

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 CANTERBURY CROSSINGS PDD  
5 ADDITIONAL SINGLE FAMILY STYLE  
6 RESIDENTIAL HOME ELEVATION  
7 \*\*\*\*\*

8 THE STENOGRAPHIC MINUTES of the above entitled  
9 matter by NANCY STRANG-VANDEBOGART, a Shorthand  
10 Reporter, commencing on April 28, 2015 at 7:08 p.m.  
11 at 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 TIMOTHY LANE  
19 CRAIG SHAMLIAN

20 ALSO PRESENT:  
21 Kathleen Marinelli, Esq. Counsel to the Planning Board  
22 Joseph LaCivita, Director, Planning and Economic  
23 Development  
24 John Bossoslini, ECA Development & The Amedore Group  
25 Len Van Ryn

1           CHAIRMAN STUTO: Welcome to the Town of Colonie  
2 Planning Board. This meeting is called to order.

3           Before we get going, Mr. Austin would like to  
4 say something.

5           MR. AUSTIN: It's nice to see people interested in  
6 the planning process and the workings that go on in the  
7 Town of Colonie. One person we have with us tonight is  
8 Megan [SIC] Lemmey and she is a senior at Geneseo right  
9 now and she's interested in learning more about the  
10 planning process and she's sitting over next to Mr.  
11 Tengeler over there. If we could give her a nice  
12 welcome, I would appreciate it.

13           (The audience applauded.)

14           CHAIRMAN STUTO: Joe, do you have anything before  
15 we call the agenda?

16           MR. LACIVITA: Nothing administratively at this  
17 time.

18           CHAIRMAN STUTO: Okay, first item on the agenda is  
19 Canterbury Crossings PDD, Crescent Drive and Buckingham  
20 Lane. This is for additional single family style  
21 residential home elevation.

22           MR. LACIVITA: You remember last week this project  
23 came up before us and the developer was unable to  
24 attend. We found him this evening and he's able to  
25 attend.

1           One of the things that happened during the  
2           course of the planning processes and during the  
3           course of development of development sites -  
4           developers tend to pick another model for another  
5           part of their inventory to bring into their projects  
6           that they already have previously approved. That's  
7           exactly why we are here tonight. The developer has  
8           a couple of other inventory items that he would like  
9           to put on as sale items and that's why John  
10          Bossolini is here this evening.

11           CHAIRMAN STUTO: Okay, thank you. We'll turn it  
12          over to the applicant.

13           MR. BOSSOLINI: Thank you. John Bossolini  
14          representing ECA Development and the Amedore Group.

15           As Mr. LaCivita said, we're here tonight asking  
16          the Board to consider allowing us to offer some  
17          additional floor plans for our Canterbury Crossing  
18          customers to consider. As Mr. LaCivita said, the  
19          floor plans that we're currently using were approved  
20          in 2006 - 2007 at the inception of the project.  
21          Obviously, the market has changed and our designs  
22          have changed in response to market pressure. We  
23          would like to add some additional 20 to 25 floor  
24          plans. Basically, it's an evolution of the plans  
25          that we originally put before you. I believe that

1 everyone has a copy.

2 CHAIRMAN STUTO: We have several packets in front  
3 of us. I don't know if you can help us. I see  
4 Brookdale 1 heads up one package and Bellgrove 1 heads  
5 up another. Then, there is another elevation that looks  
6 like this (Indicating) that is not titled.

7 MR. BOSSOLINI: That would be our model. Sorry,  
8 that was a late entry. That is our model building for  
9 the 59 single family units that we're building this year  
10 and the next.

11 CHAIRMAN STUTO: You're looking for approval for  
12 every elevation that's in our package?

13 MR. BOSSOLINI: Variations have been approved.  
14 We'd like you to approve the entire package. They are  
15 simple as left garage and garage right. Some of the  
16 floor plans have some more substantial differences. We  
17 are appealing to a much bigger market than we were back  
18 in 2006 and this market is looking for a lot more  
19 diversity and floor plan choices.

20 CHAIRMAN STUTO: Joe LaCivita, what do you have to  
21 say about this? They look okay to me.

22 MR. LACIVITA: Actually, the site is developing at  
23 a rapid pace. The condos that are going up are really  
24 going up well. Mr. Green - I think that he already  
25 purchased phases one, three and four.

1 MR. BOSSOLINI: Yes, 60 single family units.

2 MR. LACIVITA: And those are all accounted for.  
3 Like John said, this adds a little bit more diversity to  
4 the site. We think that we should go forward and  
5 approve the extra ones and allow the excitement to  
6 continue with this layout.

7 CHAIRMAN STUTO: Okay, we'll just open it up to the  
8 Board.

9 Any comments or questions?

10 (There was no response.)

11 Do we have a motion?

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

13 MR. AUSTIN: Second.

14 CHAIRMAN STUTO: Any discussion?

15 (There was no response.)

16 All those in favor say aye.

17 (Ayes were recited.)

18 All those opposed?

19 (There were none opposed.)

20 The ayes have it.

21 Thank you.

22 MR. LACIVITA: Staying with Canterbury for one  
23 second, the layout that I just presented to you - Mr.  
24 Candolaro who is actually working the site right now -  
25 you notice before you on Carise Lane and the roundabout

1 or the cul-de-sac, you'll see some evergreen plantings  
2 on the site. Based on some concerns that the neighbors  
3 had behind it, Mr. Candolaro came to us and you can see  
4 this encircled clustering. We're looking to add just a  
5 couple. This is administratively, but I wanted to bring  
6 it back before the Board because of some of the concerns  
7 that came up that the abutting neighbors were looking  
8 for a little bit more privacy. We're working with the  
9 applicant, Mr. Bossolini, and going forward and adding a  
10 couple of clusters of trees and moving the fence back to  
11 that blue line that you'll see that will give more  
12 privacy to the residents. We are doing this  
13 administratively and wanted to just call to your  
14 attention being that is the same subdivision.

15 MR. LANE: How many feet is it moving? It doesn't  
16 look like much.

17 MR. LACIVITA: You can see the red line and this is  
18 where the original fencing came in (Indicating). In  
19 some areas it looks to be about eight feet and in other  
20 areas it looks significant. It might be 50 feet plus.  
21 It's really giving the people a buffer and we're just  
22 putting it on the side of Canterbury Crossing. It's on  
23 the Canterbury Crossings parcel. It's not on the  
24 private ownership. Again, it's just to create a greater  
25 buffer for the neighbors. We are going to be handling

1           that administratively and we wanted to bring that to  
2           your attention.

3           CHAIRMAN STUTO: Any questions or comments?

4           (There was no response.)

5           Thank you, Joe.

6           MR. VAN RYN: Can I ask a question about this or  
7           should I wait for a more appropriate time?

8           MR. LACIVITA: Len, I know that you and I spoke  
9           this afternoon about the dust and everything else that  
10          was happening and the hours of operation. We have  
11          already taken care of that, as you and I spoke on the  
12          phone today.

13          Len Van Ryn called me this morning about some  
14          dust that was kicking up and I talked to the  
15          Stormwater Department so that they could water down  
16          the site a little more and the hours of operation  
17          for approval of construction are 7 to 7. Mr. Van  
18          Ryn has been noticing some increasing time frames  
19          coming prior to the 7:00 time frame.

20          We will go on record to say that we spoke to  
21          the applicant and that there will be spraying and  
22          putting the hours back to 7:00 to 7:00.

23          MR. VAN RYN: Thank you.

24          CHAIRMAN STUTO: Does that satisfy you , sir?

25          MR. VAN RYN: Yes.

1                   CHAIRMAN STUTO: Okay, thank you.

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3                   (Whereas the above referenced proceeding was  
4 concluded at 7:06 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.

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NANCY STRANG-VANDEBOGART

Dated July 6, 2015

