to another building that you're not
7 taking down.

8 MS. STANCLIFFE: That is adjacent to it. There are
9 other garages that are adjacent to the mansion that will
10 remain.

11 CHAIRMAN STUTO: Any other questions?

12 MR. SHAMLIAN: In relation to a conservation
13 project, the lot sizes are pretty large. They're larger
14 than what we have seen in the past. On a rough count,
15 I'm seeing six that are below 18,000 square feet and
16 they're not all that small.

17 CHAIRMAN STUTO: Do you like the layout?

18 MR. SHAMLIAN: It's hard to see without a little
19 bit better topography lines on it to understand it now.
20 In general, what we have in front of us, yes.

21 CHAIRMAN STUTO: We will look to you to cooperate
22 with the Town Designated Engineer and the department and
23 we look forward to your application for concept. Thank
24 you.

25 (Whereas the above referenced proceeding was

1 concluded at 7:18 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 June 30, 2015

