

1 PLANNING BOARD COUNTY OF ALBANY
 2 TOWN OF COLONIE
 3 *****
 4 POLLOCK ROAD
 5 CONSERVATION SUBDIVISION
 6 59 POLLOCK ROAD
 7 APPLICATION FOR CONCEPT ACCEPANCE
 8 *****

9 THE STENOGRAPHIC MINUTES of the above entitled
 10 matter by NANCY STRANG, a Shorthand Reporter,
 11 commencing on March 21, 2017 at 7:25 p.m. at The
 12 Public Operations Center, 347 Old Niskayuna Road,
 13 Latham, New York

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

22 ALSO PRESENT:
 23 Katheen Marinelli, Esq. Counsel to the Planning Board
 24 Michael Tengeler, Planning and Economic Development
 25 Jason Dell, PE, Lansing Engineering
 Joseph Grasso, PE, CHA
 Michael Brennan, Conservation Advisory Committee

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1 CHAIRMAN STUTO: The next item on the agenda is
2 Pollock Road conservation subdivision, 59 Pollock Road,
3 application for concept acceptance, 46 lot residential
4 conservation subdivision.

5 Okay, we have seen this a number of times and I
6 know you had to get a piece of it rezoned. I think
7 that was successful. That is the reason that we are
8 here today. I know that you are setting aside a lot
9 of green space. I know that we have tweaked it and
10 re-tweaked the configuration of the subdivision and
11 I think it's turning into a very good project.

12 Mike Tengeler do you have any introductory
13 remarks?

14 MR. TENGELER: No, we can just read over.

15 CHAIRMAN STUTO: Okay, we will turn it over to the
16 applicant.

17 MR. DELL: Good evening. My name is Jason Dell. I
18 am an engineer with Lansing Engineering. We are here on
19 behalf of the applicant, Mr. Frank Barbera of Barbera
20 Homes.

21 As mentioned, we have spent before the board on
22 several occasions with the project. So, I will just
23 hit the main points and then move on.

24 The project site is located at 59 Pollock Road.
25 It is approximately 35 acres. Now, after the Town

1 board action, the entire parcel is zoned
2 single-family residential.

3 The applicant is proposing 46 single-family
4 lots. It is a conservation subdivision, therefore we
5 are proposing to conserve a significant portion of
6 the property. Approximately 48% of the parcel would
7 be preserved in perpetuity with the project. The
8 area that was formerly zoned as office residential
9 on the eastern side of the project - that 10.6 acres
10 will be permanently preserved. The area of wetlands
11 along the central portion of the property here
12 (Indicating) on the south side as well as some
13 street trees, if possible, along Pollock Road will
14 also be preserved.

15 The development itself will occur in the
16 central portion of the site, which is now for the
17 most part the open field that is out there. There is
18 a small portion of woods on the southern portion of
19 the property - some trees will have to be taken down
20 for the construction of the stormwater management
21 area. However, that will be minimized to every
22 extent practicable.

23 As you mentioned, we did go through several
24 iterations and we're at the point now where we have
25 one access point into the subdivision along the

1 western side of the project that will come down and
2 service the 46 lots.

3 The sanitary sewer will be provided to the
4 project via connection to the municipal line that is
5 currently in Pollock. Water will also be extended
6 throughout the subdivision and storm water will be
7 managed in accordance with all state requirements.

8 CHAIRMAN STUTO: You also have a connection for
9 future development?

10 MR. DELL: That is correct. We have that right here
11 (Indicating). Originally, if you recall, we had it
12 along this side (Indicating). However, we were asked to
13 move that to the middle portion of the subdivision,
14 which we did do.

15 So, we are here tonight to request concept
16 acceptance by the Board.

17 CHAIRMAN STUTO: We are going to hear from our Town
18 Designated Engineer, CHA, Joe Grasso.

19 Joe, do you want to give us your review of the
20 project?

21 MR. GRASSO: Sure, thanks.

22 We did you another review of the project so
23 there is a comment letter dated March 15 and your
24 packets.

25 Just to highlight some of the significant

1 changes made to the project since he first saw it -
2 you will notice that they eliminated all of the road
3 frontage lots along Pollock Road. That was something
4 that took a few iterations to get the Planning Board
5 comments addressed there.

6 They did increase the amount of open space
7 throughout the site so they are conserving all of
8 the constrained lands as well as 55% of the
9 unconstrained lands. So, a little bit over 17 acres.

10 They added a stub street connection to the
11 property to the southeast which was important for
12 future planning.

13 New recall previously that the project was
14 proposed with two new Town roads coming out to
15 Pollock Road. We were always supportive of a single
16 access road. So, they have made that change in the
17 plans now and to that in one of our comments in a
18 minute.

19 Another significant change is they added the
20 pocket park to the project, as well in response to
21 some concerns that were raised.

22 Regarding the access - as I said, there is one
23 full access to a new Town road, which is consistent
24 with our previous recommendations. That
25 recommendation was predicated on a future stub

1 straight connection because we believe when the
2 property to the southeast, if and when it does get
3 developed, it would allow a roadway connection all
4 the way through to Sparrowbush Road, which would
5 help dissipate some of the additional traffic that
6 this project and others could generate onto Pollock
7 Road.

8 One of the concerns that we had with a single
9 point of access is the ability to provide emergency
10 access in the event that single point of access was
11 ever blocked. That stub street does mitigate that
12 concern. They have also reconfigured lots 10 and 46
13 such that an emergency access connection could be
14 developed if deemed required by the Town at some
15 point in the future. We further elaborated on that
16 comment to make sure that those driveways and home
17 placements on those two lots are designed in such a
18 way to allow that connection to occur without any
19 physical constraints.

20 That pretty much sums up our comments on the
21 concept plan. We appreciate the applicant working so
22 hard to address all of the substantive comments that
23 were raised on a project thus far. It is ready for
24 concept review and acceptance by the Planning Board.

25 Just to touch on SEQOR - it is an unlisted

1 action and we believe that the short EAF has
2 adequately described the environmental setting of
3 the project site as well as the anticipated impacts.
4 A SEQR determination should be withheld until we get
5 preliminary plans.

6 CHAIRMAN STUTO: I usually make this announcement.
7 As members of the public want to speak on this project,
8 there is a sign in sheet to your left, all right, over
9 there if you could sign in.

10 I think we have a representative from the
11 Conservation Advisory Committee.

12 Would you like to speak on this one?

13 MR. BRENNAN: Yes I would. We just wanted to
14 commend the developer for including in each one of those
15 lots a rain garden, which is kind of a nice idea. That
16 is to allow the absorption of water.

17 We did have a question about the proximity of
18 the houses, the park and the street to the federal
19 wetlands. Is that in accordance with the guidelines?

20 MR. DELL: This here is a driveway right now
21 (Indicating).

22 MR. BRENNAN: But where are the wetlands?

23 MR. DELL: The wetlands are all delineated read
24 here (Indicating).

25 MR. BRENNAN: Are those the appropriate distance

1 away from the wetlands, according to the guidelines?

2 MR. DELL: Yes.

3 MR. BRENNAN: That was one of the questions.

4 The idea about preserving the land for the
5 mature trees - I know they had to be taken down in
6 the front, but you are maintaining them in the rear
7 of the property?

8 MR. BRENNAN: The area that we are going to need to
9 tweak for the stormwater basin on the south side of the
10 property - however, the trees in this area will not be
11 impacted. We are not going to touch this parcel at all
12 (indicating). In order to improve sight distance, we are
13 working with traffic engineers. These couple of street
14 trees along here may have to come down.

15 MR. BRENNAN: Okay, that was other comments that we
16 had.

17 CHAIRMAN STUTO: Okay, thank you.

18 Where there any neighbors that signed in?

19 (There was no response.)

20 Did you want to start, Kathy?

21 MS. DALTON: No, I think you guys did a great job
22 responding to the comments that we've had over the times
23 that we seen you. I appreciate your responsiveness.

24 MR. DELL: Thank you.

25 MR. MION: I echo Kathy thoughts. You did a great

1 job.

2 CHAIRMAN STUTO: I think we're all in agreement.

3 Anything else before we take a motion?

4 MR. GRASSO: No.

5 CHAIRMAN STUTO: Do we have a motion for concept
6 acceptance?

7 MS. DALTON: I'll make a motion.

8 MR. MION: I will second it.

9 CHAIRMAN STUTO: Any discussion?

10 (There was no response.)

11 All those in favor, say aye.

12 (Ayes were recited.)

13 All those opposed, say nay.

14 (There were none opposed.)

15 Thank you. We appreciate it.

16 MR. DELL: Thank you.

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18 (Whereas the above entitled proceeding was

19 concluded at 7:35 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 _____

