

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****
4 THE CROSSINGS APARTMENTS PDD
5 32 & 40 AVIATION ROAD
6 FINAL APPROVAL
7 *****

8 THE STENOGRAPHIC MINUTES of the above entitled
9 Matter by NANCY STRANG-VANDEBOGART, a Shorthand
10 Reporter, commencing on June 23, 2015 at 8:11 p.m. at
11 The Public Operations Center, 347 Old Niskayuna Road,
12 Latham, New York

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

20 ALSO PRESENT:
21
22 Joe LaCivita, Director, Planning and Economic Development
23 Nick Costa, PE, Advanced Engineering
24 Joe Grasso, PE, CHA
25 Michael Crisafulli, Jr.
Patrick Quinn

1 CHAIRMAN STUTO: The next item on the agenda is
2 the Crossings Apartments, PDD, 32 and 40 Aviation Road.
3 This is application for final approval. This is for two
4 three-story apartment buildings totalling 152 units.

5 Joe LaCivita, do you have any introductory remarks
6 for this?

7 MR. LACIVITA: Yes, Peter. The Planning Board may
8 remember that on March 24th this Board had issued a
9 negative declaration to SEQRA. We actually granted some
10 design waivers for this project. There was a positive
11 recommendation that was made to the Town Board.

12 The Town Board subsequently adopted our
13 recommendations under Resolution 265 and then later the
14 Town Board affirmed the PDD legislation that they
15 adopted for this project and then they granted that
16 under Resolution 335.

17 Just as we speak, Nick Costa and Michael Crisafulli
18 are walking in. Tonight they're going to be looking for
19 final approval for this project.

20 CHAIRMAN STUTO: So, the PDD is approved. The
21 environmental review has been completed.

22 MR. GRASSO: Yes, SEQRA was done.

23 CHAIRMAN STUTO: There was concept approval and now
24 we're here for final.

25 MR. LACIVITA: That's correct.

1 CHAIRMAN STUTO: We will turn it over to Nick Costa
2 and the applicant, Mike Crisafulli.

3 MR. COSTA: Good evening. My name is Nick Costa
4 and we have prepared the plans for the proposed
5 Crossings project that is located on Aviation and the
6 intersection with Metro Park Road.

7 The parcel is 7.92 acres in size. It's bisected by
8 the National Grid parcel that is right here
9 (Indicating).

10 What we have proposed is the development of two
11 three-story buildings. Proposed Building 1 would have
12 106 units and proposed Building 2 would have 46 units.

13 Along with the buildings there are garages that are
14 being proposed. They are shown throughout the perimeter
15 and also a maintenance facility that is located at the
16 entrance -- that's the driveway to the Ciccotti Center.

17 The Ciccotti Center is located right here and the
18 building is not shown on this map (Indicating).

19 CHAIRMAN STUTO: Can you trace the driveway?

20 MR. COSTA: Yes. This is Aviation (Indicating).

21 CHAIRMAN STUTO: Is that on your property?

22 MR. COSTA: It is on our property. That's an
23 easement to the Ciccotti Center. It's part of the 7.92
24 acres. We are going to be utilizing that driveway to
25 enter and exit at this location. Our new main driveway

1 is going to be located here for Building 1 and for
2 Building 2 it's going to be located here (Indicating).

3 The utilities necessary for the project are all
4 located within Aviation Road and Metro Park Road. There
5 is sanitary sewer right at the intersection of Metro and
6 Aviation that we are going to be connecting to and
7 taking it to Building 2. There is also an existing
8 sanitary sewer line that is located in the entrance of
9 Aviation Road that we are going to the sanitary sewer
10 connection for Building 1.

11 The same thing for water. There is water along
12 Aviation Road and we are going to be making connections
13 to those systems. The storm sewer is all going to be
14 managed on-site. We have collection structures
15 throughout the parking lot. It's going to be brought to
16 a stormwater management area that is a subsurface
17 stormwater management area that is going to infiltrate
18 the stormwater into the local soil. We tested those
19 soils and they were witnessed by the stormwater office
20 and we have designed it based on those soil
21 characteristics.

22 We are also connecting between Building 1 and
23 Building 2 as a circulation and safety.

24 We are also making a connection through the
25 National Grid parcel. National Grid has approved that

1 connection. We are working out the details and the
2 particulars of that.

3 CHAIRMAN STUTO: But that will be open at all
4 times.

5 MR. COSTA: That's what we have shown it. They
6 have not put a restriction on that right now.

7 The other entrances is also located off of Metro
8 Park Road and it also gives us some circulation through
9 the site for Building 2.

10 CHAIRMAN STUTO: I'm going to ask you to wait for
11 one second and I'm going to ask Joe Grasso something.

12 How important is that connection between the two
13 across the National Grid easement? For everything that
14 you have been teaching us, it seems like it would be
15 important to have that as an everyday connection.

16 MR. GRASSO: I wouldn't say that the project hinges
17 on it. It's a desirable connection, but because each
18 parcel has two means of access for emergency vehicles, I
19 would say that if for some reason if National Grid would
20 not allow it then the project should be allowed to
21 continue to move forward. I definitely think that it's
22 a desirable connection, even from a pedestrian
23 connectivity, we want a strong connection between the
24 two apartment buildings and I think that affords that.
25 Getting people out to the Metro Park corridor to the

1 north is really important and they're going to use that.

2 CHAIRMAN STUTO: Also, there are maintenance vehicles
3 and so forth.

4 MR. GRASSO: Yes.

5 CHAIRMAN STUTO: Where is National Grid going to
6 come out on this? How do we voice our opinion?

7 MR. CRISAFULLI: We have been working with them for
8 the last four months, actually. We finally got a
9 comment back today. These properties have a deeded
10 reserve crossing agreement that was put in back in the
11 20's. There is no question as to if we can have the
12 crossing or not. They can't restrict access for
13 emergency vehicles either. They don't have the right.
14 They do have the right to aid in the design, the width
15 or location. So, that's what we are working out right
16 now. There will be a crossing and it will be in that
17 location. Exactly how it will be engineered out is
18 being discussed right now.

19 CHAIRMAN STUTO: But they can't restrict it just to
20 safety vehicles.

21 MR. CRISAFULLI: We don't believe so. It's in the
22 deed a long time ago.

23 CHAIRMAN STUTO: So, that was before they got their
24 easement.

25 MR. CRISAFULLI: Right; exactly.

1 MR. COSTA: Some other components of the project -
2 there is some landscaping that will be done throughout
3 the parcel, obviously. There are these courtyard areas
4 that are going to be developed for the use by the
5 residents. These are going to have some nice amenities
6 like fire pits and a sitting area and maybe a gazebo or
7 a pavilion.

8 CHAIRMAN STUTO: Well, we are at final. Don't you
9 have any particulars on that?

10 MR. COSTA: There are particulars. They are part
11 of the final set of drawings that were submitted.

12 CHAIRMAN STUTO: Well, your application is for
13 final today. Can you go into more detail on those
14 amenities?

15 MR. COSTA: Like I said, there would be a pavilion
16 in this area right here (Indicating) and there will be a
17 fire pit -

18 CHAIRMAN STUTO: Is this on the drawings that we
19 have in front of us?

20 MR. COSTA: I don't believe so.

21 CHAIRMAN STUTO: Have you submitted that to the
22 Town?

23 MR. CRISAFULLI: The landscaping plan has been
24 submitted to the Town, but the particulars of the
25 hardscapes are still being worked out with the landscape

1 engineer.

2 MR. LACIVITA: Just so you know, as this goes
3 forward if there is anything that needs permitting or
4 anything like that, if it's not on the plan at final
5 approval, we'll have to bring the PDD back for amendment
6 because the Town Board adopts it as is. If there are
7 any changes at the last minute that may come, we may
8 have to amend the project. You may want to work that
9 out prior to. If you're looking at changing any
10 hardscapes like that, you might want to work that out.

11 CHAIRMAN STUTO: I'm not happy that it's not there.
12 Do you have anything to say Joe? Those amenities
13 are what is important for a PDD. We are being asked to
14 vote on final.

15 MR. GRASSO: I understand the concern. When we get
16 into the courtyard design we really don't get into that
17 level of review of those things. We ask that they be
18 included in the final plans, but it's not something that
19 we -- we didn't even ask for to be part of the
20 preliminary plan submission that we had reviewed. I
21 didn't know that it was going to be something sought
22 after by the Planning Board. If it is, like he said,
23 he's working on it and we can get it in front of the
24 Planning Board so that the Planning Board has an
25 opportunity to review it. It's just not included in our

1 review letter and we haven't done a detailed plan of
2 those courtyard areas.

3 MR. CRISAFULLI: There was a discussion that Joe
4 and I had about that not necessarily being 100%
5 necessary to be at this point and those were things that
6 were being worked out.

7 MR. LACIVITA: I think that if you have a gazebo or
8 something that needs construction, Peter, those would be
9 the things that we would have to know when that time
10 comes.

11 CHAIRMAN STUTO: It's important to me. I don't
12 know how the rest of the Board feels.

13 MS. DALTON: I agree. Part of the reason is
14 frankly, I don't want to be taken to task at some point
15 in the future when residential development comes before
16 us - multifamily residential. We ask questions about
17 playgrounds for kids and gathering places for people to
18 create a sense of community. Especially because this is
19 a PDD, I think that having access to that information
20 before we go to final is important to me.

21 MR. LACIVITA: If we don't have it ironed out right
22 now, I don't want to throw something on the plan. If
23 it's something that comes later we can amend the PDD --
24 I think that you were kind of leaning towards that, Joe.
25 If there are amenities, we'll take a look at them when

1 they are finally ironed out. They are not at that point
2 yet.

3 CHAIRMAN STUTO: Does that drawing have things on
4 it that we don't have on ours?

5 MR. COSTA: No. Everything that is on this drawing
6 is what you have.

7 CHAIRMAN STUTO: Okay, why don't you go through
8 your description of what you are envisioning here. Can
9 you tell us what is definitely there and then what you
10 are thinking about?

11 MR. COSTA: What is definitely here is what is
12 shown - the sidewalks and the bench areas. What the
13 landscape architect is working on is doing a pavilion in
14 this area - a fire pit in this area right here and some
15 more gathering area with benches and this type of walk
16 that would connect.

17 MR. CRISAFULLI: There are walkways, there are seat
18 walls, there are gazebo areas, there are bench areas.
19 It's very, very nice and professionally designed. We're
20 very excited about it. We have concept plans at my
21 office.

22 CHAIRMAN STUTO: Well, we like to brag about it
23 too. That's why we are sensitive to it.

24 What kind of fire pit? A gas fire pit?

25 MR. CRISAFULLI: It would be stone with stones in

1 the middle and then natural gas.

2 MR. COSTA: Something similar here, but a smaller
3 magnitude because there is less area.

4 MR. CRISAFULLI: It will change the walkway. It's
5 all hardscape and it will be moved a little bit. There
6 are some bench areas off of it. There is fire pit
7 there. This whole area here is the seat wall with
8 planting beds within it. There are buffering plantings
9 around there, which is shown on the landscape plan.

10 CHAIRMAN STUTO: Okay, you can resume the
11 presentation.

12 MR. COSTA: With regards to walking activities,
13 there are some connections to the trails - the walking
14 paths that are on the Ciccotti Center. There is one
15 connection here (Indicating) and there is another
16 connection. There are sidewalks throughout the perimeter
17 of both buildings and also out on Aviation and what is
18 not shown here is that the applicant is also building a
19 new sidewalk out to Wolf Road.

20 Right here is where the hotel is being built and
21 they have built a sidewalk all along that, parallel to
22 their property. We are going to be building a sidewalk
23 from this location all the way to Wolf Road. Those
24 drawings are also fully developed and designed and I
25 think that Joe has reviewed those.

1 CHAIRMAN STUTO: Can you trace the sidewalks on the
2 property there?

3 MR. COSTA: Sure. This is the main entrance.
4 There are sidewalks that go back into the building at
5 this entrance right here (Indicating), or walk all along
6 Metro Park Road and Aviation Road. The sidewalk would
7 also take you all along the perimeter of the parking
8 areas.

9 And similarly, this is the main entrance. There
10 are sidewalks all along the perimeter of both sides --
11 the internal sidewalks in the courtyard area and then
12 sidewalks along Aviation with a connection point here
13 (Indicating).

14 MS. DALTON: Do you have any idea where the
15 existing school bus stops are, if there are any?

16 MR. COSTA: I'm not sure that there are any.

17 MR. GRASSO: I don't think that there are any.

18 MS. DALTON: That's why I said if there are. It
19 would be nice to know where you would put them.

20 MR. LACIVITA: I think that's discerned by the
21 school system, Kathy, when it comes time to -- when they
22 go through their enrollment.

23 MR. AUSTIN: It says North Colonie School District.
24 What elementary school would that effect?

25 MR. CRISAFULLI: Southgate. The line runs right

1 through here.

2 CHAIRMAN STUTO: Okay, what else do you want to
3 tell us?

4 MR. COSTA: There are enclosed dumpsters that will
5 be located at this location for Building 2 and that
6 location for Building 1.

7 If there are any questions, I'd be happy to answer
8 them.

9 CHAIRMAN STUTO: We have elevations that are nice
10 drawings. Can you talk about that a little bit and the
11 finishes on the building?

12 MR. AUSTIN: I don't mean to interrupt, but looking
13 at one of the plans and it does say where the Ciccotti
14 Center is -- that is South Colonie, but where your lot
15 line is - that's North Colonie.

16 MR. CRISAFULLI: We are fairly confident that the
17 project is in North Colonie.

18 MR. AUSTIN: Okay.

19 MR. CRISAFULLI: With discussions through -

20 MR. AUSTIN: What elementary school does that
21 effect? Southgate?

22 MR. CRISAFULLI: Yes, Southgate.

23 So, we have a three-story building. We have brick
24 along the first floor all the way around the buildings.
25 We have masonry at the entranceway. We'll have a

1 covered entryway here (Indicating). We'll have siding
2 above that and large windows obviously at the
3 entranceway as well.

4 CHAIRMAN STUTO: I don't have any questions. I
5 don't know if the Board does or not.

6 We'll hear from the public first.

7 Patrick Quinn.

8 MR. QUINN: I am Patrick Quinn and I'm a member of
9 the Green Meadows Civic Association which is only about
10 eight years old and it started in a conflict and it
11 ended up in a very good relationship with the developer
12 with whom we had a conflict and that is with Mr.
13 Crisafulli. We do work well with Mr. Crisafulli and he
14 has been very understanding of our positions. So, I
15 have to raise an issue that is not critical with Mr.
16 Crisafulli, but rather addressing some things that must
17 concern the Town. Because of these issues that have
18 begun to concern our membership, particularly the
19 membership of our Board, we have called a special
20 meeting for next month of our organization. The report
21 of which will come to this Planning Board and to the
22 Town Supervisor. I'll confine myself to one issue.

23 I pointed out recently to our Board that it's five
24 years since we had a public review. I think that it was
25 exactly five years. Maybe the 5th of June, five years

1 ago, there was a public review of the Master Plan before
2 the six year limit ran out. It raised some very
3 interesting questions which we found were not quite
4 addressed properly by the Town or the Planning Board or
5 the Zoning Board.

6 If you look now, as I did today, at a Google map of
7 the area from Wolf Road east and south, you will find
8 that there are only about six areas left - quite small
9 areas of wooded nature. One of them is right here
10 (Indicating). One of them is across the road. One of
11 them is where the extension of Maxwell Road will cut
12 across and join up with Aviation Road having to bstep
13 the Cap Com building and the new hotel. So, we know
14 that's going to go and there are several other including
15 the Foegtli Farms of recent discussion, that is going to
16 change and many of the mature trees are going to
17 disappear.

18 One of the problems with greenery is that members
19 of the public and Planning Boards frequently think of
20 the issue as a visual issue or an aesthetic issue. Ms.
21 Dalton asked the question with regard to playgrounds and
22 facilities for children. Well, the Ciccotti Center is
23 right there, as we discussed with Mr. Crisafulli. It's
24 a wonderful facility for the children.

25 I said this afternoon to a member of the staff of

1 the CYC which owns the Ciccotti Center and manages it
2 and asked her, what does she feel when she walks or
3 drives into the Ciccotti Center like she does most
4 afternoons? She said I feel a sense of peace. I said,
5 isn't that wonderful? Why does it do that? The
6 situation is that these parking lots of the Ciccotti
7 Center is bounded by a dense cluster of trees a small
8 forest. The Ciccotti Center's boundaries continue the
9 edges of the park which do the same thing.

10 The Crossings is one of the greatest things that
11 the Town of Colonie ever did. There are few places in
12 this country that have such a good facility - few urban
13 places. So, when they built the Ciccotti Center, they
14 maintained that huge buffer.

15 Okay, visually beautiful and it gives you a sense
16 of peace why? Well, there was some very careful research
17 done over the past 15 years by some scientist at Harvard
18 who are now recognized internationally. The names are
19 Eva Selhub, M.D. and Al Logan, M.D. and they published
20 their reports as Your Brain on Nature. What they
21 discovered and it's now being implemented in places like
22 Japan and Scandinavia and Europe - they discovered that
23 phytonocides which are assemblies of chemical particles
24 emitted by plant materials - lower the production of
25 stress hormones in people, reduce anxiety, increase the

1 antioxidant defense system in the human body. This is
2 their explanation of why in places like the Crossings
3 joggers and walkers prefer to deviate from their regular
4 walk or run and go to the wooded section. You'll see it
5 if you exercise there. You will see that they go to the
6 wooded section. They don't know why, but they think
7 that it's wonderful and it's peaceful. There is a
8 little up and down and there is a cool breeze and it's
9 lovely. The fact is that it's scientifically
10 demonstrated that the physiological well-being of people
11 is effected by these things.

12 When I look at the plan of Colonie and I look at
13 the Google map this afternoon, I find that of those six
14 parcels left in this area, three are about to be
15 destroyed in the next few months, if I understand the
16 Board's intentions or seeming intentions. Now I do not
17 fault Mr. Crisafulli for this. However, his design here
18 results in the almost complete elimination of that
19 important physiological resource for these people - for
20 the people of the area, for the people who use this, but
21 it is also to a physiologically important resource for
22 the whole community of Colonie. If that's the case, I
23 suggest that the Board take a serious look at this. I
24 would love to discuss it further with Mike Crisafulli.
25 I'm sorry that I didn't get to, but I only saw the plan

1 three days ago. In any case, it seems to me that the
2 positioning of a few trees along here is merely going to
3 extend the flatness of the parking lot into further
4 parking which is of course a heat radiation media,
5 heating the atmosphere and not doing the job that was
6 done before.

7 The architect that the soil tests were done based
8 on the existing soil. But the existing soil is covered
9 by trees - dense forestry and that effects the soil and
10 its importance. So, the soil will not have the same
11 capacity when all of that vegetation is gone and leaves
12 the leaves on the parking lot.

13 What kind of compromise can be expected?

14 Obviously Mr. Crisafulli is a competent and
15 conscious developer who needs to build and needs to make
16 a reasonable profit. He makes beautiful residential and
17 commercial buildings. What compromise can they possibly
18 make? This is something that the Planning office ought
19 to look at too - that is that a small buffer of new
20 plantings is not going to solve the problem. One needs
21 more substantial buffering and not necessarily the whole
22 forest, but a substantial buffer along the edge which
23 means that the possibility of reconfiguration of the
24 buildings or a movement of the buildings, so that there
25 is at least a reasonably dense edge remaining from the

1 existing forest. They are mature plants and they are
2 important for the physical and emotional and general
3 well-being for the community of Colonie. Thank you for
4 listening to me.

5 MS. DALTON: Sir, before you walk away, you
6 mentioned a book and I didn't catch both authors. It's
7 Your Brain on Nature.

8 MR. QUINN: Eva Selhub, MD and Alan Logan, MD. I
9 met with these two people two years ago while I was
10 making my presentation of the International Urban Design
11 Conference there. They presented their findings and
12 they just stunned everybody in that International
13 gathering. There were people from Russia, India and
14 everywhere on the continent. They were astounded at the
15 importance of this research.

16 MS. DALTON: Thank you.

17 CHAIRMAN STUTO: I don't know if Joe or the
18 applicant have any response to what Mr. Quinn said.

19 MR. GRASSO: Having been on the team of designers
20 of the Crossings Park and working with the Town on it,
21 we designed it with an understanding of the adjacent
22 land uses. We designed it with an understanding of the
23 boundaries. Understanding that the vacant properties
24 around the park were going to continue to be developed
25 over time and the land use has changed.

1 I will say that it's a very unique context within
2 the park and that was very well planned. I think that
3 the vision came to reality. No doubt as land uses
4 change around the park, the context will continue to
5 evolve, but we don't think that will violate the context
6 of the park and have a significant impact on that. If it
7 was, we would have designed the park differently or
8 worked with the Town on acquiring additional lands
9 around the park to change the park's configuration.

10 In terms of the access to the Ciccotti Center, it's
11 a 30 foot easement over Beltrone's property from
12 Aviation, directly to the Ciccotti Center. It's 30 feet
13 wide and it's just an easement. Although I wasn't
14 involved in the design of the Ciccotti Center or that
15 land deal, again, in talking with the Beltrones, it was
16 always envisioned that the property was going to be
17 developed in accordance with the allowable land uses.
18 It's a commercially zoned property so that was always
19 the thought.

20 There was no question that the project will result
21 in a clearing and regrading of the site and change the
22 context of it. But I think that it's consistent with
23 the evolution of the corridor that we're seeing up and
24 down Maxwell Road as well as the Aviation Road corridor.
25 It's significant, but it's also consistent with the

1 Comprehensive Plan which discusses bringing in a variety
2 of land uses into these commercial corridors of the Town
3 and trying to provide places where people can live work
4 and play in close proximity of other another and this
5 project - if you go back to where we were trying to
6 consider the PDD and the passing of site plan approval,
7 we looked at those things to help justify the that the
8 project was a fit in this area.

9 Nick or Mike, did you want to say something?

10 MR. CRISAFULLI: I don't have a lot of response. We
11 understand where this property is. We understand the
12 importance of it as is it to the whole community. Not
13 many people see it every day. Whether they be at the
14 Crossings or the Ciccotti Center, we have designed this
15 project with no expense spared. We have really put a
16 lot of thought and effort into this. We are very
17 excited about it. We think that they are unique
18 properties where we can put 152 new housing units on
19 roughly 7.5 acres as opposed to a new single family
20 subdivision that would put 152 housing units on 100
21 acres. We think that it is sustainable development. We
22 think that it's the right project for the area and based
23 on the response that we have gotten so far and we're not
24 really even marketing it, we feel like the community is
25 going to feel like that as well. We go to bed at night

1 happy with this and excited about it. I guess that's
2 our response.

3 CHAIRMAN STUTO: I'll respond to Mr. Quinn. You
4 have opened a little bit of thinking for me, as we go
5 forward. I think that Green Meadows, having a study and
6 a report - I'm sure that these people would be available
7 to talk to you as well; meaning Joe and Joe, Mike
8 Tengeler and the TDE's; whether you wanted them to go to
9 your meeting or not. I'm sympathetic to what you're
10 saying in terms of woods. I mean, I go up to the
11 Adirondacks. I love it. I know that we've worked on
12 projects that we have preserved other woods and have
13 traded woods for projects and I think that the
14 department and the Town want to make some of those
15 parcels more accessible.

16 This is just a funny story that cuts the opposite
17 way. A friend of mine - the letter was nice. A buddy
18 of mine in the neighborhood - a couple of streets over
19 said do you want to go for a walk and I said okay, let's
20 go after work. We are going down Van Rensselaer, down
21 Ward's Lane and it was actually where you live Mike, in
22 that neighborhood and I said, hey there is a big chunk
23 of woods there. I said do you want to cut through these
24 woods and then we'll finish off down near the Menand's
25 school? He says, no I don't want to get ticks.

1 So, it's kind of a joke, but that's what happened.
2 I do get relaxed when I'm in the woods hiking in the
3 Adirondacks, probably not as much as I should.

4 I definitely heard what you said and I'm going to
5 keep that in mind and will have input into the Land Use
6 Law or future projects where it's appropriate - and I'm
7 sincere about that. I hear what you are saying.

8 This project has gotten so far along and it is a
9 contemplated use and we have put the developer through a
10 lot of iterations in order to satisfy the Board, both in
11 terms of this being an appropriate use and given that we
12 are convinced that it is an appropriate use in that
13 location - to put in all the conventional things that we
14 put in to make it a good looking project and the visual
15 is important. I understand that it goes further than
16 just the visual. I don't think that it's fair to the
17 developer at this point to reconfigure the building and
18 leave some more forest there. That's just my own
19 opinion at this stage.

20 I do hear what Mr. Quinn is saying.

21 MS. DALTON: I have been very concerned, especially
22 over the last several months as we have seen more and
23 more of these projects that are large, that are
24 considering clear cutting what I consider to be a core
25 component of the Town of Colonie, which is the beauty of

1 the vegetation and the wildlife and the fact that all of
2 us that can live work and play in an area that respects
3 all of that and retains it as part of our community.
4 So, I have been very sensitive.

5 I am going to get this book. I would be happy if
6 you want to reach out to me and give me any other
7 reading or information because I do think that we need
8 to look at our design standards and the way that we are
9 approaching the increasing amount of development that we
10 are seeing in our Town. Thank you for bringing this to
11 our attention.

12 I do agree with Peter. I think that this
13 particular project - there are two things about this
14 project that I think are important. First, that they
15 are very far down the line, so to ask them to take this
16 back and reconfigure at this point I think would be
17 extremely expensive and unfair. Secondly, as I looked
18 at it over time and as I look at it now, it is close
19 enough to other areas of greenery like the Crossings
20 where it can accommodate some of the residential need to
21 be close to that but again, as we move forward, I think
22 that is a really important component of looking at
23 things like the Costco development that has been
24 proposed to us. So, again, thank you for bringing it to
25 our attention.

1 MR. LACIVITA: I just need to say one thing. The
2 Costco is not coming. It is being a proposed
3 development but Costco is not one of the anchor tenants
4 to being in that location. I just want to make that
5 clear because there is misnomer out there. There is a
6 retail use being proposed but Costco is not one of them
7 because that is a big driver and we are looking at
8 traffic for the entire corridor with everything that is
9 being proposed.

10 MS. DALTON: I don't want to make this about a
11 different project, but when we looked at the retail
12 development project one of my personal concerns was that
13 we spent a lot of time talking about traffic flow and
14 very little time talking about the defoliation of that
15 site. We won't have a traffic problem if we don't
16 defoliate. We will have a problem with all the animals
17 and wildlife that we would be displacing. That's a huge
18 area and it's not currently zoned for that. So, I'm
19 sorry that I misreferenced it.

20 CHAIRMAN STUTO: Any other comments from the
21 public?

22 (There was no response.)

23 Okay, I'll ask the Town Designated Engineer to make
24 conclusionary remarks on this.

25 MR. GRASSO: There is a letter in your packet.

1 It's an extensive letter. It's the result of multiple
2 rounds of review.

3 CHAIRMAN STUTO: Has anything changed on this since
4 concept?

5 MR. GRASSO: Yes, I'm going to touch on just a
6 couple of things. You'll see that the comment in our
7 letter touched on the access to the Ciccotti Center off
8 of Aviation. They had previously submitted a plan that
9 actually had garages on both sides of the road, which we
10 picked up as being inconsistent with what they had
11 demonstrated from the concept plan that you had
12 reviewed. It was a concern of ours and we expressed
13 that concern to the applicant. They immediately revised
14 the plan and took it off the plan. We left the comment
15 in there because we wanted the Board to understand that
16 was on the table. I think that it was the result of
17 when they went through the final design of the garages
18 and laid out the actual bays and maybe the security and
19 door swings between the bays. They grew. They are
20 trying to accommodate the number of parking stalls
21 within the garages and they had added spaces on the --
22 it will be the south side of the access road. This plan
23 doesn't demonstrate that they have taken those off.

24 MR. CRISAFULLI: One of the issues is that this
25 area of this overflow parking area is basically a four

1 or five foot drop down. We needed to construct a
2 retaining wall to hold this parking lot in. We figure
3 that if we use the back wall of the garage's retaining
4 wall that it would serve a dual purpose.

5 MR. GRASSO: Our concern was similar to Mr.
6 Quinn's. I think that the context of the drive off
7 Aviation to the Ciccotti Center is important. There is
8 a large enough impact that we are dealing with that the
9 garages are on the one side of the road and we didn't
10 want you driving through garages on both sides of the
11 road. That area would be reserved for the maintenance
12 building as well as possibly overflow parking if the
13 demand exists.

14 The other thing that we had commented on was the
15 need for pedestrian connection to the Ciccotti Center to
16 Aviation. Not that it really benefits the project. It
17 really benefits the Ciccotti Center. There isn't a
18 sidewalk there now. That's not to say that it couldn't
19 be done after the project. We just think that as they
20 are doing the construction it would be a lot easier to
21 build that sidewalk now and fit it into the plan and
22 landscape it and you can kind of dovetail it in -

23 CHAIRMAN STUTO: Along the road?

24 MR. GRASSO: Along the road; exactly.

25 CHAIRMAN STUTO: Is that on the plans now?

1 MR. GRASSO: It is not on the plans.

2 CHAIRMAN STUTO: What does the applicant have to
3 say about that?

4 MR. CRISAFULLI: We had it on the plan at one
5 point. I thought that we had discussed it.

6 MR. GRASSO: It was on the plan at one point. It's
7 not on this plan that you have.

8 MR. COSTA: We had shown a sidewalk that extended
9 parallel to the Ciccotti drive.

10 MR. GRASSO: So, it's comment 1B in our letter. We
11 touched on that being needed to the plan.

12 CHAIRMAN STUTO: I asked them what they think about
13 adding it. I don't remember why it came out.

14 MR. COSTA: I don't either.

15 MR. CRISAFULLI: Is it really necessary given the
16 amount of sidewalk that this project is putting in
17 on-site and off? We didn't deem it necessary and I
18 guess that's probably why we struck it out. I don't
19 recall that decision.

20 MR. GRASSO: That's up to the Board. We thought
21 that it was important component. It was on the concept
22 plan and we just wanted to bring it to your attention.
23 Like I said, it's really benefitting -- there are a lot
24 of pedestrian connections from the project site to
25 Aviation and Metro Park Road corridor. There are

1 obviously some of the public benefits associated with
2 the project -- the sidewalks continuously along the
3 frontage as well as drainage along the Aviation Road
4 corridor. They are also doing a sidewalk from the Home 2
5 Suites up to Wolf Road. The sidewalk doesn't benefit the
6 project. It would benefit the Rudy Ciccotti Center. It
7 was on the concept plan.

8 CHAIRMAN STUTO: If it got dropped out, I don't
9 think that's fair.

10 MR. GRASSO: I just wanted to bring it to your
11 attention, if it's something that we want in. We are
12 supportive of the connection going in now only because
13 of the construction there. We think that it would be
14 easier to do it nicely and build it into the plan if
15 it's built now along with the project.

16 MR. AUSTIN: Is there any connection going in there
17 right now? There is connection to these other paths.

18 MR. GRASSO: There is a driveway connection into
19 the drive in one spot and then you have the maintenance
20 building on the other side.

21 MR. AUSTIN: They said that there was some sidewalk
22 access to some of the paths.

23 MR. COSTA: Yes, that's what I was going to show is
24 that there is a connection to Aviation by this route.

25 MR. CRISAFULLI: I think that it was something that

1 was borne out of the discussions that we had when we
2 walked the sites. I don't think that we would have
3 taken that out to pull one over on anybody. I think
4 that someone commented that it wasn't necessary, to be
5 honest with you.

6 MR. GRASSO: It could have been. Bill Neeley was
7 with us from the Town discussing it. This property has
8 been used as a storage yard for Beltrone for years.
9 When you go up there it's not a park like setting.

10 CHAIRMAN STUTO: That's not a convincing
11 explanation to me. It may be true or it may not be
12 true. When things start dropping off that are amenities
13 between concept and final, I'm not in favor of that.

14 MR. GRASSO: So, that's our comment. It would be
15 recommending that it be added to the plan. We do have
16 some comments -- if you go right from the Porte Cocheres
17 sidewalks along the entrance drive, along both sides for
18 both entrances, they have some other connections but we
19 think that would be a dominant pedestrian movement to
20 the sidewalk to the front door of the buildings.

21 CHAIRMAN STUTO: Nick, can you trace where he is
22 referring to?

23 MR. COSTA: That would be here (Indicating).

24 MR. GRASSO: I just wanted to touch on the public
25 benefits just to make sure that they are in the record.

1 We've got the sidewalk and the drainage
2 improvements along Aviation Road. We have the separate
3 sidewalk along Metro Park Road from the Home 2 Suites to
4 Wolf Road. That plan, they had submitted it to us and
5 we had reviewed it. We sent them back comments and they
6 revised it. We went out there and we walked the route
7 with Bill Neeley of the Town of Colonie DPW along with
8 Nick and Mike. As a result of that meeting, they went
9 back and revised the plan again. That sidewalk is
10 actually going to come up onto the Beltrone Property.

11 We met with Joe [SIC] Cranfer from the Beltrone
12 Group about an easement that would be conveyed to the
13 Town to cover that sidewalk. So, that has been agreed
14 upon by them and agreed upon by the Town and reviewed in
15 detail by us. So, we are confident that the sidewalk
16 connection can go in. That's really strong because
17 that's going to be the first pedestrian connection from
18 the Wolf Road corridor down to the Aviation/Maxwell Road
19 corridor. You'll remember that there was another
20 project that's under review by the Planning Board that
21 would provide a pedestrian connection from the Colonie
22 Senior Center or the Beltrone Living Center out to
23 Aviation Road which would link up to this sidewalk
24 connection. These are all important parts that I just
25 want to make sure that you understand how the pieces fit

1 together.

2 There are a lot of detailed comments in our letter
3 only because it is a sizable project. We have reviewed
4 most of these with Nick and we see no reason why they
5 can't be easily addressed with the next plan submittal.

6 I just want to touch on the pump station because
7 they have done an engineer's report that looks at the
8 capacity of the Wolf Road pumping station. That pumping
9 station is nearing capacity. There are improvements
10 that have been identified that this project will take on
11 that will address the capacity that it's going to use as
12 well as freed up some additional capacity. We commend
13 the applicant for doing a study that we could rely on to
14 do Town improvements to that station.

15 Looking long-range, I already mentioned that the
16 Town is embarking on a long-range study of the Wolf Road
17 pump station to make sure that projects like this
18 doesn't get held up because of capacity issues at that
19 station in the future.

20 I think that those are the things that I wanted to
21 bring to the Board's attention.

22 CHAIRMAN STUTO: You, as the Town Designated
23 Engineer, have submitted a six-plus page letter with a
24 lot of detailed comments. A lot of them specifically
25 say that the applicant should do this and that. Some of

1 them are technical and some of them are less technical
2 like the sidewalks and so forth.

3 Does the applicant agree to all the comments? I
4 think that you should specify where you don't and
5 discuss them or we are going to incorporate this into
6 your approval.

7 MR. COSTA: I have reviewed the technical comments
8 and I don't see any issues with addressing those in our
9 next submittal.

10 MR. AUSTIN: Does that include the sidewalks?

11 MR. COSTA: I'm not ready to speak to the
12 sidewalks.

13 MR. CRISAFULLI: We will put in the sidewalks. The
14 sidewalks were part of the plan previously. Why they
15 were removed, I don't know, or what drove that decision.
16 We'll put them in. Joe's new sidewalk connection are
17 the first that we've seen that.

18 CHAIRMAN STUTO: The letter is dated the 15th.
19 That's all I'm saying.

20 MR. CRISAFULLI: If that is going to be hinging on
21 approval of the project, I'm not going to hold that up
22 either.

23 MR. GRASSO: And we can reach out to the CYC and
24 talk to them about the merits of the sidewalk.

25 CHAIRMAN STUTO: We can postpone final and come up

1 with a shorter letter.

2 MR. LACIVITA: I honestly think that there was an
3 error here. I just looked back in the packet and the
4 submission of the January 2015 submission had the
5 sidewalks on it.

6 I'm looking at Nick's letter dated May 20th and it
7 talks about connection to the Ciccotti Center. So, I
8 think that it's purely an error that they might have
9 come off with this plan submission because everything
10 detailed it. I was going to make mention that the
11 motion should include the sidewalks from Aviation to the
12 Ciccotti Center because everything here detailed showed
13 it. It obviously was an error in transmission.

14 MR. GRASSO: Okay, then they'll go in.

15 CHAIRMAN STUTO: It seemed like there was another
16 important point.

17 The landscaping that Nick started to describe and
18 this is open for the Board. I would like to see what
19 the final plans look like. I don't know if it's
20 necessarily for approval, but like I said, you're
21 excited about it and we'd like to get excited about it
22 too, especially for a project like this.

23 How does the Board feel about that component?

24 MS. DALTON: Yes.

25 CHAIRMAN STUTO: As an approval or a report or

1 what?

2 MR. AUSTIN: As a report.

3 MR. CRISAFULLI: I can get it to you in the next
4 two days.

5 CHAIRMAN STUTO: And the next Board meeting, you
6 can come and tell us.

7 MR. GRASSO: What I would say is - we see this on a
8 lot of projects. I think that it's good that the Board
9 is interested in seeing it and I think that it's good
10 that you get whatever Mike has and we can build that
11 into the file. When we get into detailed courtyard
12 design and some hardscape and things like fire places
13 and seat walls and stuff, I just want to make sure that
14 they have enough flexibility that they can approach this
15 from a design thing because that's the way that these
16 courtyard spaces are typically done. Most of the time
17 it's not subject to detailed review by the Town because
18 if it is, then any time that they want to change
19 anything, they would be forced to come back before the
20 Town.

21 I would like that somehow your intent of those
22 spaces shown on the final plans and you can provide us
23 conceptual plans subject to final adjustments during the
24 construction process.

25 CHAIRMAN STUTO: We will give you five or ten

1 minutes at the next Board meeting.

2 MR. CRISAFULLI: That's fine. Like I said, If a
3 wall changes a little bit here or there, I don't want
4 the PEDD to go crazy about it. I'm okay with that.

5 MR. AUSTIN: We just don't want ot see large wooden
6 playgrounds.

7 MR. CRISAFULLI: That's not part of the plan and
8 I'm sure that when I come back you'll see that this is
9 tastefully done. I have no problem in coming back in
10 two weeks to present.

11 CHAIRMAN STUTO: Is the Board ready to entertain a
12 motion for final approval, contingent upon compliance
13 with the Town Designated Engineer, the requirements of
14 the Town Designated Engineer letter and the department
15 comments?

16 MR. MION: I make that motion.

17 MS. DALTON: Second.

18 CHAIRMAN STUTO: Any discussion?

19 (There was no response.)

20 All those in favor say aye.

21 (Ayes were recited.)

22 All those opposed say nay.

23 (There were none opposed.)

24 The ayes have it.

25

1 (Whereas the proceeding was concluded at 8:47

2 p.m.)

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 5, 2015

