

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

4 DONNA DRIVE EXTENSION SUBDIVISION
5 100 - 105 DONNA DRIVE AND
6 352 SAND CREEK ROAD
7 SKETCH PLAN REVIEW

8 *****

9 THE STENOGRAPHIC MINUTES of the above entitled
10 matter by NANCY L. STRANG, a Shorthand Reporter,
11 commencing on June 7, 2016 at 8:22 p.m. at The Public
12 Operations Center, 347 Old Niskayuna Road, Latham,
13 New York.

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

21 ALSO PRESENT:
22 Kathleen Marinelli, Esq. Counsel to the Planning Board
23 Joseph LaCivita, Director, Planning and Economic
24 Michael Tengeler, Planning and Economic Development
25 Department
Joseph Bianchini, PE, ABD Engineers
Joseph Romano, PE, CHA

1 CHAIRMAN STUTO: Last on the agenda is Donna
2 Drive Extension subdivision, 100 - 105 Donna Drive and
3 352 Sand Creek Road, sketch plan review. This is a
4 24-lot residential subdivision.

5 Mike Tengeler, do you have any introductory
6 remarks?

7 MR. TENGELER: None. Joe Bianchini is going to
8 hang around to present. This has gone through a DCC
9 as well. I think that it went through the same day as
10 the Abele project, actually. CHA is the TDE and we'll
11 let Joe start.

12 MR. BIANCHINI: And now I'm representing Cillis
13 Builders and Ted Cillis.

14 Ted has contracts to purchase three
15 properties. Two of them are listed as Donna Drive.
16 That's these two properties here (Indicating) and
17 they total a little over seven acres of land. Their
18 land is mostly wooded back through there.

19 He has another property and I think that it's
20 a little over four acres and that's listed as 352
21 Sand Creek Road because it fronts on Sand Creek Road.
22 It's mostly open. I think that two of these
23 buildings have been removed since this photo was
24 taken some time ago.

25 Ted's intent, obviously is that he is a

1 homebuilder and he'd like to build homes there. What
2 he would like to do is propose a residential
3 subdivision of 23 lots that front on Donna Drive and
4 one lot that would front on Sand Creek Road and there
5 would be one lot for stormwater. By doing so, the
6 existing two cul-de-sacs that exist on Donna Drive
7 now which are substandard. Those cul-de-sacs would
8 be eliminated and a new road would be put in to
9 connect both existing dead-ends on Donna Drive. This
10 land - actually, the adjoining subdivision that was
11 dealt with back in the 50's and 60's and this was set
12 up to do basically what is being proposed which is to
13 connect Donna Drive on each end with a subdivision.
14 For some reason, it never went through. We'd like to
15 do that now.

16 Each of these lots will meet the Town
17 standards, being 18,000 square feet. There are a
18 couple of them that are a little bit bigger; 19,000
19 and a little over 20,000. Just about all of them are
20 about 18,000 square feet. They are a little wider,
21 normally, than the 80 feet that is required because
22 they are a little shorter in depth. So, most of the
23 lot frontages are in the neighborhood of 120 to 140
24 feet. The depth is about the same; 120 to 140, 150
25 feet. They meet all the Town standards.

1 We've been out there and we've done several
2 soil tests. They are all pretty much sandy soils.
3 We will be using some infiltration with the
4 stormwater. We have an easement that has been
5 obtained from the lands of Our Savior Evangelical
6 Luthern Church. That's so that we can connect an
7 overflow to the Town drainage system and also connect
8 the sewer line out to Herman Street and Alfred Drive.

9 As you can see we backed up to a number of
10 neighbors on Alfred Drive, Sand Creek Road, Donna
11 Drive, Rafael Court and again on Donna Drive. I'm
12 sure that all the neighbors are going to have a lot
13 of concerns. We'll try to address them the best that
14 we can.

15 Water and sewer are there at the ends. They
16 are dead ends there so the water will connect through
17 and loop it back here to Donna Drive (Indicating).
18 We'll also loop it out to Sand Creek Road. We talked
19 about this with Latham Water. That's what they would
20 like to see. As I said, the sewer would be put in and
21 we'd connect the sewer back here to Herman Street.

22 It will be a typical residential subdivision
23 in character with the adjoining residential lots.

24 MS. DALTON: There were some comments from a
25 long time ago when this project was first introduced

1 that refer to some of the short trees in that area.

2 MR. BIANCHINI: You can see that the split is
3 right here on the property line. These are fairly
4 mature trees. I think that there was a comment about
5 a tree up in this area (Indicating). I'd have to get
6 out there and take a look at that.

7 MS. DALTON: I think that just moving forward,
8 I think, as you were saying -- anticipating the
9 neighbors' concerns and do a study of which trees are
10 mature and able to be saved - would probably be a good
11 place to start.

12 MR. MION: Is there some infringement on the
13 other property presently?

14 MR. BIANCHINI: Yes, there are a couple of
15 infringements in this area and here (Indicating).
16 We'll have to deal with.

17 MR. LANE: How will they be dealt with?

18 MR. BIANCHINI: Usually what we do is we send
19 them a letter telling them that they have stuff on the
20 property and we'd like them to remove it. Then, we'll
21 go from there and see how things go.

22 CHAIRMAN STUTO: This is a totally conforming
23 subdivision?

24 MR. BIANCHINI: Yes.

25 CHAIRMAN STUTO: Did you say you don't own all

1 three?

2 MR. BIANCHINI: He does not own them. He has
3 contracts on those three.

4 CHAIRMAN STUTO: I forgot if it was Mike or Joe
5 that said that there was an issue about the curvature
6 or the angle.

7 MR. BIANCHINI: There was an issue initially
8 about the sharpness of these curves. They are a
9 little bit sharper than what the Town standards are.
10 There is no other way of doing it. We went through
11 several alternatives including just putting
12 cul-de-sacs here, putting right angle turns.
13 Everybody eventually decided that the best alternative
14 is to connect them even though they are a little less
15 than standard for the Town, they are still more than
16 adequate for a plow or fire equipment or emergency
17 equipment and everything is more than adequate.

18 MR. ROMANO: So, Joe, you had met with DPW
19 after the DCC meeting?

20 MR. BIANCHINI: We did - after the DCC meeting.
21 We submitted several alternative layouts too.

22 CHAIRMAN STUTO: Are they on record?

23 MR. ROMANO: We can follow-up as part of our
24 next review.

25 CHAIRMAN STUTO: Do you have any other

1 comments, Joe?

2 MR. ROMANO: Just a couple things.

3 During DCC you had proposed porous pavement.
4 That's off the table now?

5 MR. BIANCHINI: Yes, we took that off the table
6 because in order to do porous pavement, we would have
7 had to re-do all the streets coming in here and we
8 just can't afford to do that. These will be standard
9 paved streets but we'll have infiltration at the
10 stormwater retention basin.

11 MR. ROMANO: As with most residential
12 developments that back up to existing residential
13 developments - as we move forward, the limits of
14 clearing and grading and how these lots will be will
15 be developed is going to be important and something
16 that we'll also look closely at.

17 MR. SHAMLIAN: Was there a way to make the
18 turns conforming by dropping off?

19 MR. BIANCHINI: No. If we conformed, the
20 radius would have to be out -- it would come back down
21 here or come up into here somewhere (Indicating).
22 Actually, the way that it is, I think that we lost one
23 lot - with what we initially started with to the
24 stormwater management.

25 CHAIRMAN STUTO: Any other comments or

1 questions?

2 (There was no response.)

3 Thank you. We'll look forward to your concept
4 and we'll hear from the neighbors.

5

6

7 (Whereas the above entitled proceeding was
8 concluded at 8:31 p.m.)

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 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 _____

