

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 SERIO SUBDIVISION
5 BOARD UPDATE
6 CONSERVATION SUBDIVISION
7 60 DUNSBACH FERRY ROAD

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9 THE STENOGRAPHIC MINUTES of the above entitled matter
10 by NANCY L. STRANG, a Shorthand Reporter commencing
11 on December 4, 2018 at 7:50 p.m. at The Public
12 Operations Center, 347 Old Niskayuna Road, Latham,
13 New York

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15 BOARD MEMBERS:
16 PETER STUTO, CHAIRMAN
17 KATHLEEN DALTON
18 LOU MION
19 STEVEN HEIDER
20 SUSAN MILSTEIN
21 BRIAN AUSTIN

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23 ALSO PRESENT:

24 Joseph LaCivita, Director, Planning and Economic
25 Development Department
Nick Costa, PE, Advance Engineering and Surveying
Skip Francis, Barton and Loguidice

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1 CHAIRMAN STUTO: Next is Serio Subdivision,
2 Board update - conservation subdivision, 60 Dunsbach
3 Ferry Road, application for a 14-lot subdivision.

4 MR. COSTA: Good evening. I am Nick Costa from
5 Advance Engineering.

6 This is a project that was presented to the
7 Board a while back. I think it was the summer. We
8 presented back then a single-family residential
9 project. This time, I did bring the previous proposal.
10 This is a quick summary.

11 This is formally where we had the lot and the
12 cul-de-sac that went all the way to the back. I think
13 the Board asked us to look at this and to come back
14 and try a conservation subdivision. That's what we
15 have done.

16 So, what we have done is - these lots are now
17 smaller. The smallest one I think is 12,000 square
18 feet. They are more narrow with the frontage. They are
19 not the 80 foot frontage and not 18,000 square feet
20 that is required in a SFR zone.

21 This is a big open field that was farmed. We
22 did put one big lot back here (Indicating) and we are
23 able to preserve and did restrict about 2 1/2 acres of
24 that. The wooded area - I think the Board had
25 mentioned that they wanted to see something with a

1 wooded area. So, you can see the change. The road
2 previously came in here and went all the way back here
3 to this cul-de-sac and there was three lots bright in
4 here and another to right here (Indicating).

5 CHAIRMAN STUTO: Why are you going with a big
6 lot?

7 MR. COSTA: Well, we are going with the big lot
8 so that we can preserve a large chunk of that lot.

9 CHAIRMAN STUTO: Well, if you made it smaller,
10 you would still have - is this still a conservation
11 subdivision?

12 MR. COSTA: No, we are taking some of the
13 conservation subdivision parameters and applying it to
14 this. This doesn't have to be a conservation
15 subdivision.

16 CHAIRMAN STUTO: Understood. It is not in a
17 conservation overlay. I understand that, but you can
18 have substandard lots without going to the conservation
19 subdivision.

20 MR. COSTA: That's correct.

21 CHAIRMAN STUTO: So, do have smaller than
22 standard lots here?

23 MR. COSTA: That is correct.

24 CHAIRMAN STUTO: So, then it is a conservation
25 subdivision.

1 MR. COSTA: Yes.

2 CHAIRMAN STUTO: So, why don't you make the big
3 lot smaller? I'm back to the same question.

4 MR. COSTA: You are saying: Why don't we
5 preserve more of the large lot?

6 CHAIRMAN STUTO: Can you trace the big lot?

7 MR. COSTA: Yes, right here.

8 CHAIRMAN STUTO: I thought it was the interior
9 one. I apologize.

10 MR. COSTA: This lot is about -

11 CHAIRMAN STUTO: I don't think that fits the
12 criteria for a conservation subdivision. You have to
13 have a conserved area. You are saying it is deed
14 restricted and have a no-cut?

15 MR. COSTA: Yes.

16 CHAIRMAN STUTO: Does that work under that?

17 MR. LACIVITA: Well, we looked at it as it was
18 preserving lands. It would be a no-cut buffer or no-cut
19 language within the deed.

20 MR. COSTA: Right. No sheds. It would be
21 restricted.

22 CHAIRMAN STUTO: What is that line doing - -
23 you can do normal things inside there?

24 MR. COSTA: Yes.

25 CHAIRMAN STUTO: Well, that looks like it's a

1 pretty big size.

2 I will let everybody else talk.

3 MR. COSTA: So, we shortened up the road. We're
4 doing a large lot. All the utilities, as we expressed
5 before - all the municipal utilities are available to
6 serve the subdivision and storm water - there is a ditch
7 that goes out. There are some wetlands. We are putting
8 in a storm water discharge area.

9 CHAIRMAN STUTO: I guess I will just ask a
10 question. Is the owner going to move into the bigger
11 lot? Is that the plan?

12 MR. COSTA: That is a possibility, yes.

13 CHAIRMAN STUTO: Thank you.

14 We have our Town Designated Engineer here. It
15 is Skip Francis.

16 Will you give us your comments?

17 MR. FRANCIS: We have no objections. We like
18 this plan better than the previous one.

19 CHAIRMAN STUTO: Kathy?

20 MS. DALTON: I think it is a lot better than
21 the previous one. You just need to be more clear
22 ultimately about whether it is conservation overlay, or
23 deed restrictions or whatever it is.

24 MR. MION: Everything's already been said.

25 MR. AUSTIN: Nothing.

1 CHAIRMAN STUTO: Susan?

2 MS. MILSTEIN: I have a question. What do you
3 mean substandard?

4 CHAIRMAN STUTO: Lots are supposed to be 18,000
5 square feet. Under a conservation subdivision, if you
6 save other parts of land, you can make the lot smaller.

7 Chief?

8 MR. HEIDER: About two, four and six that
9 border Lots 12, 13 and 14 - are there driveways, through
10 the wetland?

11 MR. COSTA: There will be a crossing over the
12 wetlands, yes.

13 MR. HEIDER: But the wetlands are going to
14 stay.

15 MR. COSTA: They will be impacted where the
16 driveway goes and there will be culverts there.

17 MR. HEIDER: But the wetlands stays.

18 MR. COSTA: Yes.

19 MR. HEIDER: There will be no driveways on
20 Pollock or Dunsbach Ferry Road.

21 MR. COSTA: That is the other important part,
22 thank you. We have removed those.

23 CHAIRMAN STUTO: Okay, I think everybody thinks
24 it is an improvement.

25 Joe, if you could just look at the

1 conservation subdivision?

2 MR. LACIVITA: Sure, we will look at the
3 language.

4 MR. COSTA: Thank you.

5 CHAIRMAN STUTO: Thank you.

6 (Whereas the above entitled proceeding was
7 concluded at 7:57 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
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NISKAYUNA, NY 12309

