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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

CRISAFULLI CROSSINGS, PDD,
32 AND 40 AVIATION ROAD

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter Commencing
on August 22, 2017 at 8:07 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham,
New York

BOARD MEMBERS:

- PETER STUTO, CHAIRMAN
- LOU MION
- BRIAN AUSTIN
- CRAIG SHAMLIAN
- STEVEN HEIDER
- KATHLEEN DALTON
- SUSAN MILSTEIN

ALSO PRESENT:

- Michael C. Magguilli, Esq. Town Attorney's Office
- Michael Tengeler, PEDD
- Michael Crisafulli, Jr.
- Joseph Grasso, PE, CHA

1 CHAIRMAN STUTO: Last on the agenda is Crisafulli
2 Crossings, PDD, 32 and 40 Aviation Road, amended PDD and
3 recommendation to the Town Board to install in-ground pool
4 in courtyard area.

5 Mike any introductory remarks on this?

6 MR. TENGELER: The Board has seen this plenty of
7 times. You described it beautifully. I think we'll just hand
8 it over to Mike Crisafulli.

9 MR. CRISAFULLI: Hi, I'm Mike Crisafulli of
10 Crisafulli Associates. I'm here to present a plan to install
11 an in ground swimming pool at 32 Aviation Road which is the
12 second building in the Crossings Apartments PDD.

13 The pool would be located in the courtyard.
14 It's 38 x 22. It would be surrounded by pavers and the
15 fence. The strong shows the pool. This drawing shows the
16 overall courtyard. It's not showing the pool, you can get
17 the context of where it's going to go.

18 All of the pool pumps will be located inside of
19 the building so there are no accessory structures no pumps
20 and all that outside.

21 It's pretty straightforward. If you have any
22 questions, be happy to answer them.

23 CHAIRMAN STUTO: Okay, this is being reviewed by
24 our Town Designated Engineer, CHA, Joe Grasso.

25 What say you?

1 MR. GRASSO: There's a comment letter that we
2 provided that should be in your packets and is dated August
3 8th regarding our review of the application. It is pretty
4 straightforward. The amendment includes a conversion of the
5 lawn landscaped area to the pool/patio area only serving
6 residents of the apartment complex. We have no technical
7 comments with it. We do recommend that the project, specific
8 to the proposed amendment, be added to the most recent site
9 plan.

10 Secondly, due to the nature of the change and
11 the lack of any environmental impacts, the previous
12 negative declaration that had previously been issued for
13 the Crossings PDD adequately covers the proposed
14 amendment. Therefore, no additional SEQR review is
15 required.

16 That's all we got.

17 CHAIRMAN STUTO: Your sense would be that
18 recommend project data specific to the proposed amendment to
19 be added to the site plan?

20 MR. GRASSO: Yes. The application materials show
21 the proposed improvements, but the site plan just doesn't
22 include any data as to what the amendment details. We would
23 just like a box that lists what the proposed amendment is.

24 So, for future reference if you go back to the
25 site plan, we can easily understand how the site was

1 amended. It's just a minor administrative thing to be
2 added to the plan. It doesn't materially change the
3 project.

4 MR. MAGGUILLI: Joe, isn't that something that my
5 office could handle as we are amending the Local Law to
6 allow for this change?

7 MR. GRASSO: Yes, absolutely. It's just something
8 that we want the plan to be reflective of along with the
9 narrative that was provided.

10 MR. CRISAFULLI: I just spoke to Mickey. He
11 actually mentioned that comment before. He said he could
12 have that done tomorrow.

13 MR. GRASSO: Just so that when the site plan gets
14 filed we know what is included.

15 MR. MAGGUILLI: This is a relatively new planned
16 development district. So, that I can explain it to the
17 Board, what generated this request to add a pool now? Did
18 something change since the original approval?

19 MR. CRISAFULLI: We have been open to a year now.
20 And just listening to the comments from the tenants and
21 prospective tenants -- we didn't want to do it at first
22 because we didn't want the work and hassle and the liability
23 and were getting the request so often that you just say, you
24 know what? Let's do it. Let's do it now. Now is the time.

25 MR. MAGGUILLI: Was it a request from the

1 residents that spurred it?

2 MR. CRISAFULLI: Yes, the existing residents and
3 also the perspective residence. Are you going to have a
4 pool? We got that so often that we just said, we probably
5 should do it.

6 MR. MAGGUILLI: You're under some kind of time
7 constraints, I understand.

8 MR. CRISAFULLI: Honestly, there is another step
9 in this process which is the Town Board approval and then
10 there is the building permit. We are now at the end of
11 August. They are trying to get it in somewhere in September
12 or October before it gets into the winter. We are
13 anticipating opening this in January/February. So, we are
14 trying to get it in.

15 MR. MAGGUILLI: We had it tentatively on for
16 Thursday night. Because it is a PDD, you have to change the
17 Local Law and only the Town Board can do that. So, we will
18 put it on the Town Board agenda with the understanding that
19 if the Board does not recommend it we are going to pull it.
20 Were you advised that?

21 MR. CRISAFULLI: Yes, Sue Pellegrini had
22 mentioned that to me as well. We are under a little bit of
23 a time constraint. The county has to review the plans still.
24 The Building Department has to review the plans. Obviously,
25 there is the install time. So, yes, somewhat of a time

1 constraint.

2 MR. MAGGUILLI: Thank you.

3 CHAIRMAN STUTO: Do the Board Members have any
4 comments or questions?

5 (There was no response.)

6 Okay, do we have a motion to make a positive
7 recommendation to the Town Board with respect to this
8 application to amend the PDD for the pool based on the
9 conditions set forth and our Town Designated Engineer's
10 letter including recommending the project data specific to
11 the proposed amendment added to the site plan.

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

13 MR. MION: I will second.

14 CHAIRMAN STUTO: Any discussion?

15 (There was no response.)

16 All those in favor, say aye.

17 (Ayes were recited.)

18 All those opposed, say nay.

19 (There were none opposed.)

20 Thank you.

21 MR. GRASSO: Peter, there are two actions
22 tonight. One is a positive recommendation to the Town Board.
23 The second is the approval of the amendment to the site plan
24 that the Planning Board had also issued.

25 CHAIRMAN STUTO: Can we do that before the Town

1 Board votes?

2 MR. GRASSO: Yes.

3 CHAIRMAN STUTO: Which is voted on the positive
4 recommendation to the Town Board with the site plan with the
5 conditions that I just mentioned that Joe Grasso said in his
6 letter.

7 MR. SHAMLIAN: I'll make that motion.

8 MR. MION: Second

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.

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17 (Whereas the above entitle proceeding was
18 concluded at 8:14 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.

Dated: _____ NANCY L. STRANG.
LEGAL TRANSCRIPTION
2420 TROY SCHENECTADY RD.
NISKAYUNA, NY 12309

