

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

4 NORTHERN PASS PDD
5 1226 LOUDON ROAD
6 AMENDED FINAL APPROVAL

7 *****

8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY L. STRANG, a Shorthand Reporter,
10 commencing on August 25, 2015 at 7:56 p.m. at The
11 Public Operations Center, 347 Old Niskayuna Road,
12 Latham, New York

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11 BOARD MEMBERS:
12 PETER STUTO, CHAIRMAN
13 TIMOTHY LANE
14 LOU MION
15 KATHY DALTON
16 TIMOTHY LANE
17 SUSAN MILSTEIN
18 CRAIG SHAMLIAN

15

16 ALSO PRESENT:

17 Kathleen Marinelli, Esq., Counsel to the Planning Board

18 Joseph Grasso, PE, CHA

19 Joseph LaCivita, Director, Planning and Economic

20 Development

21 Nick Costa, PE, Advanced Engineering

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1 CHAIRMAN STUTO: Next item on the agenda is
2 Northern Pass PDD, 1226 Loudon Road. This is an amended
3 final approval, 36 apartments.

4 We saw this not too long ago for concept
5 approval, Joe?

6 MR. LACIVITA: Correct. And we made the PDD
7 recommendation before. We're here tonight to finalize
8 that so that we can get the applicant moving forward.

9 MR. COSTA: Good evening. I'm Nick Costa from
10 Advanced Engineering and this was back in front of the
11 Board in early June. Since that time, it was also in
12 front of the Town Board - toward the end of June. It
13 may have been June 24 or 25th. The project was approved
14 a while back and it's well under construction.

15 All the infrastructure has been completed and
16 construction of the condominium buildings are
17 underway.

18 We came back requesting some additional units
19 in this Kilburn Court area. There are three
20 apartment buildings here (Indicating). There was a
21 change in the make-up of those buildings. The
22 applicant has upgraded the buildings to have first
23 level parking - indoor parking which will be
24 provided.

25 CHAIRMAN STUTO: We already voted on that at

1 concept, correct?

2 MR. COSTA: Correct, yes.

3 CHAIRMAN STUTO: Has anything changed since
4 concept?

5 MR. COSTA: No. We went through the departments
6 with some minor comments. We have addressed those. I
7 think that maybe when we were back in here originally we
8 had the driveways out in the front, and I think that
9 there was a suggestion made to work those driveways in
10 the back and we were able to do that.

11 Joe, I think that was one of your suggestions.

12 So, the access to the first level parking will
13 be from the rear and not from Santanoni Drive.

14 Other than that, that's really the major change
15 from the other time that we were in front of the
16 Board.

17 The other thing is that the buildings have
18 progressed a little further and what we have here is
19 the original approved buildings with the Northern
20 Pass PDD. This is what the new buildings will look
21 like. You can see the elevation at the rear where
22 the garage entrance is and this is the front of the
23 building on Kilburn Court (Indicating). That's what
24 it looks like. There is a variety of materials;
25 stone and brick and siding. That's pretty much the

1 major changes.

2 CHAIRMAN STUTO: This has been reviewed thoroughly
3 by our Town Designated Engineer, Joe Grasso.

4 Joe, do you want to comment on this?

5 MR. GRASSO: The only thing that I'll add is that
6 all of our technical comments have been addressed. We
7 went through a pretty rigorous review at concept when we
8 were discussing the layout of the buildings, the change
9 in the density and the change in the garage access. All
10 of those comments have been addressed. That was before
11 the Planning Board recommended it to the Town Board for
12 a positive recommendation regarding the PDD amendment.

13 At that time, the Planning Board also took care
14 of SEQRA and issued an amended negative declaration,
15 so SEQRA is done.

16 Like Nick said, the Town Board approved the
17 amended PDD, so now it's just coming back to
18 memorialize an amended final site plan approval. We
19 don't see any issues with it. We like the
20 architecture of the buildings. The buildings are
21 tall and we think that's a great thing. You can't
22 tell when you're on the site right now what the view
23 is down to the Mohawk River and what it may be like
24 because it's a heavily treed site. Once they build
25 these buildings and do some clearing associated with

1 the grading on the site, we think that there could
2 be an opportunity for spectacular views to the north
3 of the Mohawk River. So, we're excited about seeing
4 the site go to construction.

5 MR. COSTA: The view towards the green mountains is
6 pretty nice too.

7 MR. GRASSO: That's all that we had.

8 CHAIRMAN STUTO: Any members of the public looking
9 to speak on this one?

10 (There was no response.)

11 Okay, we'll open it up to the Board. I know
12 that we did a pretty thorough review last time on
13 this.

14 (There was no response.)

15 Any further conditions before we take a motion?

16 MR. GRASSO: No, there were no conditions that we
17 had recommended for approval.

18 CHAIRMAN STUTO: Do we have a motion for final site
19 plan approval on this?

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

21 MR. LANE: Second.

22 CHAIRMAN STUTO: Any discussion?

23 (There was no response.)

24 All those in favor say aye.

25 (Ayes were recited.)

1 All those opposed say nay.

2 (There were none opposed.)

3 The ayes have it.

4 MR. COSTA: Thank you.

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7 (Whereas the above entitled proceeding was

8 concluded at 8:02 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 September 30, 2015

