

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 LANTHIER'S VILLAGE PDD
4 AND 6 DUNSBACH FERRY ROAD
5 SKETCH PLAN REVIEW

6 *****
THE STENOGRAPHIC MINUTES of the above entitled matter
7 by NANCY L. STRANG, a Shorthand Reporter commencing on
October 30, 2018 at 8:54 p.m. at The Public Operations
Center, 347 Old Niskayuna Road, Latham, New York

8 BOARD MEMBERS:
9 PETER STUTO, CHAIRMAN
10 CRAIG SHAMLIAN
11 BRIAN AUSTIN
12 KATHLEEN DALTON
13 SUSAN MILSTEIN
14 LOU MION
15 STEVEN HEIDER

16 ALSO PRESENT:
17 Michael C. Magguilli, Esq., Town Attorney
18 Joseph LaCivita, Director, Planning and Economic
19 Development
20 Nick Costa, P.E., Advance Engineering
21 Joseph Grasso, RLA, CHA

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1 CHAIRMAN STUTO: The last item on the agenda is
2 Lanthier's Village PDD, 4 and 6 Dunsbach Ferry Road,
3 sketch plan review, two four to five story senior and
4 market rate apartment complexes with a total of 208
5 units; 7,262 square foot clubhouse and six garage
6 structures.

7 MR. LACIVITA: Peter, I want to get one
8 correction in there. It's actually 168 units in this
9 project; 84 in both buildings.

10 The project first came to the DCC October 12,
11 2016 and the applicant has been working through a
12 number of those comments from the various departments
13 along with a reduction in the original proposed units
14 down to the 168.

15 Also, the most important component is the
16 agreements to have access off of Dunsbach Ferry and
17 into Century Hill. So, the project has morphed within
18 the last two years.

19 CHAIRMAN STUTO: Can you give me those numbers
20 again?

21 MR. LACIVITA: Sure. It was 208 when it
22 started. It is now down to the 168.

23 Nicholas?

24 MR. COSTA: Good evening, again.

25 So, this is a project that is located off of

1 Dunsbach Ferry Road. This parcel is currently occupied
2 by Lanthier's Grove. The Lanthier's Grove, as
3 everybody knows, is a place where there are a lot of
4 events in the summertime. There are some private
5 parties also that are held at this location. So, the
6 access for the parcel is from Dunsbach Ferry Road. The
7 site, as Joe mentioned, has been going through several
8 iterations and the changes that have been made to the
9 site are what he summarized. There are 168 apartment
10 units in two buildings that are four-stories high and
11 then there is a clubhouse building that will be
12 located between the two buildings. There is parking to
13 support the apartment use all around the buildings and
14 also some garage buildings that are located a little
15 bit further away from the building.

16 So, the big change that was made to this
17 project from the DCC is that the access will utilize
18 an existing driveway that is there at Lanthier's
19 Grove. The applicant has come to an agreement with the
20 owners of 7 and 9 Century Hill Drive to actually
21 access Century Hill instead of accessing Dunnsbach
22 Ferry Road.

23 MR. MAGGUILLI: Does that mean that there will
24 be no exit on Dunnsbach Ferry?

25 MR. COSTA: That is correct, unless somebody

1 tells us that we have to have an access there, there is
2 no plan for any access to Dunsbach Ferry Road.

3 As far as utilities, there are utilities that
4 are located near the site that can be accessed. There
5 is water and sanitary sewer. There is stormwater that
6 we are planning on doing in that area. This is
7 adjacent to the Century Hill commercial office park.
8 There are quite a few office buildings that have
9 developed there over the years. This area is zoned SFR
10 and this is the Boght Road School (Indicating). The
11 Northway is over on that side (Indicating). Route 9 is
12 the other big roadway that is on the site.

13 As far as site statistics, there is about 53%
14 of the site that will be left green.

15 As far as parking, we need 236 spaces based
16 on two spaces per unit. We actually have 220 spaces,
17 so that is a little shy of the ratio of two per unit.
18 We are 1.9 so we would be requesting a waiver for
19 that. The other important part of this is that there
20 is a buffer that is mandated because this is a SFR
21 zone and we have to have a 50-foot setback. We have
22 the building plans that are about 100 feet from that
23 property line. So, the closest to the property line is
24 100 feet. The homes are actually further away from
25 there. The access would be provided to Century Hill

1 Drive that would come in and circulate to gain access
2 to the different buildings and garages.

3 There is a clubhouse that will hold special
4 events. It is a room for special events. Also, there
5 is some conversations regarding some craft beer
6 brewery that is located in this area and they are
7 trying to get them on maybe Thursday and Friday to
8 hold something at that location to attract some of the
9 residents there.

10 With regard to the seniors, the first floor
11 of each building would be catered to senior living and
12 the top three floors would be market rate apartments.

13 MS. DALTON: What are the benefits to having
14 senior apartments?

15 MR. COSTA: What are the benefits?

16 MS. DALTON: Yes.

17 MR. COSTA: Well there is a shortage of senior
18 housing. I think that we are offering to make it
19 available to seniors.

20 MR. MAGGILLI: What is your definition of
21 senior?

22 MR. COSTA: That would be 55 and older.

23 CHAIRMAN STUTO: Is that all?

24 MR. COSTA: Yes.

25 CHAIRMAN STUTO: Okay, we are going to take

1 comment from our Town Designated Engineer. I know that
2 this hasn't undergone formal review, but if you could
3 just give your thoughts?

4 MR. GRASSO: Yes. So, this is just up for
5 sketch plan. As a reminder, this is a PDD application so
6 it's going to ultimately end up as a recommendation back
7 to the Town Board whether or not the Planning Board
8 recommends approval of the PDD.

9 CHAIRMAN STUTO: Have they requested it yet?

10 MR. GRASSO: Yes, they have. It was awhile
11 back.

12 MR. MAGGILLI: It has been referred.

13 MR. GRASSO: Yes, it has been referred to the
14 Planning Board.

15 Since the project has gone through some
16 changes since it was up in front of DCC, one of the
17 most noteworthy is the access arrangement. That's my
18 favorite which I think is great because we saw some
19 critical issues with trying to develop that access
20 there and the Dunsbach Ferry/Route 9 is a problem
21 intersection and it was identified in the Boght Road
22 Traffic Update. Even though this access is now going
23 to Century Hill Drive, this project is going to
24 trigger a need for a very detailed traffic study that
25 looks at the Century Hill Drive/Route 9 intersection

1 as well as the Dunnsbach Ferry Road/Route 9
2 intersection. Because they are so close, how one
3 operates definitely impacts the other.

4 MR. MAGGILLI: Joe, if they are going to
5 Century Hill, wont they also be able to get into Angio?

6 MR. GRASSO: Yes, but once they are in the
7 Century Hill Drive, that is a fully signalized
8 intersection so those movements are going to be
9 relatively modest but that curb cut onto Century Hill
10 Drive is pretty close to the Route 9 intersection, so we
11 have to look at the queuing that takes place there. Just
12 because there is going to be signal modifications at the
13 Century Hill Drive intersection, that could negatively
14 impact the Dunnsbach Ferry Road intersection which does
15 operate very well now. This is in the Boght Road GIS
16 study area, so mitigation fees are going to apply but
17 nonetheless we do need that detailed traffic study
18 because of where this project is located and its scale.
19 When that access road changed to be off Century Hill
20 Drive, it almost makes sense that the front of the
21 parking building should be flipped to the other side
22 because there is more parking. So, when you come off of
23 Century Hill Drive you could actually go to the left and
24 be looking at the front of the building so that the back
25 could be facing that 50-foot buffer that Nick described

1 and the Dunsbach Ferry Road residences. So, that is
2 something that should be considered.

3 This is a PDD, so parking will be customized
4 based on necessary uses.

5 Nick, I know that you referenced what the
6 parking requirements were per the zoning but based on
7 your actually tenant mix and based on what the
8 industry standards are, we may be looking at less
9 parking than what you have currently proposed on the
10 plan.

11 When the project went for DCC review by Fire
12 Services, Fire Services actually asked for two means
13 of access. They actually asked for the one on Dunsbach
14 Ferry as well as emergency access on Century Hill
15 Drive. So, obviously I think that it's our intent not
16 to have that access on Dunsbach Ferry, but I would
17 like to get comments from Fire Services again based on
18 this plan to make sure that they are not going to
19 strongly recommend emergency access onto Dunsbach
20 Ferry.

21 The other thing is because of the size of
22 these buildings - I think that we are talking
23 four-story buildings and how the site is laid out -
24 it's long and narrow. They have a concern about being
25 able to turn around emergency apparatus on these

1 dead-end roads. So, this layout may have to change so
2 that you can actually get an apparatus continuously
3 around the ends of the buildings.

4 It's a PDD, so we like to bring up comments
5 about the density. Based on our calculation and based
6 on the size of the site, if you convert what you can to
7 residential, you would be allowed 48 residential
8 units. The current is for 168 units. So, we are
9 looking at a density bonus of about 120 units.

10 As part of the next round of application
11 materials, we would like a discussion as to whether or
12 not there are any public amenities proposed as part of
13 the project because obviously that is something that
14 is typically integral to a PDD application for the
15 Town.

16 The need for pedestrian connection should be
17 thought out.

18 The plan proposed the utilities down to
19 Century Hill Drive. The rights of access to get those
20 utilities -- I know that there is a letter in the file
21 from one of the property owners on Century Hill Drive
22 who expressed a concern about the routing of the
23 utilities and that same letter references concerns
24 about traffic on Century Hill Drive. Could you address
25 those comments?

1 I think that's all I've got in terms of my
2 notes so far.

3 MR. MAGGILLI: The only thing that I would
4 mention, Joe - you mentioned amenities and the way that
5 the PDD Statute is set up is it's the Town Board that
6 determines what amenities the developer has to provide,
7 be it on-site or off-site and that's rather than the
8 Planning Board. The Planning Board can make a
9 recommendation, but ultimately it's the Town Board that
10 decides what it wants, if it moves forward with the PDD.

11 MR. GRASSO: Yes, good point.

12 CHAIRMAN STUTO: So, is anything being
13 proposed?

14 MR. COSTA: We have been talking to Joe and
15 there has been some talk about some of the traffic
16 improvements. We haven't come down to any agreement.

17 MR. MAGGILLI: It's too early, I think, for
18 that. Ultimately, it's the Town Board that decides.

19 MR. SHAMLIAN: Can we see the elevations?

20 MR. COSTA: Sure, I'm sorry.

21 Again, this is an early version.

22 CHAIRMAN STUTO: Joe, there is a new letter
23 that got passed down. Can you summarize it?

24 MR. LACIVITA: That's the one that Joe already
25 mentioned.

1 MR. GRASSO: So, it's a letter from one of the
2 adjacent owners on Century Hill Drive. The two biggest
3 takeaways that I got is how the traffic impacts on
4 Century Hill Drive and the intersection with Route 9.

5 The second is the routing of the utilities
6 and are those going to impact private properties along
7 the Century Hill Drive right-of-way.

8 There are some questions regarding the
9 specifics of the project and clarity regarding how the
10 project is presented and obviously a plan that Joe
11 mentioned -- a change in the density and some of the
12 other comments that I made should be able to address
13 all of the comments included in this letter. Some of
14 the comments are specific things that would be
15 included if the plans were progressed and they would
16 include those detailed drawings.

17 There is a comment that talks about walkable
18 communities. The Town is working on sidewalks along
19 the Route 9 corridor. Like I said in our comment, I
20 think that this plan currently doesn't show any
21 pedestrian connections. So, I think that pedestrian
22 connectivity both internal and external off the
23 property should be something that should be closely
24 looked at.

25 CHAIRMAN STUTO: Chief, do you have something?

1 MR. HEIDER: I'm concerned about the entrance
2 at Century Hill. I've been in that area during the day -
3 it's right across from the Cap Com which is a very big
4 location. I agree it's better to have that access rather
5 than Dunsbach.

6 I'm not going to speak for the Fire
7 Department, but I would find it hard to believe that
8 they would not want a second entrance for emergency
9 only.

10 I think there is 750 linear feet of
11 buildings. That's a lot of building. If you think of
12 the new motel on Wolf Road, this is bigger. This is
13 substantially more development.

14 MR. GRASSO: They are separate buildings. They
15 are about 383 each, but combined - yes.

16 CHAIRMAN STUTO: Good comments.

17 MR. SHAMLIAN: I agree with the Chief. It's a
18 lot of building. It's flat. I get that there is a little
19 bit of variation, but it's two and a half football
20 fields.

21 MS. DALTON: Do we have anything else that even
22 approaches this size?

23 CHAIRMAN STUTO: There are a lot of apartments
24 in Town.

25 MS. DALTON: But are they two stories?

1 MR. MAGGILLI: Most of them are three-story.

2 MR. COSTA: The shape of the parcel is the
3 challenging part.

4 MR. SHAMLIAN: No offense, but that is your
5 problem and that's not our problem.

6 MS. DALTON: And there may be long narrow
7 buildings, but they are not five stories.

8 MR. MION: If the building was a little
9 smaller, there might be more amenities. You're going to
10 have kids there.

11 MR. SHAMLIAN: The rationale for both senior
12 and market rate - I just see that as there being
13 virtually no way of ensuring that any of the building
14 stay senior on the first floor. How can the Town
15 possibly be sure that down the road that is going to be
16 the case?

17 MR. AUSTIN: I'm not seeing a lot of seniors
18 that want to move in with younger families, potentially.

19 MR. COSTA: There is attraction to the
20 interaction between the seniors and -

21 MR. LACIVITA: These are ones and twos, right?

22 MR. COSTA: Yes.

23 MR. LACIVITA: No threes?

24 MR. COSTA: No threes.

25 MR. AUSTIN: I'm very concerned about the

1 proximity to the elementary school. Do we have that many
2 market rate apartments attractive to families? Most of
3 the elementary schools are adding on because they are
4 busting at the seams. It's still 30 kids in a class and
5 adding more kids potentially - adding more kids in
6 general -- we are building a lot of apartments in the
7 Town. These are big buildings in a rural kind of setting
8 right there with Lanthier's Grove.

9 MS. MILSTEIN: I think that it's a large number
10 of people in a very small space with not much going on
11 within that space. Basically, you're going to your
12 apartment and out and that's it.

13 MR. AUSTIN: I can't see filtering that many
14 families or cars through Century Hill. As the Chief was
15 saying, that's a very tight intersection already. During
16 rush-hour when you're going north on 9, that could be a
17 nightmare.

18 MR. COSTA: There is an alternative to go out
19 to Auto Park. The site could be developed with 108,000
20 square feet of office building or hotel. It's 10 acres
21 times 18,000 square feet.

22 MS. MILSTEIN: It might be a better use.

23 MR. AUSTIN: A hotel wouldn't create a lot of
24 kids in the school district, either.

25 CHAIRMAN STUTO: If you want to argue against

1 it, on any other zone it's 3,000 square feet to one unit
2 of residential. That gets you down to 60 residents.

3 MR. COSTA: The trips would be based on 68
4 residences. By right, it's 180,000 square foot office
5 that could be built.

6 CHAIRMAN STUTO: Okay, any other comments?

7 (There was no response.)

8 Okay, thank you.

9 MR. COSTA: Thank you.

10 (Whereas the above entitled proceeding was
11 concluded at 9:04 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: _____

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