

1 PLANNING BOARD COUNTY OF ALBANY
2 TOWN OF COLONIE

3 *****
4 CRISAFULLI MIXED-USE
5 106 EVERETT ROAD
6 APPLICATION FOR FINAL SITE PLAN APPROVAL
7 *****

8 THE TAPED AND TRANSCRIBED MINUTES of the above
9 entitled proceeding BY NANCY STRANG-VANDEBOGART
10 commencing on March 1, 2011 at 8:01 p.m. at the
11 Public Operations Center
12 347 Old Niskayuna Road, Latham, New York 12110

13 BOARD MEMBERS:

- 14 PETER STUTO, CHAIRMAN
- 15 PAUL ROSANO
- 16 LOUIS MION
- 17 TIMOTHY LANE
- 18 KATHLEEN DALTON
- 19 MICHAEL SULLIVAN
- 20 PETER GANNON
- 21 ELENA VAIDA, Esq., Attorney for the Planning Board

22 Also present:

- 23 Joseph LaCivita, Director, Planning and Economic
24 Development
- 25 Victor Caponera, Esq.
- Brad Grant, PE, Barton and Loguidice
- Attilio Crisafulli

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1 CHAIRMAN STUTO: Crisafulli mixed-use
2 application, final site plan approval.

3 Joe, do you want to give an introduction?

4 MR. LACIVITA: Sure. Mr. Crisafulli is
5 here along with Victor Caponera to talk about
6 106 Everett Road. It's about a 3,000 square
7 foot retail center with three residential
8 apartments that will be new. We're here
9 tonight for final site plan approval.

10 It was before the Board on November 9th
11 where we had an update to the Board. SEQRA was
12 actually acted upon at that time, and we're
13 here tonight for final.

14 I'll turn this over to Victor.

15 MR. CAPONERA: Thank you very much, Joe.

16 Mr. Chairman, Members of the Board,
17 members of the audience.

18 Joe is correct that back on November 9th
19 we were here and got concept approval. Before
20 we had concept approval, there were several
21 comments that were made by Board Members and
22 suggestions that be incorporated into the
23 revisions. The final plans are before you
24 tonight. I'll go over them quickly. There
25 aren't that many.

1 Mr. Sullivan talked about the parking and
2 that we had a couple of spaces back in this
3 location where it got green (Indicating).

4 Am I correct, Mike? Was it you?

5 MR. SULLIVAN: Yes.

6 MR. CAPONERA: So we eliminated those two
7 parking spots for what we believe to make for
8 a better turning radius there. There should
9 now be no question as to that. That would also
10 increase the greenspace.

11 Everyone on the Board knows, and I'm sure
12 that the audience knows, that the Town
13 requires 35 percent greenspace. We're now at
14 42 percent. We took that out and as part of
15 the November 9th meeting we asked for and was
16 granted a waiver for parking. The Board
17 basically said that you were going to give up
18 to a 50 percent waiver of the parking. The
19 parking requirement was 34 and we have 18 so
20 herein lies the request. You already granted
21 that in 2010.

22 We also added a wrought iron fence along
23 this side of the property to meet the design
24 standards of the zone. We met all the
25 requirements from the TDE, we believe. I've

1 been dealing with Mr. Voss who is not here
2 tonight, but Mr. Grant is here and I'm sure
3 that we'll hear from him momentarily.

4 We also had to work pretty closely with
5 the Albany County Planning Board. They had a
6 bunch of requests that they had regarding this
7 road, relative to how it was going to be
8 developed with the permits and the striping.
9 They wanted to make sure that it maintained
10 the same integrity that it presently does.

11 That's pretty much it. There are no other
12 changes. It's pretty much the same. I've
13 already showed and made a part of my package
14 the easement that the Board has recommended in
15 the previous time that we were back in May of
16 2010. I've already provided a merger deed that
17 will merge these two parcels. If anyone has
18 driven by there recently, you'll notice that
19 the house that was there is no longer. The
20 house came down just a couple of weeks ago.

21 Believe it or not, that's all I have to
22 say.

23 CHAIRMAN STUTO: Were there some
24 conversations with the neighbors? I thought I
25 remember in the original meetings that they

1 had a couple of concerns.

2 MR. CAPONERA: They had. These were the
3 folks that live back here, I believe
4 (Indicating).

5 Mr. Crisafulli, am I correct?

6 MR. CRISAFULLI: Yes.

7 MR. CAPONERA: And there was a discussion
8 of what kind of buffer and fencing would be
9 there. We have a solid wood stockade fence
10 that will be put back there.

11 CHAIRMAN STUTO: Does that satisfy the
12 neighbors?

13 MR. CAPONERA: Yes, we believe so. That's
14 what they asked for.

15 CHAIRMAN STUTO: Town Designated
16 Engineer, do you have comments?

17 MR. GRANT: I apologize for Chuck Voss.
18 He had his own Planning Board meeting in his
19 town tonight. He offered the letter on
20 February 24th.

21 We have a modest amount of comments. We
22 can confirm that the two parking spaces in the
23 rear were removed that was recommend. The
24 wrought iron fence has been shown on the plans
25 to get to the 80 percent maximum lot frontage

1 requirement. There was some discussion of
2 whether or not landscaping could substitute
3 for that. That might require a waiver. I would
4 just say to go with the fence. It would be the
5 same type of cost and would have the same nice
6 type of look to it.

7 CHAIRMAN STUTO: Do you have a rendition
8 of that in the package?

9 MR. CAPONERA: Yes, it's part of your
10 elevations, Mr. Chairman. You should have that
11 in your packet.

12 CHAIRMAN STUTO: Can you share those with
13 us? I don't think that they're in our packets.

14 MR. GRANT: It shows the fence on the
15 right.

16 We had confirmed that there were two
17 notes added on for the Albany County Planning
18 Board's recommendations and added to the plan
19 sheet.

20 We have seven or eight very modest
21 comments regarding mostly all storm drainage
22 here. It's basically what I call housekeeping
23 items showing test pit locations on the plan,
24 erosion sediment control plans, the proposed
25 sediment traps, and stock piles. There are

1 the comments in your letter?

2 MR. GRANT: Yes.

3 CHAIRMAN STUTO: Anyone want to make a
4 motion?

5 MR. ROSANO: I'll make a motion.

6 CHAIRMAN STUTO: Okay, second?

7 MR. LANE: Is this including the comments
8 from the TDE?

9 CHAIRMAN STUTO: Yes.

10 MR. MION: I'll second.

11 CHAIRMAN STUTO: All those in favor?

12 ***(Ayes were recited.)***

13 CHAIRMAN STUTO: All those opposed?

14 ***(There were none opposed.)***

15 CHAIRMAN STUTO: The ayes have it.

16 MR. CAPONERA: Thank you very much,
17 Mr. Chairman and members of the Board.

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20 ***(Whereas the proceeding concerning the***

21 ***above entitled matter was adjourned***

22 ***at 8:10 p.m.)***

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CERTIFICATION

*I, NANCY STRANG-VANDEBOGART, New York
State approved transcriber and Notary Public
in and for the State of New York, hereby
CERTIFY that the record taped and transcribed
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.*

NANCY STRANG-VANDEBOGART

Dated March 15, 2011