

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 80 DUNSBACH FERRY ROAD  
APPLICATION FOR CONSERVATION SUBDIVISION

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THE STENOGRAPHIC MINUTES of the above entitled matter  
6 by NANCY L. STRANG, a Shorthand Reporter commencing on  
April 21, 2020 at 6:29 p.m. held via Zoom Video  
7 Conference

8 BOARD MEMBERS:  
9 PETER STUTO, CHAIRMAN  
10 CRAIG SHAMLIAN  
11 STEVEN HEIDER  
SUSAN MILSTEIN  
12 CHIP ASHWORTH  
LOU MION  
13 PAUL ROSANO

12

13 ALSO PRESENT:

14 Kathleen Marinelli, Esq., Counsel to the Planning  
Board  
15 Sean M. Maguire, AICP CEcD, Director, Planning and  
Economic Development  
16 Zach Harrison, Planning and Economic Development  
Department  
17 Joseph Grasso, RLA, CHA  
18 Nicholas Costa, PE, Advance Engineering and Surveying

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1                   MR. MAGUIRE: The next item on the agenda is 80  
2                   Dunsbach Ferry Road. This is a conservation subdivision  
3                   application here.

4                   We have Nick Costa.

5                   CHAIRMAN STUTO: I usually read the titles here  
6                   which you just did. The application is for a 12-lot  
7                   single-family residential subdivision.

8                   If you have any introductory remarks, that's  
9                   fine, or you can turn it over to the applicant.

10                  MR. MAGUIRE: I'll just turn it right over to  
11                  the applicant. I will bring up the rendering.

12                  MR. COSTA: Thank you, Sean.

13                  This is a parcel that is located at 80  
14                  Dunsbach Ferry Road. It's has narrow frontage along  
15                  Dunsbach Ferry Road. It opens up as the parcel goes to  
16                  the west towards the Adirondack Northway - 87. It's  
17                  about 9.65 acres in size and zoned single-family  
18                  residential. The applicant owns the parcel.

19                  Originally, we had come in with a proposal to  
20                  do a conventional single-family residential  
21                  development which is shown as one of the exhibits. It  
22                  is 12 lots and they have a minimum of 80 feet of  
23                  frontage, as Sean has brought it up to the screen. It  
24                  has a minimum of 18,000 square feet and it has the  
25                  roadway with two cul-de-sacs.

1                   The first roadway - Roadway A is a little bit  
2 more than 1,100 square feet in length.

3                   When we had the DCC meeting, there was a  
4 suggestion made that we look at a conservation  
5 subdivision. The conservation subdivision is what we  
6 have shown on the second exhibit which shortens up the  
7 road by about 200 feet of Roadway A and still keeps  
8 the 12 single-family residential lot development.

9                   There is infrastructure on Dunsbach Ferry  
10 Road composed of sanitary sewer and water that would  
11 be able to serve the 12 proposed lots. There's also a  
12 pond on the site - an existing pond. The parcel is  
13 used for agricultural purposes. There is a pond that  
14 is located between the proposed roadway in the back of  
15 the existing lots that front on Dunsbach Road. That  
16 existing pond - we are planning on making it a  
17 stormwater management system. That is already used for  
18 that purpose. It takes all of the run-off from  
19 Dunsbach Ferry Road and the Town has an easement that  
20 brings that water that runs off of Dunsbach Ferry Road  
21 into the pond.

22                   CHAIRMAN STUTO: Sean, can you show us where  
23 that is with your cursor?

24                   MR. COSTA: It's where it is labeled stormwater  
25 management area.

1                   So, we are proposing to utilize that for  
2 stormwater management area. The lots in the  
3 conservation subdivision are little bit smaller. Some  
4 of them are little bit smaller than the 18,000 square  
5 foot minimum required. There's one lot that is about  
6 12,453. So, they range anywhere from 12,453 to 29,000  
7 square feet. Most of them have the 80 feet of frontage  
8 with the exception of the three lots that are at the  
9 end of the cul-de-sac which have less frontage. They  
10 don't meet the 80-foot frontage. In a conservation  
11 subdivision, as we all know, that's allowable because  
12 it preserves a very large portion of the site which is  
13 about 3.87 acres of open space, which includes the  
14 pond. This layout takes advantage of the site that was  
15 formerly used for farming. So, there isn't a lot of  
16 trees within this area of the proposed area of  
17 development. If you were to go to the site, when you  
18 first come in, all you would see is lawn area. At  
19 least last year it was maintained in one area and I  
20 think the applicant would maintain that lawn. The only  
21 place where there really are trees is along the  
22 perimeter that goes along the Adirondack Northway.  
23 That's been delineated on the plans. The majority of  
24 the site doesn't have any kind of vegetation. It's  
25 just a grassed area and then there is the pond.

1                   That's pretty much the proposed development  
2 of the site.

3                   Like I said, we started out with a  
4 conventional layout of 12 lots on the 9.65 acres. We  
5 are still doing 12 lots on the 9.65 acres with a  
6 substantial amount of land being proposed to be  
7 preserved. That's that 3.87 acres. The density allowed  
8 in a single-family residential is two units per acre.  
9 The 12 lots computes to 1.24 lots per acre. This is a  
10 sketch plan presentation, so if there any questions, I  
11 would be more than happy to try to answer them.

12                   CHAIRMAN STUTO: Thank you. This is being  
13 reviewed by our Town Designated Engineer, CHA. Joe  
14 Grasso is here representing them. Although he hasn't  
15 completed a formal review, we would like to take Joe's  
16 comments.

17                   MR. GRASSO: Yes, Pete, thanks. I'll go through  
18 some initial thoughts that we had on the project. We  
19 were involved when this went to DCC with the 12 lot  
20 conventional layout. We saw some significant concerns  
21 that we thought would be considered by the Planning  
22 Board negatively and we think that the conservation  
23 design that we're looking at tonight addresses a lot of  
24 those concerns. One of them primarily was a change to be  
25 able to pull the residential lots away from the

1 neighbors along - - those lots that front along Dunsbach  
2 Ferry Road. You can see the extensive open space parcel  
3 - I think lot number 13 they call out - and the location  
4 of all the residences are away from those lots. So, a  
5 significant improvement over the road layout and the lot  
6 arrangement.

7 Along the south side of the site is where  
8 there is obviously a large cluster of the homes and  
9 those would be closer to the Serio property to the  
10 south. That's something to be cognizant of.

11 The other thing is that it's important for  
12 the Planning Board to always consider closely whenever  
13 lots that adjoin the Northway are being developed  
14 because we don't want to create homesites that are  
15 going to be negatively impacted from the sights and  
16 sounds of the Northway and vice versa. The Northway  
17 corridor establishes a certain look of Colonie as you  
18 drive through it. Obviously this site has a lot of  
19 frontage along the Northway corridor. So, the Board  
20 should consider that.

21 There is a significant berm along the  
22 Northway property line. It is important that we  
23 understand that berm would be impacted in any way. We  
24 don't expect that to be the case, but until we get  
25 into looking at grading plans, we wouldn't know for

1           sure. The other thing is that Nick mentioned that  
2           there is a wooded buffer along the Northway. That  
3           buffer extends into the - I'll call at the southwest  
4           corner where that cluster of residential lots off  
5           street B are located. So, I think we would want to  
6           know clearly what type of removal of vegetation would  
7           take place in that corner to see if there would be  
8           impacts on those homesites.

9                        I also had a question for Nick. Regarding the  
10           limits of the project site, there is an adjacent  
11           property of Hogan that was on the DCC plan and it  
12           looked like it was part of the project site. Based on  
13           looking at this plan, it looks to be under separate  
14           ownership and that parcel that includes the barn up  
15           along Dunsbach Ferry is not part of the project site.

16                       Nick, are you able to confirm that?

17                       MR. COSTA: Yes, Joe, that's correct. The  
18           parcel that we have highlighted in red is what Dunsbach  
19           Ferry Road, LLC purchased from the Hogan's and Zibro.  
20           Those are remaining lands of Hogan and Zibro. There may  
21           be a concrete slab from an old foundation or some type  
22           of structure that was there that is shown to the south.  
23           That is not under the control of the applicant.

24                       MR. GRASSO: Thanks, Nick.

25                       The only other thing I will state to that is

1 we want to make sure that when we establish a new Town  
2 road right-of-way that the barn makes the setbacks and  
3 we're not creating a substandard lot there that the  
4 Hogans retain or trigger the need for a variance for  
5 that barn without it going to the proper review  
6 process.

7 The other thing is that there is a 15 foot  
8 egress/ingress easement. So, the Serio property from  
9 Dunsbach Ferry Road - - and if that gets developed, it  
10 would basically go right behind Lot 1. So, the  
11 driveway could extend to the rear there, theoretically  
12 if that easement was utilized for that purpose. It's  
13 just something that I think that Nick could speak more  
14 to in the future or the Planning Board should consider  
15 when they are reviewing the subdivision.

16 From an access standpoint we went out there  
17 and looked at it. We don't see any issues with the  
18 access point that is located there. It's got great  
19 site distance. Obviously, it's a relatively small  
20 scale project so we don't expect there to be any  
21 negative traffic impacts associated with this.

22 The site is also served by all the essential  
23 utilities. So, we don't see any issue there.

24 The other thing that I just wanted to mention  
25 is regarding the open space area. They have set it up

1 as one contiguous open space lot, which I think is  
2 desirable from an open space preservation standpoint.  
3 Like Nick said, it includes a pond which could be  
4 nicely integrated into a stormwater management area,  
5 but we have to understand from the Town that the Town  
6 is interested in taking over this lot including the  
7 pond and the remaining open space. So, that's  
8 something that I think we want to understand as the  
9 project goes through concept review. If not, we are  
10 probably looking at open space that could be just deed  
11 restricted and then tacked onto some of the  
12 residential lots that we are seeing.

13 That's the status of our review thus far.

14 CHAIRMAN STUTO: Nick, can you address the  
15 visual impact from the Northway? I see there is a  
16 contour line there. There are a lot of contour lines.  
17 I'm not sure which direction it goes, to be honest with  
18 you.

19 MR. COSTA: Sure. It is a berm.

20 CHAIRMAN STUTO: It goes up and down, okay.

21 MR. COSTA: Yes, exactly. The top of the berm -  
22 at least on the property it varies, but there is a 332  
23 contour and a 334 contour in the lower side. Again, it  
24 varies. As it goes north, that berm gets to be  
25 substantial. There are some areas that are down to a 310

1 elevation so 332 is a 20 foot elevation difference.

2 There's a 336 elevation and a 318. It varies.  
3 This is along the property line. Obviously the  
4 Northway itself - it continues to come down and forms  
5 a swale and then it comes back to the roadway  
6 corridor. So, that's a substantial berm, as Joe  
7 mentioned previously. We obviously have to do some  
8 work in grading the lots. Our goal and objective is  
9 not to disturb that berm or disturb any of the  
10 vegetation that is there. There is some very mature  
11 vegetation along that -

12 CHAIRMAN STUTO: The house that is depicted  
13 closest to the Northway - can you tell us how far that  
14 is from the back of the property?

15 MR. COSTA: I would guess that's 50 or 60 feet  
16 from the property line; not from the edge of the travel  
17 lane, but from the property line.

18 CHAIRMAN STUTO: How about from the edge of the  
19 travel lane?

20 MR. COSTA: I would have to take a real guess  
21 at it because it shown on here - - Sean, if you could  
22 bring up the aerial exhibit, I think that will give a  
23 better sense of the separation between the lot and the  
24 travel lane because the travel lane is shown there. I  
25 would say that there is probably another 50 feet to the

1 travel lane - - at least 50 feet to the travel lane.

2 If you can look at that, you can see the  
3 travel lane and it is substantially -

4 CHAIRMAN STUTO: Joe Grasso, what do you think  
5 of that separation - 100 feet from the pavement of the  
6 Northway?

7 MR. GRASSO: I think it's something that we  
8 have to look at maybe some sightlines or take some  
9 photos from the travel lanes of the Northway. We've got  
10 some lots that are relatively close that are into the  
11 corner. Once you extend to the north and then your  
12 screen by the berm in the trees to remain - - I'm more  
13 concerned about those lots that are tucked into the  
14 southwest corner of the site. Those lots and homesites  
15 may be very visible and the impact goes both ways. The  
16 last thing we want is residential lots that are  
17 concerned about the noise from the Northway and wanting  
18 a sound barrier wall along their property line. The good  
19 thing to also consider is when you look at additional  
20 development along the Northway corridor, you can kind of  
21 get a sense of: Is this closer than what the Town is  
22 seeing in other sections?

23 CHAIRMAN STUTO: Sean, can you point to the  
24 house that is just further north? That looks further  
25 away from the pavement, for sure.

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

2                   Chief, do you have any comments?

3                   MR. HEIDER: One I was curious whether or not  
4 we were going to have an HOA because it looks like  
5 there's a lot of common area there and whether or not  
6 there's going to be any plantings - - I'm confused about  
7 direction here, but I guess all those properties that  
8 are bordering Serio, as well as the properties bordering  
9 the backyards of Dunsbach Ferry - whether or not there  
10 is going to be any type of separation there.

11                   I'm curious about how the Fire Department  
12 will feel about sprinklers and houses considering  
13 there's only one entrance in.

14                   I'm very concerned about the closeness to the  
15 Northway - - those of you familiar with this, it is at  
16 a point of an incline on both sides. It's rather noisy  
17 there from the cars and trucks traveling south. That's  
18 a pretty steep incline coming from the bridges. So,  
19 the noise is going to be elevated from the  
20 straightaway of the Northway. As it proceeds through,  
21 I would be curious to see what the elevation of the  
22 roof - where the closest houses are to the elevation  
23 of that berm to the Northway.

24                   Other than that, that's about it.

25                   CHAIRMAN STUTO: Does anybody want to address

1 that? Either the applicant or Joe Grasso?

2 MR. COSTA: With regards to the HOA, there's  
3 not a proposed HOA for this development. The number of  
4 lots is insufficient to support an HOA. There will be  
5 plantings that will be done along the rear of the homes  
6 along Dunsbach, and also along the Serio property to  
7 provide some more screening, along with trying to save  
8 as much vegetation as possible.

9 With regard to the review of the proximity of  
10 the two lots there to the Northway, we would just have  
11 to take some additional - - as Joe suggested, as we go  
12 along we'll have to do some sections and show some  
13 elevations and show what the relationship is with the  
14 roof lines to the Northway.

15 MR. HEIDER: I would be curious to have some  
16 decibel readings done at about the location of those  
17 foundations.

18 MR. COSTA: Okay.

19 CHAIRMAN STUTO: Good points.

20 Craig.

21 MR. SHAMLIAN: I certainly agree with the  
22 comments that have been made about surveying the one lot  
23 for sure. I mean, 100 feet is very close to the  
24 Northway.

25 The other thing is - - maybe this is

1           premature, but have any calculations been done on the  
2           conservation calculations that are done for a  
3           conservation overlay district?

4                   MR. COSTA: Conservation subdivision - - Craig,  
5           we are at 40%. We have 3.87 over 9.65 and I think that's  
6           40%.

7                   MR. SHAMLIAN: Sean, one of the maps showed - -  
8           I should have made note of which one it was. It was a  
9           colored map with other - - it looks like where there may  
10          be some conservation issues.

11                   MR. MAGUIRE: Nick, I think we just have three  
12          colored maps here. Correct me, if I am wrong.

13                   MR. COSTA: That's correct. There are three.  
14          There's the conventional conservation and then the  
15          aerial.

16                   MR. MAGUIRE: This was the conventional that we  
17          initially received.

18                   MR. COSTA: That's correct.

19                   CHAIRMAN STUTO: Craig, what did you think that  
20          it showed?

21                   MR. SHAMLIAN: I thought it showed - -  
22          especially the lots on the south side - it almost showed  
23          that there was some area that was going to need to be  
24          conserved and it looked like the houses were well  
25          encroaching into those areas.

1 Are there other wetlands on the site, Nick?

2 MR. COSTA: No, this whole area is maintained  
3 and the pond is a stormwater pond that was built by the  
4 farmer. Like I said before, the main feeder to that  
5 stormwater is the Town line that comes down from  
6 Dunsbach Ferry.

7 MR. SHAMLIAN: I'm good right now.

8 CHAIRMAN STUTO: Susan?

9 MS. MILSTEIN: I don't have any comments at  
10 this point.

11 CHAIRMAN STUTO: Lou, do you have anything?

12 MR. MION: My only concern which has already  
13 been discussed is the Northway. I think I found the map  
14 - the overlay that you're looking for, Craig. From what  
15 I'm looking at, you are correct. It looks like it does  
16 infringe on that area.

17 MR. SHAMLIAN: Can you turn what you're looking  
18 at, Lou, around just so we can get a look?

19 MR. MAGUIRE: That's the aerial that we had up.

20 MR. MION: It shows the boundary lines in the  
21 back down here that extends over to that area that  
22 you're talking about (Indicating).

23 CHAIRMAN STUTO: That's different from what  
24 Sean had?

25 MR. SHAMLIAN: It may be the same map, just a

1 different intensity. Other than potentially the berm, I  
2 guess if there are no lands that are constrained other  
3 than the berm -

4 MR. COSTA: That's correct.

5 MR. GRASSO: Hey Craig, it's Joe. Two things on  
6 that.

7 When we reviewed it, we assumed that was  
8 still the case.

9 Nick, you said that the pond is a stormwater  
10 management area, but let's know right up front whether  
11 or not the Corp would take jurisdiction because let's  
12 face the facts now.

13 Any slopes over 25% - I assume those slopes  
14 along the berm are not over 25%, but that would be  
15 something that would also be considered constrained.

16 Other than those two, Craig -

17 MR. SHAMLIAN: Okay.

18 CHAIRMAN STUTO: Lou?

19 MR. MION: Nothing.

20 CHAIRMAN STUTO: Chip?

21 MR. ASHWORTH: Nothing, right now.

22 Where does that line come in from the road  
23 that drains into the pond?

24 MR. COSTA: That's on the north side of the  
25 proposed road, Chip. If you look at the road - the

1 proposed access road - the proposed Roadway A, on the  
2 north side of it between the road and the neighboring  
3 lot -

4 MR. ASHWORTH: Can you put the map up on the  
5 screen?

6 MR. COSTA: There is a large culvert that comes  
7 in that the Town owns. There is an easement there, Chip,  
8 that is labeled,

9 MR. ASHWORTH: Is it right along where the road  
10 comes in from Dunsbach?

11 MR. COSTA: That's correct.

12 MR. ASHWORTH: Can you show it to me now?

13 MR. COSTA: Sean, go up a little bit with your  
14 pointer.

15 It's right between that neighboring lot and  
16 the edge of the road that's labeled Street A - - that  
17 green space right there is an easement from the Town.

18 MR. ASHWORTH: All right.

19 CHAIRMAN STUTO: Is that it, Chip?

20 MR. ASHWORTH: Yes, that's it.

21 CHAIRMAN STUTO: Paul?

22 MR. ROSANO: I've got a couple.

23 Nick, in talking about the stormwater pond,  
24 if the Town has an easement into it, who is  
25 responsible for maintaining that pond once this

1 project is completed?

2 MR. COSTA: The idea is to turn that over to  
3 the Town - that entire open space and the pond itself -  
4 to turn it over to the Town. There is no HOA that is  
5 being proposed to maintain and take care of that  
6 stormwater pond.

7 MR. ROSANO: I'm not with that at this point in  
8 time. We can do this at concept.

9 Can you go to the access points from the  
10 cul-de-sac to Lots 10 and 11 for me? Are they having  
11 two common driveways - one driveway? It looks like you  
12 have two driveways and each one is 15 feet, two  
13 inches?

14 MR. COSTA: It's 15.2 feet. It would be two  
15 separate access ways. They can build a shared driveway.  
16 We can certainly propose that if that's what the Board  
17 prefers.

18 MR. ROSANO: I'm questioning it because if it's  
19 two different driveways, you can't get a fire truck in  
20 there. We need at least 20 feet. I didn't know whether  
21 you were going to propose putting some kind of  
22 separation between those driveways or not, or if it's  
23 just going to be 30.4 inches of black top.

24 MR. COSTA: If we have to get the fire truck in  
25 there, we would needed 20 foot - - you're absolutely

1 correct. We would need a 20 foot asphalt paved access  
2 and it would have to be a shared drive at that juncture.  
3 We can further look at that as we develop the concept  
4 and the design of those laws and those driveways.

5 MR. ROSANO: Okay, not to delay this anymore,  
6 but where would you say the nearest fire hydrant is  
7 going to be? You've got driveways that are almost 150  
8 feet plus to a house.

9 MR. COSTA: There's one right at the end of the  
10 cul-de-sac - right near where you were pointing out  
11 those two driveways -

12 MR. ROSANO: I see it now. I'm good. Thanks,  
13 Nick. Thank you.

14 CHAIRMAN STUTO: I just have a couple  
15 questions. Does that raise open development area issues  
16 because they don't have adequate frontage?

17 MR. COSTA: No, because we are in a  
18 conservation subdivision, we've done this before where  
19 we had reduced frontage. Now, 15 feet - we may have to  
20 increase that a little bit.

21 CHAIRMAN STUTO: Okay, so let's take a closer  
22 look at that.

23 I also I want to make sure that I understand  
24 the impact on the Serio property.

25 Sean, if you could show us as much of that

1 edge -

2 MR. COSTA: The southerly side.

3 CHAIRMAN STUTO: We are in the process of doing  
4 a subdivision for the Serio property. I'm not sure if we  
5 are talking about the house that is already existing, or  
6 we're talking about the new subdivision that we're  
7 doing.

8 MR. COSTA: No, I think it is the existing home  
9 that is the residence of Mr. and Mrs. Serio.

10 CHAIRMAN STUTO: Sean, can you show -- I think  
11 I understand where it is.

12 MR. COSTA: With a structure - the white  
13 house -

14 CHAIRMAN STUTO: How does he get into his home  
15 now?

16 MR. COSTA: He has a driveway just east of the  
17 Northway.

18 Sean, if you could scroll down to the  
19 southwest where the Northway goes over Pollock Road,  
20 he has a driveway that starts there and comes up to  
21 his home.

22 CHAIRMAN STUTO: Is that going to be  
23 incorporated into the new subdivision?

24 MR. COSTA: He is still going to be using that  
25 existing drive.

1                   CHAIRMAN STUTO: With the right-of-way that  
2 we're worried about?

3                   MR. GRASSO: Pete, I mentioned it. This is Joe.  
4 I believe that there is a 50-foot ingress/egress  
5 right-of-way off of Dunsbach Ferry Road -

6                   CHAIRMAN STUTO: I see two parallel lines. The  
7 house that sold this - - I forgot the names.

8                   MR. COSTA: Hogan and Zibro.

9                   CHAIRMAN STUTO: Is it south of their property?

10                  MR. GRASSO: Yes.

11                  CHAIRMAN STUTO: Sean, can you trace that?

12                  He's got two ways to get to his property,  
13 right? Is that what we are saying?

14                  MR. COSTA: The way I understand it and we'll  
15 have to get some clarification on this - originally,  
16 that was his right-of-way and that's been abandoned  
17 because he built the other driveway. That driveway is no  
18 longer in service.

19                  CHAIRMAN STUTO: I'm not as worried about  
20 impacting that, if he's got another way in. I guess  
21 that's the only point I'm making.

22                  Let's get clarification on that.

23                  MR. COSTA: Yes.

24                  CHAIRMAN STUTO: Because other members could  
25 have concerns. I don't have anything else.

1 Anybody want to wrap up?

2 MR. ASHWORTH: My concern is - - what is the  
3 history in the Town with shared driveways like this in  
4 terms of maintenance?

5 CHAIRMAN STUTO: I am a lawyer and every lawyer  
6 I know that does real estate says shared driveways are  
7 disaster. They lead to conflict.

8 MR. COSTA: We can show it as individual  
9 driveways. We just have to widen that 15 foot.

10 MR. ROSANO: So, Nick, would that be two  
11 20-foot driveways with some sort of grassy knoll between  
12 them or something?

13 MR. COSTA: That's correct. That's what you  
14 would end up with. That's correct.

15 MR. ROSANO: Okay, thank you.

16 MR. GRASSO: Paul, this is Joe. I'm not sure if  
17 it would be a requirement of Fire Services to require a  
18 20 foot wide width. I think that requirement comes in if  
19 it's over 500 feet long. We will have to check that.  
20 When you look at the layout, it looks like they are long  
21 skinny driveways, but I think they're less than 200 feet  
22 apiece.

23 MR. ROSANO: I see a lot of times with the fire  
24 trucks when they come in, they are this far away and  
25 they have to put their outriggers out and we're in a

1 whole ball of wax then because now they're trying to put  
2 their outriggers into a grassy area. I would rather be a  
3 blacktop area. That's just my opinion.

4 If Fire Services is fine, I'm good to go.

5 MR. GRASSO: We will speak to that and tell you  
6 what their recommendation is, but obviously if the  
7 Planning Board wants to make other recommendations, it  
8 would be good to hear them at that time.

9 MR. MAGUIRE: Fire Services, just so you are  
10 aware, when they reviewed this at DCC, they were looking  
11 for a hydrant on the street between Dunsbach Ferry and  
12 Lot 1. That's on the original one. I also recognize that  
13 there was a shared driveway initially on either Lot 10  
14 or 11. I did note that it does need to meet Section  
15 503.1 and D103.4 of the International Fire Code. I  
16 believe that's already been raised but with the change  
17 to the conservation subdivision, I think we should  
18 readdress that.

19 MR. COSTA: Thanks, Sean.

20 CHAIRMAN STUTO: Okay, anything else?

21 (There was no response.)

22 Okay, I hope the applicant has taken away  
23 some of our comments and can incorporate them into the  
24 or address them next time he comes back.

25 MR. COSTA: Yes, thank you. We will.

1                                   (Whereas the above entitled proceeding was  
2                                   concluded at 6:43 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  
2420 TROY SCHENECTADY RD.  
NISKAYUNA, NY 12309

