

1 PLANNING BOARD COUNTY OF ALBANY
2 TOWN OF COLONIE

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5 SHAKER POINTE AT CARONDELET
6 DELATOUR ROAD AND WATERVLIET-SHAKER ROAD
7 AMENDMENT TO THE FINAL SITE PLAN FOR
8 THE APARTMENT COMPONENT

9 *****

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11 THE STENOGRAPHIC MINUTES of the above entitled
12 proceeding BY NANCY STRANG-VANDEBOGART, a shorthand
13 reporter commencing on December 6, 2011 at
14 8:18 p.m. at the Public Operations Center
15 347 Old Niskayuna Road, Latham, New York 12110

16

17 BOARD MEMBERS:

- 18 PETER STUTO, ACTING CHAIRMAN
- 19 LOUIS MION
- 20 KATHY DALTON
- 21 TIM LANE
- 22 BRIAN AUSTIN
- 23 PAUL ROSANO
- 24 ELENA VAIDA Esq., Attorney for the Planning Board

25

Also present:

- 18 Michael Tengeler, Planning and Economic Development
- 19 Mike Longo, Alchester Development
- 20 Ron Ives, Navera Consulting
- 21 Dave Danton, KDA Architects
- 22 Fred Pettingill, S.W. Pitts Hose Company
- 23 Sue Henry

24

25

1 CHAIRMAN STUTO: The next project is
2 Shaker Pointe at Carondelet, Delatour Road and
3 Watervliet-Shaker Road, amendment to final
4 site plan for the apartment component.

5 We'll give the applicant a moment to set
6 up and we'll ask Mike to give us an
7 introduction.

8 MR. TENGELER: Sure.

9 CHAIRMAN STUTO: I think that there are
10 residents here on this one.

11 If you weren't here before, I said please
12 sign up if you want to speak and we'll be
13 happy to call your name.

14 MR. TENGELER: The next piece of business
15 on the agenda is Shaker Pointe at Carondelet
16 located on Delatour Road. They've already
17 received final approval for the PDD. They're
18 here tonight to request an amendment to the
19 final site plan concerning the apartment
20 building component. The modifications will be
21 discussed. It does not affect the setbacks,
22 nor does it increase the overall use or the
23 residential density as previously approved. If
24 the Planning Board approves these amendments,
25 it will not change the PDD findings or the

1 SEQRA. This is not a TDE amendment. This is a
2 site plan amendment.

3 Clough Harbour is the TDE. I believe that
4 we have the Alchester Group here to present.

5 CHAIRMAN STUTO: Whoever is the
6 presenter, please get behind the microphone
7 and identify yourself. We're happy to hear
8 what you have to say.

9 MR. LONGO: My name is Mike Longo and I'm
10 with Alchester Development. I have Dave Canton
11 here who is our architect and Ron Ives here as
12 our engineer and I'm going to turn it over to
13 him to explain.

14 MR. IVES: I'm Ron Ives with Navera
15 Consulting. This is the Town approved plan
16 from April of 2010. The different colors are
17 just - this is what is in the ground now
18 (Indicating). We have two four-unit buildings
19 with a seven-bay garage. The green is the
20 future buildings based on that approved plan.

21 We'll show you this just to give you the
22 before and after look.

23 This over here is the revised plan
24 (Indicating) so we still have the two four
25 unit buildings and the seven-bay garage.

1 CHAIRMAN STUTO: Can you orient us on the
2 main road?

3 MR. IVES: Delatour Road is at the top of
4 the page. The apartments are to the north over
5 here (Indicating). The cottage units, which I
6 have on the back, I won't flip over yet. Those
7 would be to the left. Route 155 is further to
8 the south.

9 CHAIRMAN STUTO: Thank you.

10 MR. IVES: The site plan amendment that
11 we're proposing is this eight-unit building
12 here (Indicating). We're proposing to make
13 that a three-unit building. So, we've made
14 that smaller. This eight-unit building here
15 would become a 15-unit building (Indicating).
16 We've rotated around to kind of get some
17 better access. That requires a modification to
18 the parking lot. The original was just kind of
19 a circular loop with a nine-bay garage to the
20 north of it with the seven-bay that's already
21 been built. Now we have kind of a spur that
22 goes in between the two new buildings with a
23 four-bay garage in this area (Indicating)
24 instead of the nine-bay garage. This will
25 require some modification to the construction

1 that has already been put in. There is the
2 concrete sidewalk/emergency access pathway
3 that we have to take out to accommodate this.

4 Fire Protection Services has seen this
5 and has commented on emergency vehicle access.
6 Their comment that we have seen is just that
7 they'd like to see some no parking and fire
8 lane demarcation on the plan, and we'll work
9 on Fire Protection to get exactly what they
10 are looking for; whether it be striping or
11 signage to get all the appropriate measures in
12 place so it's definitely designated and people
13 know that is the fire lane.

14 That's the apartment unit area
15 (Indicating).

16 The larger building - basically that's
17 just been a push and shove area, as they fine
18 tune the interior plan - the design.

19 The third color is there because those
20 are staying as they were approved back in
21 April of 2010.

22 The overall density of the PDD does not
23 change. The two additional units here have
24 been subtracted, so the overall density of the
25 whole PDD is going to remain the same.

1 The parking - we're still within the
2 approved regulation for this. It was a 1.3
3 parking ratio so we still meet that with the
4 new layout of the parking lot even though
5 we've added two units to this area
6 (Indicating). We lost two parking spaces. We
7 still make that 1.3 that was approved in the
8 original PDD legislation.

9 CHAIRMAN STUTO: Do you have any more
10 comments?

11 MR. IVES: No.

12 CHAIRMAN STUTO: Joe Grasso?

13 MR. GRASSO: Like Ron described, this is
14 a site plan amendment. There is no changes to
15 the PDD legislation that was approved by the
16 Town Board because there wasn't any changing
17 of project density. The original neg dec - the
18 SEQRA determination still remains valid and
19 does not need to be modified in any way, shape
20 or form.

21 Following the Town Board's approval of
22 the PDD, then it came for final site plan
23 review by the Planning Board. This really
24 constitutes a minor amendment to that final
25 plan.

1 We issued a comment letter in November 9th
2 of this year with some minor comments that Ron
3 has since addressed and we recommend that the
4 Planning Board consider this for an amended
5 site plan condition on us getting out a final
6 plan that addresses these comments. We have
7 discussed all of our comments with Rod and
8 we've either already seen them addressed or we
9 will see it in a final plan submission.

10 CHAIRMAN STUTO: Mr. Pettingill?

11 MR. PETTINGILL: I was wondering if they
12 had residential sprinklers in these units.

13 CHAIRMAN STUTO: The answer is yes to
14 that; is that correct?

15 MR. IVES: Yes.

16 CHAIRMAN STUTO: Sue Henry.

17 MS. HENRY: Just a couple of questions
18 that our community is concerned about.

19 There doesn't seem to be any additions
20 for sidewalks along 155. That stretch gets a
21 lot of foot traffic. It's a very busy road.

22 MR. IVES: That's in the coming phase. We
23 do have a sidewalk that was in the original
24 approved plan. Basically, it starts down at
25 the Pointe and goes all the way around

1 Carondelet at the end; up and then down
2 Delatour Road.

3 MS. HENRY: Does it go all the way to
4 155?

5 MR. IVES: Yes. Some of it will be raised
6 because we are crossing Army Corps wetlands
7 and we're not to disturb it.

8 CHAIRMAN STUTO: Are you in the
9 apartments now?

10 MS. HENRY: No, we're in the Shaker
11 Commons Condominiums; right behind this
12 property.

13 CHAIRMAN STUTO: Where can they access
14 that? Out on Delatour, or is there an internal
15 access?

16 MR. IVES: I'm not familiar with where
17 exactly they are.

18 MS. HENRY: No, we come out onto 155.
19 There are a lot of high school kids that walk
20 that road.

21 CHAIRMAN STUTO: I think that they're
22 putting sidewalks along the entire length of
23 the property line.

24 MR. IVES: I'm not exactly sure of the
25 timing of it. This is the existing house that

1 is going to remain (Indicating). The sidewalk
2 basically starts there, and goes all the way
3 up to Delatour and 155.

4 MS. HENRY: I'm lost.

5 MR. IVES: We're starting here
6 (Indicating). I don't know what the address is
7 of this house. We're extending all the way up
8 to the intersection of Delatour and 155 and
9 the sidewalk runs all along Delatour road,
10 past the apartments and onto the intersection
11 of Carondelet. There is a crosswalk to provide
12 pedestrian crossing further along Delatour.

13 MS. HENRY: That entire area is two
14 stories and one-story private homes. They're
15 proposing to put in a three story apartment
16 building. That's going to stick out like a
17 sore thumb.

18 CHAIRMAN STUTO: This has already been
19 voted by the Planning Board. It's gone through
20 the public process.

21 Can you point out where the one-story
22 homes are?

23 MR. IVES: There's the new 15-unit here;
24 that's three story. There are the two wings,
25 also, to the main building.

1 CHAIRMAN STUTO: Can you point out where
2 they live?

3 MR. IVES: (Indicating)

4 CHAIRMAN STUTO: Where is Delatour on
5 that one?

6 MR. IVES: Delatour is still here
7 (Indicating). This is our detention basin for
8 the project; our stormwater system.

9 MR. ROSANO: Can you bring that up a
10 little closer?

11 MR. IVES: Sure.

12 CHAIRMAN STUTO: So, those are next to
13 each other.

14 MR. IVES: Yes.

15 You're not going to see this building
16 here (Indicating) because of all the
17 vegetation that we're maintaining.

18 CHAIRMAN STUTO: The cottages are three
19 stories?

20 MR. IVES: No. The cottages are one
21 story.

22 CHAIRMAN STUTO: You're going to be
23 pretty far from the three story - at least
24 from your development.

25 MS. HENRY: I'm just saying that if

1 you're driving down, the one that's going to
2 be on the corner of 155 and
3 Delatour - everyone is going to see that.

4 The other concern that I have is the
5 increase in traffic.

6 CHAIRMAN STUTO: I can't recite the
7 history on that. I don't know if anybody can
8 help us out.

9 MS. HENRY: It hasn't changed any.
10 Route 155 is very busy and so is Delatour
11 Road. We're going to be increasing the
12 traffic.

13 MS. DANTON: My name is Dave Danton and
14 I'm the architect for the project. I'm a
15 principal with KDA Architects.

16 A principal part of our practice is doing
17 senior living projects such as this.

18 The traffic generated by a community such
19 as this is almost nonexistent. It certainly is
20 not occurring when a peak traffic period would
21 occur. The people are retired. Generally,
22 they're moving in at 75 years and older and
23 they're not on the roads at inconvenient times
24 for their driving skills. So, your concern
25 with traffic should be non existent.

1 CHAIRMAN STUTO: Ma'am, I don't know if
2 that addresses it, but I personally can say
3 that they're not going to work when everybody
4 else is going to work. They tend to try to go
5 out when it's the lightest. So, when it's
6 dense and chaotic, that's not went they're
7 going to be going out. It already has been
8 approved. It was zoned properly for that.

9 FROM THE FLOOR: I just have a comment on
10 the traffic thing. Whether or not a retired
11 person goes out, they may have a nurse, their
12 children or their grandchildren and maybe a
13 personal aide coming in and out. So where they
14 may not drive one car, you may have at least
15 five cars. I have not heard any mention of
16 that kind of traffic increase. I've been here
17 for a couple of these meetings. They just say,
18 no, we've taken care of it.

19 I think that if you look at Beltrone,
20 their public parking at the front of the
21 building is so sparse, it's almost impossible
22 to park. I think that one of the reasons is
23 that people underestimate what the retirees
24 require, even if they're not driving
25 themselves, it ought to be looked into with

1 more depth.

2 CHAIRMAN STUTO: I don't know if the
3 engineers or the architect want to address
4 that.

5 MR. IVES: There was a traffic study and
6 it was submitted and reviewed and accepted.
7 So, it's good information.

8 FROM THE FLOOR: I hear that and I just
9 thought -

10 CHAIRMAN STUTO: I don't know if you want
11 to address that, Joe.

12 MR. GRASSO: With that type of data, you
13 bring up a lot of good points. It's not the
14 resident population; it's the services that
15 they require. That does get taken into account
16 when a traffic study is done. That was done
17 for this project.

18 CHAIRMAN STUTO: Did we do any traffic
19 improvements? I can't recall.

20 MR. GRASSO: No.

21 MR. IVES: From a traffic engineering
22 standpoint, we're looking at the most
23 significant impact and that's usually the peak
24 a.m. hour and the peak p.m. hour. We'll take
25 traffic counts throughout the whole day, but

1 the impacts that New York State DOT, County
2 DOTs, Town Highway Departments -- everybody is
3 concerned about that peak because that's when
4 the most significant traffic occurs and that's
5 when it's the most compressed. We're looking
6 at how that impact is - especially in this
7 traffic corridor - the intersection of 155 and
8 Delatour and then Route 7 and Delatour. We've
9 looked at those intersections and the traffic
10 counts from this development. We're not
11 generating significant peak hour traffic. I'm
12 not saying that we're not going to have any
13 peak hour traffic, but we're not adding any
14 significant amount of peak hour traffic to
15 create any need for traffic mitigation. What
16 we trip generate from 9 to 4 is what the
17 traffic corridor can handle.

18 CHAIRMAN STUTO: That might not be
19 totally satisfactory, ma'am.

20 FROM THE FLOOR: I was wondering because
21 when there is a 911 call, there are at least
22 three vehicles coming in. I just wonder how
23 much of this has really been taken into
24 consideration. That was just something that
25 was bothering me for quite a while.

1 CHAIRMAN STUTO: Thank you.

2 Anybody else?

3 ***(There was no response.)***

4 CHAIRMAN STUTO: Kathy?

5 MS. DALTON: My only question is why are
6 you making this change? Why are you asking to
7 make this change?

8 MR. IVES: The mission of the Sisters is
9 to provide housing at its most affordable
10 price to the future residents. As we got into
11 the detailed drawings, it was determined that
12 having the two eight-unit buildings was not
13 the best way to assemble the project. There
14 was at one time a water line that was
15 critical. That's no longer critical and it
16 allowed us to be able to shift the buildings
17 and make the larger building much more
18 efficient.

19 To give you an example, the square
20 footage is almost identical to what we were
21 proposing before. We also get the benefit of
22 the small gathering common area in the larger
23 building. We're able to build it much more
24 affordable to offer better prices to the
25 future residents. That is an amenity that will

1 be needed in this section of our proposed
2 project. So, that was the reason for the
3 adjustment.

4 MR. MION: You did a great job. No
5 questions.

6 MR. LANE: No questions.

7 MR. ROSANO: Nothing.

8 CHAIRMAN STUTO: I don't have any
9 comments or questions either.

10 FROM THE FLOOR: I just think that the
11 issue with traffic is a Town of Colonie issue
12 and I think that it has to do with the growth
13 of the Town of Colonie that we should all be
14 proud of. That is, the increase in the arsenal
15 and the businesses that the arsenal is hosting
16 now. That traffic comes up at 155 at all times
17 of the day. We have a high school that is very
18 active. In the 20 years that I've been here,
19 it's been difficult to travel on 155, but it's
20 for good reasons. I think that it's been an
21 issue regardless of whose project is being
22 constructed.

23 CHAIRMAN STUTO: I agree ma'am. I drive
24 my kids to the high school and I drive them at
25 peak times and it's not easy to get in and out

1 of there.

2 I think that we'll entertain a motion.
3 The conditions should be what?

4 MR. GRASSO: To address any outstanding
5 comments from the TDE and the Department of
6 Fire Prevention.

7 MS. VAIDA: If I may, on site plan
8 amendments - basically, if the proposed
9 amendment is consistent with the original
10 terms that were approved, if it doesn't
11 represent a substantial change, then basically
12 the law says that it shall be approved.

13 CHAIRMAN STUTO: There was another
14 paragraph there, too. If there is a
15 substantial change?

16 MS. VAIDA: Then you go through and
17 follow the procedures that you would for site
18 plan.

19 MR. LANE: I would call it not
20 substantial.

21 MS. VAIDA: I think that we should make a
22 finding.

23 MR. GRASSO: What she is referring to is
24 that this could be an administrative change,
25 handled within -

1 MS. VAIDA: No, the Planning Board makes
2 the decision.

3 CHAIRMAN STUTO: We did this at the very
4 last meeting. We had an insignificant change.
5 I think that the TDE's letter said that it was
6 unsubstantial. I don't know if we had that in
7 the record or not.

8 MS. VAIDA: You might just want to make
9 clear -

10 CHAIRMAN STUTO: Are you suggesting that
11 there is enough on the record to say that it's
12 not substantial and that they conform to the
13 Town Designated Engineer -- because it fits
14 the criteria of that paragraph that you just
15 read?

16 I'll ask the engineer.

17 MR. GRASSO: I don't consider this a
18 substantial change.

19 CHAIRMAN STUTO: So, on that basis, can
20 we entertain a motion to approve the site plan
21 approval on the condition that they conform to
22 the conditions of the Town Designated Engineer
23 and the Department of Fire Prevention.

24 MS. DALTON: I'll make the motion.

25 MR. LANE: Second.

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CHAIRMAN STUTO: All those in favor?

(Ayes were recited.)

CHAIRMAN STUTO: All those opposed?

(There were none opposed.)

CHAIRMAN STUTO: The ayes have it.

***(Whereas the proceeding concerning the above
entitled matter was adjourned
at 8:52 p.m.)***

CERTIFICATION

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3
4 *I, NANCY STRANG-VANDEBOGART, Shorthand*
5 *Reporter, and Notary Public in and for the*
6 *State of New York, hereby CERTIFY that the*
7 *record taken by me at the time and place*
8 *noted in the heading hereof is a true and*
9 *accurate transcript of same, to the best of*
10 *my ability and belief.*

11
12
13
14 _____
 NANCY STRANG-VANDEBOGART

15
16
17 *Dated December 28, 2011*

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