

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****
4 CROSSINGS APARTMENT PDD
5 32 & 40 AVIATION ROAD
6 BOARD UPDATE
7 *****

8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY STRANG-VANDEBOGART, a Shorthand
10 Reporter, commencing on July 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 TIMOTHY LANE
17 CRAIG SHAMLIAN
18 SUSAN MILSTEIN
19 KATHLEEN DALTON

20 ALSO PRESENT:
21 Rebekah Kennedy, Esq., Town Attorney's Office
22 Joe LaCivita, Director, Planning and Economic Development
23 Michael Crisafulli, Jr.
24 Joseph Grasso, PE, CHA

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1 CHAIRMAN STUTO: I recall seeing this a couple of
2 times. This is the Crossings Apartments, PDD; 32 and 40
3 Aviation Road. This is a Board update. These are two
4 three-story apartment buildings totaling 152 units.

5 They got final approval; didn't they?

6 MR. LACIVITA: Yes, they did.

7 CHAIRMAN STUTO: Would you like to introduce it or
8 just turn it over?

9 MR. LACIVITA: We can turn it right over to
10 Michael. I know that he was here tonight and Joe has
11 been working with him, too, on the landscaping. There
12 was a question regarding what that one area was going to
13 look like and they were going to come back with more
14 information.

15 MR. CRISAFULLI: By that time, we had not
16 completed our landscaped designs for both courtyards.
17 Both the 46-unit L-shaped building and 160-unit U-shaped
18 building - we have since completed those plans and
19 submit that to you. I just wanted to hand that to you.

20 CHAIRMAN STUTO: We'd love to see them; thank you.

21 On phasing, which building are you doing first?
22 That's something that I don't have clear in my mind.

23 MR. CRISAFULLI: The smaller one; the 46-unit.
24 Basically what you have is in this corner right here
25 (Indicating), you have a patio that's actually off the

1 main lobby or common room of the building - obviously,
2 on the first floor. You have a concrete sidewalk that
3 comes out into the Courtyard. Around it you have seat
4 walls and a raised planting bed area. You have other
5 plantings and a flat yard area with plantings around it.
6 That sidewalk leads into a paver center courtyard area
7 where we are showing two tables for dining, two gas
8 barbeque grills, three benches, a gas firepit, another
9 seat wall around the gas firepit, a flat lawn area,
10 berming and landscaping on the outer portion of it and
11 the entire perimeter of that courtyard would be planted
12 for privacy. There is also two stone piers with brick
13 that will match the building and a gate leading into the
14 courtyard.

15 The larger building - basically it has a larger
16 version of that sort of same schematic where you
17 have a paver area. You have a small concrete patio
18 off of that building's common area. You have a
19 paver area here (Indicating) with four benches and
20 seat walls all around that. You have a concrete
21 sidewalk that leads to the center courtyard area
22 where there is also a gas firepit, seat walls around
23 that area, two dining tables and we are showing a
24 pavilion structure at this point. The plans on that
25 have not been done. The idea would be to create the

1 closed shaded area. It might be nicer than a
2 gazebo. Maybe not exactly like a gazebo.

3 Then, you have concrete sidewalks that go both
4 left and right into entrances into the building.
5 Both of those areas have basically the same thing.
6 They have another dining table, gas barbeque, bench
7 and we're showing trash areas there. We have an
8 outdoor trash container. All of the area on the
9 outside that you see is bermed and landscaped. We
10 are showing a four foot high metal fence that would
11 basically enclose this courtyard, except for the
12 service entrance with the gates here (Indicating),
13 which is just on the Ciccotti parking lot. The idea
14 is that we berm this area up and landscaped it to
15 shade the views, I guess, into the Rudy center and
16 visa versa - from them to us.

17 If you have specific questions about either
18 plan, I'm glad to answer them.

19 CHAIRMAN STUTO: Joe, do you have any comment?

20 MR. GRASSO: Yes. I appreciate the effort that
21 went into the design. It is a very aesthetically
22 appealing and a well articulated design plan. I think
23 that it's going to create a lot of nice settings for the
24 residents to enjoy. I really don't have any technical
25 comments other than we've got fencing around both with

1 one gate. I'm just concerned about the restriction of
2 emergency access personnel in the event of a fire and
3 trying to get to all sides of the building. So, it's
4 just something to look at during a post approval review
5 of the plans with the Department of Fire Prevention just
6 to make sure that they don't have any concerns regarding
7 the fencing and the gate locations and whether or not
8 they're going to be locked or how they are going to be
9 controlled.

10 MR. CRISAFULLI: They wouldn't be locking, per se.
11 We can discuss all that as well.

12 We thought that they would have adequate
13 access, given the parking lot.

14 MR. GRASSO: Understood, and in terms of trying to
15 get to the building entrances and to the windows and
16 stuff, I just want to make sure that there are no
17 concerns there.

18 Is it going to be irrigated?

19 MR. CRISAFULLI: Yes, both sides would have full
20 lawn sprinkler systems.

21 MR. GRASSO: Okay, great. We would support that.

22 CHAIRMAN STUTO: Board members, any comments or
23 questions?

24 MS. DALTON: I just want to go on record as saying
25 that I know that we made a lot of comments this last

1 time. It would have been really helpful if we had the
2 transcript. I would have liked to have gone back and
3 compared the presentation. I'm sure that you've
4 addressed many of our issues, but I don't have the
5 transcript. I can't just check off item by item.

6 CHAIRMAN STUTO: Anybody else?

7 (There was no response.)

8 It looks quite nice; thank you. We appreciate
9 the update.

10 MR. CRISAFULLI: Thank you.

11 CHAIRMAN STUTO: Joe are you going to work with him
12 towards the final product?

13 MR. GRASSO: Yes.

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16 (Whereas the above referenced proceeding was
17 concluded at 7:14 p.m.)

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CERTIFICATION

I, NANCY L. STRANG, 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 L. Strang

Dated _____

