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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

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HALFMOON ESTATES SUBDIVISION  
261-271A TROY SCHENECTADY ROAD  
SKETCH PLAN REVIEW

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THE STENOGRAPHIC MINUTES of the above entitled  
matter by NANCY L. STRANG, a Shorthand Reporter,  
commencing on May 23, 2017 at 7:31 p.m. at The  
Public Operations Center, 347 Old Niskayuna Road,  
Latham, New York

BOARD MEMBERS:  
PETER STUTO, CHAIRMAN  
LOU MION  
BRIAN AUSTIN  
KATHY DALTON  
CRAIG SHAMLIAN  
SUSAN MILSTEIN

ALSO PRESENT:  
Kathleen Marinelli, Esq. Counsel to the Planning Board  
Joseph LaCivita, Director, Planning and Economic  
Development  
Michael Tengeler, Planning and Economic Development  
Nick Costa, PE, Advanced Engineering  
Ryan B.Weitz, PE, Barton & Loguidice

1           CHAIRMAN STUTO: Next on the agenda is Halfmoon  
2           Estates Subdivision, 261 - 271 Troy Schenectady Road,  
3           sketch plan review, 67 lot residential subdivision.

4           MR. LACIVITA: As Nick is getting set up for this  
5           one - this is a 50-acre parcel. It is split zoned and  
6           Nick will show us that where that is. It's split between  
7           the SFR zoning and the COR zoning up front that abuts  
8           Route 2, Troy Schenectady Road. We had this before our  
9           DCC meeting on March 22, 2017.

10          Nick, are you here by yourself?

11          MR. COSTA: Thanks, Joe.

12          I'm Nick Costa from Advanced Engineering. With  
13          me tonight is also Dean Marotta representing  
14          Halfmoon Materials Group, LLC.

15          As Joe quickly summarized, this is a 50.9 acre  
16          parcel that is split zoned. The zoning line is up in  
17          this area (Indicating). The front part of it is  
18          zoned commercial/office/residential and the rear  
19          portion of it is zoned single family residential.

20          What we had shown on this sketch plan is the  
21          development of the single family residential portion  
22          of the site. As you can see the site is narrow and  
23          long. We laid out the roadway system and the  
24          proposed lots to comply with the conventional single  
25          family layout as required by the single family

1 residential. There are 67 lots. The site is in  
2 between developed areas, as is shown on this aerial  
3 photo (Indicating). You can see that this portion is  
4 developed with single family housing. This area is a  
5 mix of development of single family and also some  
6 town homes, triplex and duplex. They are located up  
7 in this area (Indicating).

8 The site has frontage along Troy Schenectady  
9 Road and it comes all the way back to the Latham  
10 Ridge Elementary, which is located in this area.

11 There are utilities. There is water, sewer and  
12 they are located throughout these developed areas,  
13 as well as along Troy Schenectady Road.

14 The topography of the site is - there is a  
15 gentle rise to it. As you go towards the back of it,  
16 it drops down. This is a wetland area, as shown here  
17 (Indicating) in green. Then, it rises back up to the  
18 rear.

19 We have shown a connection to Harding Avenue,  
20 as is required by fire and safety. There are other  
21 locations where connections could be made. There are  
22 other streets where interconnections could be made.  
23 Right now we've shown that interconnection here at  
24 Harding Avenue.

25 Again, all of the proposed single family homes

1 meet the requirements of the zoning. There is a  
2 minimum of 80 feet of frontage and 18,000 square  
3 feet of area for each lot, minimum.

4 There would be a portion of the sanitary sewer  
5 that will go over into this area (Indicating) and a  
6 portion of it will come out towards Route 2, Troy  
7 Schenectady Road.

8 The site is located - just as a benchmark -  
9 near On the Farm ice cream stand. So, we are just a  
10 few hundred feet from the previous presentation that  
11 you just heard.

12 Again, it's being developed in accordance to a  
13 conventional single family residential home. There  
14 are 67 lots proposed.

15 At this juncture we have shown some of the  
16 utilities but not all the utilities. We have shown  
17 also stormwater management areas throughout the  
18 site.

19 There will be some wetland crossings that we  
20 will be making. Those are minimized as much as we  
21 could. So, there are three locations that we will be  
22 crossing wetlands. The wetlands have been  
23 delineated. They have been confirmed with the Corp  
24 of Engineers. It is the Corp of Engineers'  
25 jurisdiction. It's not New York State DEC.

1           If there are any questions, I'd be happy to try  
2           to answer them.

3           CHAIRMAN STUTO: I have a couple, but I don't want  
4           to monopolize it.

5           MR. MION: You're talking about the possibility of  
6           using some of these other streets as an exit. If you  
7           look at those streets, I believe that they are  
8           substandard streets. If you get a lot of houses in there  
9           and you get a lot of traffic, those streets are not  
10          going to hold up.

11          MR. COSTA: We agree with you and that's why our  
12          plan does not show those connections. During the DCC  
13          meeting there was a suggestion made that we may want to  
14          look at a couple of the other ones. We'll probably make  
15          connections to the utilities but not roadway  
16          connections.

17          MR. AUSTIN: I would also be very apprehensive with  
18          the zoning connections, especially on that side. I know  
19          that we updated the storm sewer but when I lived there  
20          it would back up frequently. In putting more housing  
21          back there - it was bad enough as it was.

22          MR. COSTA: There was discussion of that item  
23          during the DCC meeting again. Barton and Loguidice has  
24          done some drainage analysis in that area and we are  
25          hoping that we may be able to assist with some of that,

1 especially in this area right here (Indicating), we may  
2 be able to do something at the connection point where  
3 all this water goes right out and flood in some of these  
4 areas. We may be able to do something with an outlet  
5 control structure. That is something that is going to be  
6 developed as we move along in the design of the  
7 subdivision.

8 MS. DALTON: Nick, have you done any wildlife  
9 studies there yet to ensure that any major wildlife  
10 living areas -- before you answer -- when you look at  
11 this - I mean I'm sure here where that this is one of a  
12 few remaining parcels that really is surrounded by a lot  
13 of residential areas. As you pointed out, it is just  
14 down the block from the other parcel, which is the other  
15 remaining wooded parcel. So, if we are going to approve  
16 this to be developed in some way or another, that really  
17 cuts down the possibility that anybody is going to live  
18 anywhere except for people.

19 MR. COSTA: We have written to New York State DEC  
20 any species that may be endangered or extinct, as we  
21 have to do that. I am sure that there are some of those  
22 that live there. And some of his larger areas, after  
23 construction a lot of times they come back, if they were  
24 to remain open. I think that these are going to remain  
25 largely undisturbed. There will be a period of time when

1           there's construction that they will move away. They will  
2           move back when everything is settled down.

3           CHAIRMAN STUTO: To follow up on Kathy -- this was  
4           a major point or question that I have. She is right. It  
5           looks like a man's tie, by the way. Also, it is  
6           surrounded by a large number of houses and it seems to  
7           be the only green undeveloped spot there. Have you  
8           considered conservation subdivision? I know it is a  
9           challenging spot and there may be reasons one way or  
10          another. The pitch for it would be: you do your  
11          conservation analysis and you determine the number of  
12          lots that you can have and then you try to build them.  
13          You put smaller infrastructure on a smaller location  
14          with smaller lots and preserve more green space. My  
15          understanding is there is demand for that type of  
16          housing.

17          MS. DALTON: We should make sure that the public  
18          benefit that we were just asking about before -- when we  
19          are looking at this, but public benefit when really be  
20          the maintaining of the green space. Especially around  
21          the wetland area where you're likely to find more  
22          wildlife.

23          MR. COSTA: We had a discussion also at the DCC  
24          level meeting that we have about me conservation  
25          subdivision. We will look at it. The challenge here is

1 that it is narrow. Try to build everything here would  
2 become really difficult. You still need about 50 feet to  
3 60 feet of frontage for a small lot. So, it would be  
4 really hard to place that many lots. Certainly look at  
5 that. I don't think it's impossible.

6 CHAIRMAN STUTO: I'm just going to make one more  
7 comment. Using the Halfmoon word -- I'm sure your  
8 product or company, but it's going to cause some  
9 confusion for infinity, probably.

10 MR. COSTA: A name has not been assigned to this. I  
11 think it is referred to as Halfmoon Estates because the  
12 applicant is Halfmoon Materials Group. There will be a  
13 name assigned to this and it will not be Halfmoon.

14 CHAIRMAN STUTO: Thank you.

15 MS. MILSTEIN: What are the size of the houses that  
16 you are proposing?

17 MR. COSTA: It will be the conventional homes -  
18 colonials, 2,000 square foot to 2,500 square foot homes.  
19 That's what is envisioned.

20 MR. SHAMLIAN: It looks like you have four of them  
21 that are being accessed off of the surrounding roads.

22 MR. COSTA: That's correct. I think there is one  
23 here (Indicating) and then there are a couple here. I  
24 think it is four.

25 CHAIRMAN STUTO: Any other questions?



1 (There was no response.)

2 What does our Town Designated Engineer have to  
3 say about this project?

4 MR. WEITZ: We have taken a look at the sketch plan  
5 and have a lot of similar thoughts that the Board has  
6 brought up this evening. It is an undeveloped piece of  
7 land surrounded by developments.

8 The wetlands on the site and the soils are  
9 large clay and some fill soils. It does lend itself  
10 to a conservation development, the geometry of the  
11 parcel aside. So, it's definitely worth I think  
12 taking a look at in that camp some of those wetland  
13 areas conserved. As Nick mentioned, the drainage  
14 course that passes through the wetlands causes  
15 sometime, over on Abbie Road so will be wanting to  
16 take a very close look at the hydrological model.

17 If there are any opportunities to provide some  
18 public benefit, whether it be connection to the  
19 Latham Ridge elementary school - it does lend itself  
20 to that. There were some items that definitely  
21 popped off the plan to us. And we just want to take  
22 a close look at those wetlands and if they do end up  
23 becoming part of the single-family lots, some sort  
24 of deal restriction or something of the sort to  
25 protect those from encroachment moving forward.

1 CHAIRMAN STUTO: Joe, do you have anything further?

2 MR. LACIVITA: Not at this time.

3 CHAIRMAN STUTO: Is the Board okay?

4 (There was no response.)

5 Okay, thank you.

6 MR. COSTA: Thank you.

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8 (Whereas the above entitled proceeding was

9 concluded at 7:51 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 \_\_\_\_\_

