

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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LOUDON ROAD SUBDIVISION

522 LOUDON ROAD

SKETCH PLAN REVIEW

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6 THE STENOGRAPHIC MINUTES of the above entitled  
7 matter by NANCY L. STRANG, a Shorthand Reporter,  
8 commencing on February 9, 2016 at 9:18 p.m. at The  
Public Operations Center, 347 Old Niskayuna Road,  
Latham, New York

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10 BOARD MEMBERS:  
11 PETER STUTO, CHAIRMAN  
12 BRIAN AUSTIN  
13 TIMOTHY LANE  
14 LOU MION  
15 CRAIG SHAMLIAN

14 ALSO PRESENT:

15 Kathleen Marinelli, Esq. Counsel to the Planning Board

16 Michael Tengeler, Planning and Economic Development

17 Joseph LaCivita, Director, Planning and Economic  
18 Development

19 Jason Dell, PE, Lansing Engineering

20 Frank Barbera, Barbera Homes

21 Charles Voss, PE, Barton and Loguidice

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1                   CHAIRMAN STUTO: Next on the agenda is Loudon  
2 Road Subdivision, 522 Loudon Road. This is a sketch  
3 plan review. This is a 21-lot residential  
4 subdivision.

5                   Mr. LaCivita?

6                   MR. LACIVITA: I think that in the interest of  
7 time, Peter, we'll go right into the presentation  
8 here.

9                   MR. DELL: Good evening. My name is Jason  
10 Dell. I'm an engineer with Lansing Engineering here  
11 on behalf of the applicant, Barbera Homes. Also here  
12 this evening is Mr. Barbera. We're here for the 522  
13 Loudon Road residential subdivision sketch plan  
14 review.

15                   The project site is situated at 522 Loudon  
16 Road. It encompasses approximately 15.2 acres. Route  
17 9 is along the eastern side here (Indicating). Siena  
18 College is immediately across the street. The Town  
19 Hall is immediately north of the project site and this  
20 reference is Campus View Drive.

21                   So, the parcel is single family residential.  
22 The eastern portion of the parcel is the Route 9  
23 historic overlay district and the watershed protection  
24 area which is located also along the eastern portion  
25 of the site.

1           The northeast corner of the existing property  
2           is one single family house and three accessory  
3           structures. The remainder of the parcel is wooded  
4           areas and/or wetland areas.

5           As I mentioned, wetlands have been flagged on  
6           the site and would encompass about half of an acre.  
7           None of the wetlands are proposed to be disturbed by  
8           the project.

9           CHAIRMAN STUTO: There is an entranceway that  
10          goes through the wetlands or maybe I'm looking at the  
11          wrong thing.

12          MR. DELL: No, the original plan that we had -  
13          the road was to come out onto Route 9, however, the  
14          most recent sketch plan that was submitted per  
15          direction -

16          CHAIRMAN STUTO: Okay, I see it now.

17          MR. DELL: So, the proposed project will  
18          subdivide the 15.2 acre parcel into 21 new single  
19          family residences as well as the existing single  
20          family home for a total of 22 lots. All of the  
21          proposed lots are in accordance with the Zoning  
22          Ordinance. The minimum lot size proposed is 18,000  
23          square feet. We have the average size of the new lots  
24          of a little over 19,000 square feet.

25          As mentioned before and as suggested by the

1           Town from the DCC comments, the access to the project  
2           will be originally from Campus View Drive. The  
3           original proposal did have them coming off of Route 9,  
4           however, in order to reduce impacts to the protected  
5           watercourse zone as well as minimize the curb cuts out  
6           onto Route 9, the staff did recommend that we did go  
7           towards Campus View Drive and the applicant is  
8           certainly willing to do that.

9                     Another suggestion by the Town was to eliminate  
10           the driveway from the existing house out onto Route 9.  
11           That will also be redirected out onto Campus View  
12           Drive. So, we'll be eliminating a curb cut right  
13           along that area.

14                    So, the road, as I mentioned will extend toward  
15           the west approximately 1,900 square feet where it will  
16           terminate in the cul-de-sac. At the end of the  
17           cul-de-sac you'll see in this very shaded area that  
18           there is an emergency only access way. It will be 60  
19           feet wide that will connect from the cul-de-sac on the  
20           new project over on the cul-de-sac on Campus View  
21           Drive. That emergency connection is not a requirement  
22           for the Town Code, however, the applicant is proposing  
23           that as it will provide a secondary means of Exit 4  
24           for the new project as well as for the existing  
25           subdivision that's out there.

1                   CHAIRMAN STUTO:  You're going to walk on it, I  
2                   assume?

3                   MR. DELL:  Yes, you will be able to walk on it.  
4                   It most likely be required to be gated, obviously.  
5                   It's for emergency vehicles only.

6                   MR. LANE:  So, there will be a walking path.

7                   MR. DELL:  It could be essentially; yes, sir.

8                   The water supply will be extended off of Campus  
9                   View Drive that will connect into the existing main  
10                  that's out there and will run to the cul-de-sac.  
11                  There is existing sanitary sewer that currently is  
12                  across the property and connects back in over to  
13                  Campus View.  That will also be reworked and the  
14                  project will be connected to that existing sanitary  
15                  sewer.  The root of which will be relocated on the  
16                  property to be within the right of way to where it  
17                  will connect back into the existing line.

18                  Stormwater will be managed on-site in  
19                  accordance with all DEC requirements.  Right now we're  
20                  proposing a stormwater management area along the  
21                  eastern portion of the property site.  It's also the  
22                  lower end of the site and we'll be able to connect  
23                  that immediately.

24                  We're here tonight to answer any questions that  
25                  you folks may have in the hopes of moving the project

1 forward.

2 CHAIRMAN STUTO: We'll open this up to the  
3 Board.

4 MS. MILSTEIN: What size houses are you  
5 proposing on these lots?

6 MR. BARBERA: Good evening. I'm Frank Barbera  
7 of Barbera Homes.

8 We haven't gotten into the home design phase of  
9 it yet, but more of the houses in here would be larger  
10 than 18,000 square feet lots. We'll be able to  
11 accommodate homes in the 2,000 range and up over 3,000  
12 square foot.

13 CHAIRMAN STUTO: Any other questions from the  
14 Board?

15 MR. MION: How long is it from the beginning to  
16 the end of the cul-de-sac?

17 MR. BARBERA: From the beginning here to the  
18 point to here (Indicating) is about 1,900 feet. If  
19 you unwrap that it's about 1,750 to this point right  
20 here.

21 MR. MION: That's another good reason to have  
22 that access road there. Usually when you're too far  
23 away, sprinklers are a good idea for those kinds of  
24 distances.

25 MR. BARBERA: Correct. We'd like to do the

1 access road in lieu of that.

2 MR. LANE: I don't see a comment to that effect  
3 from Fire Services. Isn't that usually something that  
4 they address?

5 MR. LACIVITA: We vetted that during the DCC  
6 process. We talked about it with the applicant and  
7 the engineer, as well as Chuck. The applicant is  
8 willing to seek the secondary means of egress. When  
9 you look at what is next door to it and it's similar  
10 in design. I know that there were some complexities in  
11 gaining a pull street which was the original  
12 preference. It wasn't noted at DCC because it was a  
13 talking point, but I think that Fire Services ended  
14 with the idea that we are getting a secondary means of  
15 fire access. You can correct me if I'm wrong.

16 MR. LANE: But it would be drivable but not  
17 necessarily wide enough to -

18 MR. LACIVITA: Correct. This is for emergency  
19 access.

20 MR. LANE: But residents on either side would  
21 be able to access this. It would be usable as a path  
22 from one neighborhood to another.

23 MR. LACIVITA: Correct, because there will be a  
24 bollard between them and they won't have that  
25 capability to go forward.

1           Fire Safety has always talked about this new  
2           state code that was coming into play about 750 feet  
3           and not more than 1,000 cul-de-sacs wouldn't be  
4           lengthwise, but that would never be put in the law  
5           yet.

6           MR. LANE: I know that it's come up and I had a  
7           question on it.

8           MR. VOSS: We agree Tim. If for some reason  
9           the new road would be blocked up closer to Campus View  
10          and you couldn't get a fire truck through and there  
11          was a fire at the end of the cul-de-sac, you would  
12          certainly want that second means of egress or a way to  
13          get in. It would knock down barriers that we see now  
14          in a lot of those cul-de-sac connections that work for  
15          the Fire Department that work perfectly.

16          MR. LANE: Who will maintain that?

17          MR. DELL: An HOA will be created to do that.

18          CHAIRMAN STUTO: You're going to create an HOA  
19          for that little connection road?

20          MR. DELL: Correct.

21          CHAIRMAN STUTO: It looks like it works, to me,  
22          for the piece of property that it is.

23          MR. VOSS: I think that the interconnect off of  
24          Campus View versus Route 9 is a much better use.

25          MR. LACIVITA: It's zoned but a little under



1 density, correct?

2 MR. DELL: Correct.

3 CHAIRMAN STUTO: This is just a sketch plan  
4 review so we normally don't open it up to the public.  
5 Are there members here that are interested in this  
6 project?

7 (There was no response.)

8 In concept, everyone will get notified. So,  
9 we'll hear from them then.

10 It looks like you have a positive response.  
11 That's what I hear.

12 MR. DELL: Thank you.

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14 (Whereas the above entitled proceeding was  
15 concluded at 9:32 p.m.)

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CERTIFICATION

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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 \_\_\_\_\_

