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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

SERIO SUBDIVISION
60 DUNSBACH FERRY ROAD
14-LOT SINGLE-FAMILY SUBDIVISION
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing on
July 10, 2018 at 7:00 p.m. at The Public Operations
Center, 347 Old Niskayuna Road, Latham, New York

BOARD MEMBERS:

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

ALSO PRESENT:

- Kathleen Marinelli, Esq., Counsel to the Planning Board
- Nicholas Costa, PE, Advance Engineering and Surveying
- Charles Voss, PE, Barton and Loguidice

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

3 Joe, is there any business that we need to
4 take care of before we start calling up the items?

5 I do want to say one thing and to say it to
6 the Board, as well as the public.

7 We have had a couple of inquiries about when
8 public comment is accepted at the Planning Board.
9 We're going to put something in writing or run it by
10 counsel's office and put it on the web site. We're
11 going to work on that as our next project - hopefully
12 in the next couple of weeks - to get that out. We will
13 run it by the Board before the next meeting and make
14 sure that everybody is in agreement and run it by
15 counsel's office, also.

16 That said, Joe, do you have any business that
17 you want to discuss before we call up the agenda?

18 MR. LACIVITA: Yes. Our Comp Plan Committee has
19 been kind of on hiatus. We have had some changes as
20 Chuck can testify to that.

21 The main guy that was doing it, Mike
22 Willoughby, had left Barton and Loguidice and went on
23 to a different position. We also had a retirement in
24 our office which kind of put me doing two tasks for
25 two positions for a length of time.

1 We just recently hired a Senior Planner in
2 our Department at the end of May and we are slowly
3 getting her on board. So, I want to get back to the
4 Comp Plan and do that.

5 We have actually talked to the Supervisor. We
6 are looking at our updated committee meeting which is
7 going to be August 8th at 6:00 p.m. in this building.
8 We are moving towards scheduling a public hearing
9 September 19th at the Crossings for the public to
10 certainly produce comment. The intent is to go to
11 adoption for at least a Town Board review October 11.
12 The solidified dates are August 8th at 6:00 p.m. for
13 our committee and then September 19th for a public
14 hearing at the Crossings. We will be putting postings
15 in the mail and on our web sites, as well.

16 CHAIRMAN STUTO: Thank you.

17 Any questions on that?

18 (There was no response.)

19 Okay, we're ready for the agenda.

20 Item 1 on the agenda is to call a public
21 hearing, Boght Meadows Subdivision for August 7, 2018
22 and call for a public hearing - Lupe Way Subdivision
23 for August 7, 2018.

24 Is that right?

25 MR. LACIVITA: That's right. They both have

1 been working through the process and are ready for
2 final.

3 CHAIRMAN STUTO: Okay, so those public hearings
4 are so called.

5 The first project on the agenda is a sketch
6 plan. With sketch plans we normally don't take public
7 comment. They are a first run-through on a project. We
8 are not taking a vote. It's sort of a first look/see
9 of a project and this is the Serio Subdivision, 60
10 Dunsbach Ferry Road, 14-lot single-family subdivision
11 sketch plan review.

12 Joe, do you have any comment before we turn
13 it over to the applicant?

14 MR. LACIVITA: Just that it's been before our
15 Department Coordination Committee meeting and it's now
16 scheduled based on a Land Use Law for review here
17 tonight.

18 MR. COSTA: Good evening. My name is Nick Costa
19 with Advance Engineering and Surveying. This is a
20 subdivision of a 9.72 acre parcel that is located at the
21 corner of Pollock Road and Dunsbach Ferry Road. The
22 parcel is currently vacant and open. There is an
23 agricultural field right in here (Indicating) similar to
24 the one on this side and then it's wooded back here. The
25 Northway is at the end of it. There are residential

1 parcels to the north. The school is located right here.
2 This is one of the entrances to the school (Indicating).

3 What's being proposed is a 14-lot
4 subdivision. It zoned for single family residential.
5 So, the 14 lots, 9.27 acres works out to about 36
6 units per acre in density. So, it's well below the
7 density.

8 The proposal is to build a roadway that would
9 be conveyed to the Town of Colonie and all the
10 infrastructure that is necessary to provide municipal
11 services to those new homes; sanitary sewer, water,
12 storm sewer, gas, electric - they would all be
13 contained within that right-of-way.

14 There is existing sanitary sewer and water
15 and utilities along Dunsbach. There are some limited
16 services along Pollock Road, as far as electric but I
17 don't think there is gas there. So, that's what's
18 being proposed.

19 The storm water system would be compliant to
20 the New York State DEC stormwater regulations. The
21 site will have to go through all the studies that will
22 be necessary and are required subject to subdivision
23 regulations. So, we have prepared a sketch plan. We
24 have come to the departments and we have their
25 comments and we are here to hear your comments on this

1 proposal.

2 CHAIRMAN STUTO: Okay, our Town Designated
3 Engineer is Barton and Loguidice. They are hired by us
4 to review your project for the Planning Board. We have
5 Chuck Voss here. *Chuck, I know you have not done a
6 formal review, but could you give us some preliminary
7 comments on the subdivision?

8 MR. VOSS: Sure, Peter. As the Board knows,
9 this is a vacant piece of land right now. As Nick
10 mentioned it is wooded - approximately half of the site
11 in the back. It looks like the general layout that the
12 applicant is providing is going to preserve several
13 environmental features.

14 The first one is the wetland complex kind of
15 in the northeast corner of the site. It looks like it
16 will be avoided based on their layout. The road will
17 do a crossing, but that's a minimal disturbance.

18 Further back it looks like they are going to
19 be retaining some of the mature tree growth, certainly
20 along Pollock Road and it sort of wraps around the
21 west side - the Northway side of the site. So, that
22 will certainly be a nice amenity because as you come
23 up Pollock Road from the west, headed toward Dunsbach
24 Ferry Road, the grade changes there. So, it is a
25 little bit higher on this parcel. With the wooded

1 trees there, it will kind of preserve that hedgerow
2 kind of feel. I think that's kind of a nice layout
3 feature.

4 Other than that, it looks like kind of a
5 standard basic lollipop subdivision configuration. The
6 lots don't appear to be undersized. As Nick says, they
7 are in conformance with the zoning and all the
8 utilities are in close proximity.

9 At this point, we don't see any real issues.

10 There was a question raised about the
11 potential of an old family cemetery plot either on, or
12 nearby the site. Nick is aware of it and we'll look at
13 it as the plan develops.

14 CHAIRMAN STUTO: What do you know so far about
15 that?

16 MR. COSTA: We were informed by the historian
17 with the Town, or works closely with the Town, several
18 years ago they were out to the site and they located an
19 old cemetery plot in this area. We are not really doing
20 any work in that area and that area would be better
21 defined once an archaeological study is done.

22 CHAIRMAN STUTO: You're going to do that,
23 right?

24 MR. COSTA: Yes, that's correct. It is required
25 by the regulations.

1 CHAIRMAN STUTO: What is the tree situation on
2 that parcel?

3 MR. COSTA: This is wide open just like this
4 side (Indicating). Right from here there are trees. Some
5 of those trees are mature trees.

6 CHAIRMAN STUTO: What you propose to do to save
7 the worthwhile trees?

8 Chuck, what do you suggest?

9 MR. COSTA: When we did the grading, we were a
10 little sensitive to it in that our road stayed to that
11 side (Indicating) so that we could protect as much as we
12 could from Pollock Road and also from the Northway. We
13 wanted to protect as much as the tree as we could. As we
14 develop the grading plan, that would be our objective.

15 MR. VOSS: I think we could absolutely do an
16 inventory, Nick, with the larger trees -

17 MR. COSTA: Yes.

18 MR. VOSS: - so that we have that.

19 CHAIRMAN STUTO: We would just open it up to
20 the Board for questions or comments.

21 MS. MILSTEIN: What are you proposing to be the
22 size of the homes?

23 MR. COSTA: I would say anywhere from - the
24 footprint would be probably 1,500 to 2,000 square feet.
25 It would be a typical single-family home.

1 MR. SHAMLIAN: The footprint or the square
2 footage?

3 MR. COSTA: The footprint is about 1,100 square
4 feet. It would be 2,000 to 2,500 square feet, total.

5 MR. MION: The houses on the corner of Pollock
6 and Dunsbach Ferry - actually, there are three of them.
7 How do they get out of their driveway? Where are the
8 driveways? Is that going to be a cul-de-sac road?

9 MR. COSTA: Currently these two have driveways
10 so that one comes off of Dunsbach and one comes off of
11 Pollock. We are looking at ways to get those to connect
12 to the new road.

13 MR. MION: I was going to say, that's kind of
14 close to that corner.

15 MR. COSTA: We put the road as far as we could
16 from the intersection because of that.

17 CHAIRMAN STUTO: Oh, we had driveways going out
18 to Dunsbach Ferry; is that what you are saying?

19 MR. COSTA: Yes, there was one.

20 MR. SHAMLIAN: On this site it looks like two.

21 MR. COSTA: I think we would have this one to
22 go to the new road (Indicating). Then, this would be the
23 Dunsbach and this would be Pollock.

24 MR. MION: I just had a concern that those were
25 kind of close.

1 MR. COSTA: Understood.

2 CHAIRMAN STUTO: I'm just going to ask this.
3 I'm not necessarily pushing you in this direction.

4 What is the view of a cluster subdivision
5 here? What would be the disadvantage? Isn't the market
6 nowadays just as good for smaller lots for the
7 retirement-type homes, or are we mistaken about that?
8 They seem to be selling as soon as they get built.
9 Maybe you could save money on infrastructure with the
10 same number of lots.

11 MR. COSTA: We can certainly take a look at
12 that.

13 CHAIRMAN STUTO: What is your initial thought
14 on that?

15 MR. COSTA: I'm not sure. I didn't really look
16 at it from a conservation point of view.

17 CHAIRMAN STUTO: If you could just think about
18 it and talk to Chuck about it -

19 MR. LACIVITA: I think it's a perfect
20 opportunity if the cemetery poses to be a design issue
21 where they can actually change it around and maybe
22 cluster it a little differently -- as you work through
23 that process -

24 MR. COSTA: We can certainly take a look at
25 that. If we do end up pursuing a cluster and come back

1 with that, we can work with Joe on that and Chuck.

2 CHAIRMAN STUTO: I think this Board has looked
3 at putting the driveways on the main roads. I see other
4 people nodding their heads on that. We have had people
5 diminish their number of lots in order to accomplish
6 that. I think that's the new way to go nowadays. It's
7 certainly something this Board tends to favor.

8 Any other comments from the Board?

9 (There was no response.)

10 Okay, thank you.

11 (Whereas the above entitled proceeding was
12 concluded at 7:15 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
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NISKAYUNA, NY 12309

