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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

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SHAKER POINTE, PHASE IV  
357 WATERVLIET SHAKER ROAD  
AMENDMENT TO FINAL PHASE IV OF PDD

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THE STENOGRAPHIC MINUTES of the above entitled matter by NANCY L. STRANG, a Shorthand Reporter, commencing on February 27, 2018 at 7:03 p.m. at The Public Operations Center, 347 Old Niskayuna Road, Latham, New York.

BOARD MEMBERS:  
PETER STUTO, CHAIRMAN  
LOU MION  
BRIAN AUSTIN  
STEVEN HEIDER  
SUSAN MILSTEIN

ALSO PRESENT:

Joseph LaCivita, Planning and Economic Development Department  
Michael Tengeler, Planning and Economic Development Department  
David Danton

1                   CHAIRMAN STUTO: Good evening and welcome to  
2 the Town of Colonie Planning Board.

3                   Do you have any introductory remarks before we  
4 call up the agenda?

5                   MR. LACIVITA: I just want to remind everybody  
6 that due to the holidays, our schedule kind of went  
7 back to back. Next Tuesday we are here again; March 6.  
8 I know that the Chief will not be here.

9                   CHAIRMAN STUTO: Okay, we will call up the  
10 first item. Shaker Pointe, Phase IV, 357 Watervliet  
11 Shaker Road, amendment to final Phase IV of PDD, one  
12 additional apartment and change to building footprint  
13 from previously approved plan.

14                   MR. LACIVITA: The project is before us under  
15 the Local Law that was approved back as number six of  
16 2008.

17                   The Sisters of Carondelet had gone to the Town  
18 Board asking for an amendment to shift the building  
19 ever so slightly to stay out of the wetlands and for  
20 the course of construction of the entire project and  
21 one apartment was dropped off. They want to add that  
22 apartment to this property and that would bring the  
23 full density up to the 198 units that was previously  
24 approved.

25                   I'm going to turn it over to Dave so that he

1 can go through this presentation.

2 MR. DANTON: Good evening. My name is Dave  
3 Danton. I am an architect. I was the designer of all  
4 of the Shaker Pointe facilities and we are finally  
5 looking forward to a final phase.

6 As was mentioned, there are some minor  
7 adjustments to the building. We would like to not lose  
8 that one unit that didn't get into the bigger project  
9 and shift it to this building.

10 This building happens to have a smaller  
11 footprint than the last application. The previous  
12 footprint was about 16,200 square feet. This one is  
13 about 15,700 square feet; about 490 square feet  
14 smaller. The building itself is smaller, as well. The  
15 last building was 45,340. This one is 43,560 and  
16 change. So, we are about 1,775 square feet smaller,  
17 even though we have one additional unit.

18 The building takes a different shape on the  
19 site. Although the site is configured very much the  
20 way it was before, the different shape - we are now an  
21 L-shaped building rather than a segmented Z-shape that  
22 we had in the previous application. The profile,  
23 presented on the public street, will be shortened.

24 So, we believe that all of these minor changes  
25 will be a much improved building for the Town and for

1           our client. The building height is in compliance. The  
2           materials that we are using are very much like what we  
3           have on the main campus. We are continuing that  
4           general architectural feel. We are, in fact, three  
5           stories. The leading edge of the buildings are two  
6           stories in nature and we are using a color  
7           differentiation to accent that two-story so that it  
8           blends into the neighborhood much better.

9                     That is a general overview of what we're talking  
10           about tonight.

11                    CHAIRMAN STUTO: Joe, do you have any  
12           additional comments?

13                    MR. LACIVITA: Again, the reason that we are  
14           here tonight is the Sisters actually met with me a  
15           couple of months back. They were thinking about  
16           pulling a building permit at the time, which they  
17           could've rightfully done. I have been involved in  
18           conversations where we saw a little bit of shift in  
19           the wetlands and they were looking at the SWPPP  
20           program with John Dzialo. It came to be that they  
21           were shifting the building.

22                    You could see the diagram where I highlighted  
23           one to show the original footprint in the existing  
24           one. So, you can see a slight change.

25                    Because the PDD is an Legislative Law,

1 everything has to sit where it sets based on Local Law  
2 2008 when we did this back then. So, in order for them  
3 to pull a building permit they had to come here  
4 tonight and amend the PDD so that they can go out into  
5 their final phase.

6 CHAIRMAN STUTO: Weren't there members of the  
7 public interested in speaking on this one.

8 (There was no response.)

9 Okay, we will turn it over to the Board.

10 (There was no response.)

11 I don't have any response either. I think it's  
12 fine, reasonable and not a significant change. The  
13 environmental review has been completed.

14 MR. LACIVITA: It is still as it is. There is  
15 no change to it.

16 CHAIRMAN STUTO: We have a Resolution before  
17 us, is that right?

18 MR. LACIVITA: That is correct, yes.

19 CHAIRMAN STUTO: The only thing I would say is  
20 that it is not a special rule. That is language that  
21 you use for the ODA.

22 MR. LACIVITA: Okay, we can take that out.

23 CHAIRMAN STUTO: So, it is a recommendation of  
24 the Planning Board for the proposed amendments to the  
25 PDD.

1           You want to read the title and the now  
2 therefore be it resolved.

3           I will ask the stenographer to put the entire  
4 Resolution into the record.

5           MR. LACIVITA: We are going to change that to  
6 say the recommendation of the Planning Board for the  
7 proposed amendments to the planned development  
8 district known as Shaker Pointe at Carondelet located  
9 at 42 and 48 Delatour Road.

10           Now therefore be it resolved the Planning Board  
11 has reviewed the application before the Town a  
12 Planning Board meeting held on February 27, 2018; and  
13 be it further resolved that the Planning Board  
14 recommends approval of the amendments being requested:

15           One: The revised location of the remaining  
16 building to be constructed under what is known as  
17 Phase IV has met all departmental reviews.

18           Two: The remaining building to be constructed  
19 will need to follow all Building Department  
20 requirements to obtain a building permit.

21           Three: The remaining building to be constructed  
22 shall have the maximum number of 35 apartment units  
23 bringing the total density to 198 units as approved.

24           CHAIRMAN STUTO: Do you have any discussion or  
25 comments on that Resolution?

1 (There was no response.)

2 Do we have a motion?

3 MR. MION: I will make a motion.

4 CHAIRMAN STUTO: Second?

5 MR. AUSTIN: Second.

6 CHAIRMAN STUTO: Any discussion?

7 (There was no response.)

8 All those in favor, say aye.

9 (Ayes were recited.)

10 All those opposed?

11 (There were none opposed.)

12 The ayes have it.

13 Thank you.

14

15 (Whereas the above entitled proceeding was concluded  
16 at 7:12 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 \_\_\_\_\_



