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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

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SHELTER COVE PDD  
LOUDON ROAD  
APPLICATION TO ADD NEW BUILDING  
ELEVATION TO PROJECT

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THE STENOGRAPHIC MINUTES of the above entitled matter  
by NANCY L. STRANG, a Shorthand Reporter commencing  
on March 20, 2018 at 7:00 p.m. at The Public  
Operations Center, 347 Old Niskayuna Road, Latham,  
New York

BOARD MEMBERS:

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

ALSO PRESENT:

- Kathleen Marinelli, Esq., Counsel to the Planning Board
- Michael Tengeler, Planning and Economic Development Department
- James Easton, PE, MJ Engineering

1                   CHAIRMAN STUTO: Welcome everybody to the Town  
2 of Colonie Planning Board.

3                   Mike, you are representing the Department  
4 today. Do you have any administrative matters you  
5 would like to discuss before I call the first item?

6                   MR. TENGELER: No, we can get right into this.

7                   MR. STUTO: I'm recusing myself from the first  
8 item and Susan will be chairing this.

9                   ACTING CHAIRPERSON MILSTEIN: The first item on  
10 the agenda is Shelter Cover PDD, 1308 Loudon Road.

11                   Are you ready to proceed?

12                   MR. EASTON: Yes, I am. My name is Jamie Easton  
13 and I'm with M.J. Engineering. Previously I was at WSB  
14 that prepared the plans called Shelter Cove.

15                   The project, as you have come to be familiar  
16 with it, is across from the Town Landfill. It's  
17 approximately 70 acres and it was originally divided  
18 into 100 single family lots and 200 apartment units.

19                   Certainly, if you have driven by the site you  
20 have seen the apartments and housing under  
21 construction on the project site.

22                   As the project was introduced so many years  
23 ago, it was one of the first PDDs in the Town of  
24 Colonie back in 2003.

25                   Because the PDD Legislation was old the the

1 elevation of the single family homes were never  
2 really incorporated into the PDD legislation that you  
3 currently see now for the project. So, as we go  
4 through this, they are building a different house or  
5 a different model home, they have to get Planning  
6 Board approval for that architectural style of home.

7 I think that you have seen this in the other  
8 PDDs in the Town of Colonie.

9 Certainly you have a very standard looking  
10 split-level home in your packet. That home will be  
11 built by Keystone Builders and it is for these  
12 particular nine lots. I'll call it Shelter Cove Phase  
13 I. These are the lots that are currently vacant. They  
14 are the ones that are facing the apartment complex.  
15 We have tried over many years to put a differently  
16 style of home in there. It just doesn't really work  
17 with the lot width and a few other things.

18 The new builder has come in with a new model  
19 home and hoping to sell the home.

20 So, that was the first one for Keystone  
21 Builders.

22 Then you should have received a packet from  
23 Hodorowski Builders. There are a bunch of different  
24 elevation plans and different models. This is what  
25 they call Shelter Cove Phase III. These plans are

1 also approved by the Town.

2 The road has not been filled.

3 Phase III - everything to the left contains  
4 about 34 lots. They are all carriage home-style homes  
5 and as you can see most of them are just one-level  
6 homes, but they fit in the neighborhood. A couple of  
7 them are two stories.

8 Hodorowski Builders wants to build these  
9 style homes in those 34 lots in Phase III of Shelter  
10 Cove.

11 At this point it's pretty straight forward.  
12 The elevations - what we are asking for. They kind of  
13 conform with general Town standards and Town looks,  
14 which are kind of trending right now. It also fits  
15 within the characteristics of the neighborhood.

16 At this point I'll turn it over to the  
17 Planning Board. If you have any questions about the  
18 elevations, I would be happy to answer them.

19 ACTING CHAIRPERSON MILSTEIN: We have a Town  
20 Designated Engineer for this?

21 MR. TENGELER: Not on this Susan, no.

22 ACTING CHAIRPERSON MILSTEIN: Are there any  
23 comments from anybody who wants to speak? You can sign  
24 up on the sign-in sheet.

25 (There was no response.)

1                   Is there any discussion?

2                   MR. AUSTIN: Do all the plans have basements?

3                   MR. EASTON: So, all of them will have  
4 basements and standard sump pump laterals and all the  
5 utilities in the basement. That is standard house  
6 construction.

7                   ACTING CHAIRPERSON MILSTEIN: In that case,  
8 anyone want to make a motion?

9                   MR. AUSTIN: I'll make a motion that we accept  
10 the elevations as presented to the Planning Board.

11                   ACTING CHAIRPERSON MILSTEIN: Is there a  
12 second?

13                   MS. DALTON: I'll second it.

14                   ACTING CHAIRPERSON MILSTEIN: All those in  
15 favor?

16                   (Ayes were recited.)

17                   All those opposed?

18                   (There were none opposed.)

19                   The ayes have it.

20                   MR. EASTON: Thank you, Board.

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22                   (Whereas the above entitled proceeding  
23 concluded at 7:10 p.m.)

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CERTIFICATION

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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

