

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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COLONIE SENIOR SERVICE CENTER, INC. PDD  
11 ELKS LANE  
BOARD UPDATE

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6 THE STENOGRAPHIC MINUTES of the above entitled  
7 matter by NANCY L. STRANG, a Shorthand Reporter,  
8 commencing on March 8, 2016 at 8:31 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 TIMOTHY LANE  
13 CRAIG SHAMLIAN  
14 SUSAN MILSTEIN

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16 ALSO PRESENT:

17 Kathleen Marinelli, Esq. Counsel to the Planning Board

18 Michael Tengeler, Planning and Economic Development

19 Joseph LaCivita, Director, Planning and Economic  
20 Development

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22 Daniel Hershberg, PE, Hershberg & Hershberg

23 Joseph Grasso, PE, CHA

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1                   CHAIRMAN STUTO: Next item on the agenda is  
2                   Colonie Senior Services Center, Inc., Planned District  
3                   Development, 11 Elks Lane, Board update. This is a  
4                   48,400 square foot, three-story 100 senior apartments  
5                   and garages. We've seen this a number of times before  
6                   and I'll just mention for the record that Lou Mion has  
7                   recused himself from his participation in this  
8                   project.

9                   Joe LaCivita, do you have anything that you  
10                  want to say to start this off?

11                  MR. LACIVITA: No. I know that the applicant  
12                  themselves will be before the Town Board on Thursday  
13                  as part of the PDD legislation. They have to go back  
14                  to the Town Board and then they'll be back before us  
15                  for final.

16                  Once again, it's Mr. Hershberg.

17                  MR. HERSHBERG: Thank you. My name is Daniel  
18                  Hershberg from the firm of Hershberg and Hershberg.

19                  With me is Ed Neary, the Executive Director for  
20                  Colonie Senior Services, Rick Rowland, their attorney;  
21                  then I have Greg Solomon and Kirk Woodward from the  
22                  architects, Jack Campbell from BBL and Steve Obermeyer  
23                  from BBL. So, we are well represented again so that  
24                  if you have any operational questions, I can answer  
25                  them.

1           Since that last time, there have been some  
2 changes. We did beef up this berm here (Indicating).  
3 We changed the height of the shrubbery and trees to  
4 eight foot high. We added a double row of trees and  
5 we picked two species rather than a mild species up  
6 there just in case something hits one, they won't  
7 destroy them all.

8           The other major change was this emergency  
9 access road (Indicating).

10           This is the pavilion (Indicating) and we are  
11 talking about removing pavement or gravel around this  
12 area here and planting it so that the impact on  
13 stormwater is nill.

14           With the stormwater, we have done a lot of  
15 design there. Probably the principal design elements  
16 with the stormwater management system -- that's  
17 because there were some conditions that were raised in  
18 the previous project. The soil is not very absorbent.  
19 There is some soil that has some important capability,  
20 primarily in this area here (Indicating). This area  
21 here had very poor absorption. We designed what's  
22 called the bioretension facility with underdrain.  
23 It's planned to have the water take 48 hours to  
24 traverse the entire thing when it's full - when it  
25 goes full to dry. The last portion of that takes

1 place in the subsurface material because it has four  
2 feet worth of material that can absorb some portion of  
3 the water and hold it until discharge and will both  
4 have an underdrain at the bottom of it so that it can  
5 remain dry. Although it is wet for a period of time  
6 after the storm, it does dry out so we didn't want to  
7 leave it as a wet pond.

8 The rest of the site does have porous asphalt  
9 pavement. Is porous asphalt pavement an underdrain,  
10 which stores the stormwater but exceeds the amount --  
11 there is an underbank at top of the eight-inch storm  
12 that will allow it to overflow. It overflows to an  
13 infiltration basin. We did have to work very hard to  
14 get this discharge. It was recommended that we go all  
15 the way down the street. We didn't think that it was  
16 a very good idea. We would have to destroy more of  
17 growth to get down there and then we also have to  
18 provide a method of access to go down there and then  
19 we have to maintain it, which means some sort of  
20 roadway through the slope.

21 We worked on this discharge area and I think  
22 that we finally got an approval. What the method does  
23 is that it comes out of the infiltration basin, goes  
24 through a structure that slows down the velocity of  
25 the water, discharges it to a gallery, goes into a

1 large area here where it dissipates over the slope.  
2 So, we think that we were quite careful in protecting  
3 that side slope. That slide slope is a highly  
4 erodible soil and at other points on the slope you can  
5 see where it has eroded.

6 We are going to show briefly what we think are  
7 the public benefits of the project, since that's been  
8 an issue all along with the PDD. If you don't mind,  
9 I'll take a minute to do it.

10 One is that they improved the sight distance of  
11 the roadway by clearing foliage along this area here  
12 (Indicating) and approve the sight distance from Elks  
13 Lane.

14 Another element is to provide affordable  
15 housing which is a need - affordable housing and  
16 services, which is a need that was identified at a  
17 long-term plan.

18 The third one is a method of improving the  
19 water system by making a loop out of it. It currently  
20 comes this way here (Indicating). We're going to send  
21 it down and across the road into another water main.  
22 So, that's the watermain improvement.

23 There are two off-site items.

24 This the plan in front of Town Hall of  
25 handicapped parking (Indicating). We did agree as a

1 later edition to this to mill and resurface this area  
2 of pavement in front of there. The limits of that are  
3 here and here (Indicating).

4 In addition to putting in these handicapped  
5 parking spaces, access sidewalk area for some  
6 flagpoles and it will tie into the sidewalk and then  
7 out to the corner of Town Hall and then goes in that  
8 direction (Indicating). I think that it's a good  
9 improvement to the site and make handicap  
10 accessibility much more available to people, and we  
11 think that's a major improvement.

12 The other portion of our improvements -- these  
13 are the proposed sidewalks from the Beltrone Center,  
14 which is down here (Indicating). This is the end of  
15 the walk here. We'll bring the sidewalk all the way  
16 around and out to Winner's Circle. We did have to do  
17 some work with the catch basin and some of the  
18 plantings along the way, but it would actually work  
19 out to be a pretty good route. That sidewalk will  
20 meet some of the pedestrian requests from the  
21 department. We think essentially that those are the  
22 basic benefits of the site.

23 Mr. Chairman, I'm prepared to answer any  
24 questions which the Board may have.

25 Our goal here, by the way -- in addition to

1 giving you the opportunity of our project's update,  
2 the Town Code requires that you folks acknowledge the  
3 fact that the plan has now changed significantly since  
4 the concept. We hope to have this approval so that it  
5 goes forward and passes the legislation for this PDD.  
6 We can then go back and tell them that there is no  
7 significant change to the concept approval so that the  
8 Town Board can on Thursday acknowledge that fact and  
9 our process would be done. Then, we'll be back to you  
10 on the 22nd to review our preliminary final approval,  
11 hopefully, with this project.

12 CHAIRMAN STUTO: Joe Grasso, any comments?

13 MR. GRASSO: Yes. I'll give a grade A for the  
14 listing of the public benefits. I was going to give  
15 him an A-plus but he forgot two of them. I want to  
16 make sure that they get mentioned.

17 One is provided complementary and mutually  
18 beneficial land uses between the residents of the  
19 senior apartments and members of the Elks Lodge in  
20 support of community volunteerism and civil  
21 organizations and activities. The last being the  
22 preservation of the six acres of open space.

23 So, if you could just show the Board where  
24 those six acres are, that would be great. It's  
25 basically along that Kromma Kill spring border.

1                   MR. HERSHBERG: It's actually an area in excess  
2 of six acres. We were going to give you a little bit  
3 more, but I wanted to keep it past that drainage  
4 piece. So, it's seven-plus acres worth of land that  
5 will be dedicated for conservation.

6                   MR. GRASSO: There is a letter and I don't know  
7 if it made it into your packet so I passed them out  
8 tonight. It's dated February 16th from our office.  
9 It's our last review of the final plans, basically  
10 saying that any remaining comments that we had are  
11 minor and not planning related and that the project is  
12 ready for Planning Board consideration of final site  
13 plan review.

14                   In looking at my file today, I know that this  
15 is the seventh comment letter that we had issued on  
16 the project. So, obviously there has been a lot of  
17 back and forth over the last six months or so, as  
18 Dan's office has worked on the final plans and I would  
19 like to comment Dan and the rest of the consultants on  
20 the team for their willingness to respond favorable to  
21 all the comments that we have brought up and those  
22 that have been provided by the Town Departments.  
23 There are no other comments that I need to make. Just  
24 in terms of the process, tonight is not consideration  
25 for final site plan approval. It's merely to say that

1 the final plans are acceptable to the Planning Board  
2 and that the final plan as designed can go back to the  
3 Town Board for them to memorialize their decision on a  
4 PDD because obviously when the PDD approval was  
5 granted, it was based on what we consider a conceptual  
6 development plan. So, this is basically to make sure  
7 that this plan that is now finalized is consistent  
8 with what the Planning Board and the Town Board agreed  
9 to about a year ago. That's where we are at.

10 CHAIRMAN STUTO: We'll take questions from the  
11 Board and can you draft what we need to vote on - a  
12 short form Resolution?

13 MR. GRASSO: There will not be a vote tonight.

14 CHAIRMAN STUTO: You're saying that we should  
15 say something to the Town Board.

16 MR. LACIVITA: What I typically do, Peter, is  
17 when I hear comments from the Planning Board, I'll  
18 send the Town Attorney and the Town Board a memo.

19 CHAIRMAN STUTO: Okay, questions from the  
20 Board?

21 MR. LANE: Yes. Joe, in your letter about the  
22 methodology to account for the space -- is that the  
23 strip that was being discussed -

24 MR. GRASSO: No, that's how he was planning on  
25 treating the bottom and the sides of the basin area.

1           MR. HERSHBERG: In the retention area, we had  
2 two different layers of soil in there and in  
3 conformance with the New York State Stormwater Design  
4 Management Manual, the question was that each one has  
5 the capability of storing stormwater to a certain  
6 level. Again, it's not specified in the design manual  
7 how to compute that, so I made an attempt to compute  
8 it. I made the mistake of quoting some obscure  
9 publication that was put out by the cocoa growers  
10 organization which says what the capacity of mulch to  
11 absorb the stormwater is. I think that I have to  
12 comment that they didn't agree with my methodology so  
13 I have to go back in.

14           What we are doing in there is in order to  
15 accommodate that, we're going to reduce the width of  
16 this piece of diaphragm because that's over-sized and  
17 we're pushing the edge of this bioretention basin  
18 pretty close to the edge of the pavement and that will  
19 give us enough storage to make up for the difference.  
20 It wasn't a major issue.

21           MR. LANE: No, it was the only negative comment  
22 that was on there.

23           MR. GRASSO: I appreciate you picking up on  
24 that.

25           MR. HERSHBERG: That was the only thing that

1 gave us any work to really have to do what we do.

2 CHAIRMAN STUTO: It sound like the Board agrees  
3 that no substantial changes have been made and  
4 everything is moving along swimmingly and positively.

5 MR. GRASSO: And we would expect this to come  
6 back relatively soon for final site plan approval.

7 CHAIRMAN STUTO: Thank you. It sounds like  
8 that's the end of the presentation and if there is no  
9 further business, we will stand adjourned.

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12 (Whereas the above entitled proceeding was  
13 concluded at 8:43 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.

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NANCY L. STRANG

Dated \_\_\_\_\_

