

1 PLANNING BOARD COUNTY OF ALBANY
2 TOWN OF COLONIE

3 ASIAN SUPERMARKET
4 1245 CENTRAL AVENUE
5 REVIEW AND ACTION
6 ON THE UNBANKING OF 14 PARKING SPOTS

7 THE TAPED AND TRANSCRIBED MINUTES of the above
8 entitled proceeding BY NANCY STRANG-VANDEBOGART
9 commencing on December 7, 2010 at 8:03 p.m. at the
10 Public Operations Center 347 Old Niskayuna Road,
11 Latham, New York 12110

12 BOARD MEMBERS:

- 13 CHARLES J. O'ROURKE, CHAIRPERSON
- 14 THOMAS NARDACCI
- 15 PAUL ROSANO
- 16 TIMOTHY LANE
- 17 PETER GANNON
- 18 MICHAEL SULLIVAN
- 19 LOUIS MION
- 20 ELENA VAIDA, Esq., Attorney for the Planning Board

21 Also present:

- 22 Joe LaCivita, Director, Planning and Economic
23 Development
- 24 Richard Green, PE
- 25 Shao Ma, Property Owner

1 CHAIRMAN O'ROURKE: Next on the agenda we
2 have the Asian Supermarket, 1245 Central
3 Avenue. They're looking for review and action
4 on unbanking 14 parking spaces that this Board
5 granted them to opportunity to bank.

6 Mr. Green?

7 MR. GREEN: Good evening. Back in 2008
8 the Planning Board approved the banking of 14
9 parking spaces for the Asian Supermarket. They
10 stated that it was their recommendation it be
11 banked, unless they needed it for future
12 needs. The needs are here.

13 CHAIRMAN O'ROURKE: That's good.

14 MR. GREEN: This year we have received a
15 variance to build a large shed on the right
16 hand side of the property. The zone
17 verification was approved. The ZBA approved it
18 in December of last year. Building permits
19 have been issued from the Building Department.

20 In order to move that project forward,
21 the unbanking of the 14 spaces would be viable
22 entity to make that program work.

23 If you look at the map here (Indicating),
24 you can generate more parking in this area.
25 That will require more parking back here

1 (Indicating). Right now, everything comes
2 through the front door and out the front door.
3 You can see the one storage area.

4 So, with that design concept, this
5 parking area which was two years ago
6 presented -

7 CHAIRMAN O'ROURKE: My memory back then
8 might be off, but I thought that we had told
9 you that we didn't want any of the islands. I
10 thought we said no islands. That's an island
11 there, right?

12 MR. GREEN: Right.

13 CHAIRMAN O'ROURKE: And that's where you
14 fence is. I thought that when we gave you the
15 approval, we told you that because of space
16 difficulties, that you didn't have to do the
17 interior.

18 MR. GREEN: That may be a suggestion by
19 the Board, but I would like to put this for
20 snow removal and storage. Making this all
21 blacktop would not be a viable way of
22 developing that.

23 MR. LANE: You're going to have more
24 problems with the plow like that. You're not
25 going to have room to put snow on that.

1 CHAIRMAN O'ROURKE: You can't fit snow on
2 that.

3 MR. SULLIVAN: Can you redistribute that
4 along the back and make the back stretch
5 wider?

6 MR. GREEN: We could look at that.

7 MR. SULLIVAN: These areas here look very
8 tight. I thought that you could restripe it a
9 bit.

10 MR. GREEN: It's 20/20/20.

11 MR. SULLIVAN: These look smaller than
12 the ones over on the other side (Indicating).
13 I drove in there today.

14 MR. GREEN: It met all the town
15 standards.

16 MR. SULLIVAN: I was just thinking that
17 if you redistributed along the back, you could
18 still have room for snow storage here
19 (Indicating), but it would be easier for the
20 plow.

21 CHAIRMAN O'ROURKE: I agree because the
22 tightness of that space, to my memory, that's
23 why we allowed you in the beginning to get rid
24 of the internal parking islands because of the
25 constraints in the site.

1 Actually, Tom, I think that you voiced
2 something on this?

3 MR. NARDACCI: Actually, I reread the old
4 minutes and I couldn't remember - I can't
5 remember actually C.J. I know that I was in
6 favor of the banking, though. I think that
7 it's fine without an island.

8 MR. GREEN: I can go back to the two year
9 ago plan and for some reason on another job
10 that we're doing, that's what they had.

11 CHAIRMAN O'ROURKE: That's fine. We just
12 want to make sure that you guys get what you
13 want. I don't think that you want an island
14 there. You're going to try to push snow
15 against it and you'll be back-blading it.
16 You'll have a mess.

17 The fence that is there, I think, is
18 fine. I mean, anybody else go to the site?

19 MR. ROSANO: I did.

20 CHAIRMAN O'ROURKE: All you'd do is move
21 the fence back.

22 MR. GREEN: Move everything back 60 feet.

23 CHAIRMAN O'ROURKE: Right, and create
24 your parking. I think that you'll actually get
25 more than the 14 spaces by doing that.

1 MR. SULLIVAN: If we do have excess
2 spaces, can we remove one space near the road.
3 That's really tight.

4 MR. GREEN: There was five percent
5 greenspace between the parking and that's why
6 this was generated.

7 CHAIRMAN O'ROURKE: Member Sullivan has a
8 great idea. That front part - we'd love you to
9 reduce that parking by one space.

10 MS. MA: Which one?

11 CHAIRMAN O'ROURKE: The one near the
12 access.

13 MR. SULLIVAN: I can show you right here.
14 Usually you're parking right here
15 (Indicating). Once you come out, it's a pinch
16 point there. Also, I think that you need one
17 more handicap accessible space.

18 MS. MA: When people come in, they just
19 park where they see open space. They park
20 wherever they want.

21 MR. GREEN: When people are parking,
22 they're not parking in designated parking
23 zones. They're just parking because there is
24 space.

25 MR. SULLIVAN: But you do have the curb

1 stops there. You could remove there.

2 MR. ROSANO: Where are the handicapped?

3 MR. LANE: That's up in front.

4 MR. GREEN: There are two up by the
5 staircase.

6 MR. ROSANO: Are you going to have a rear
7 entrance?

8 MR. GREEN: No, rear exit.

9 MR. ROSANO: Is there anything you want
10 to do with the back?

11 MR. GREEN: No. They'll walk up and then
12 they'll walk out the back. They won't be
13 coming in that way. So, we'll put an extra
14 handicap in the front.

15 MR. LACIVITA: So, Mike, your
16 recommendation is to designate one where the
17 four spots are over there?

18 MR. SULLIVAN: I would say over here
19 would be better (Indicating). I'd like to see
20 one of those existing spaces here removed.

21 MR. LACIVITA: I just want to make sure
22 my notes reflect that.

23 CHAIRMAN O'ROURKE: You're going to have
24 to add this to be a curb cut here for your
25 handicap ramp.

1 MR. ROSANO: Are any of these going to be
2 wide enough for handicap - like a van to
3 unload a wheelchair?

4 MR. GREEN: Yes.

5 CHAIRMAN O'ROURKE: The only reason that
6 they need an additional handicap, Paul, is by
7 taking these fourteen new spaces - the
8 percentage requires them to have another
9 space.

10 Is it three percent or five percent for
11 the American Handicap?

12 MR. LACIVITA: I'm not 100 percent sure,
13 C.J.

14 MR. GREEN: For ramps is 10 percent.

15 CHAIRMAN O'ROURKE: No. For the Americans
16 with Disabilities Act, it's either three or
17 five.

18 MR. LACIVITA: I think it's five percent.
19 I'm not sure.

20 CHAIRMAN O'ROURKE: Alice Avenue.

21 MR. SULLIVAN: That's eight percent with
22 a handrail.

23 CHAIRMAN O'ROURKE: Right, but the
24 overall grade is like six percent.

25 I think that it's three or five. I think

1 that it's five.

2 Do me a favor and make sure that when you
3 do that next to the new handicap spot, that
4 you meet the Americans with Disabilities Act
5 requirement. I'm not sure if that's three or
6 five.

7 MR. LACIVITA: Is there going to be a van
8 access with that component, too?

9 CHAIRMAN O'ROURKE: No, he's going to
10 have a van access in front.

11 Anything else? Peter?

12 MR. GANNON: No, I'm all set.

13 CHAIRMAN O'ROURKE: Mike?

14 MR. SULLIVAN: All set.

15 CHAIRMAN O'ROURKE: Tim?

16 MR. LANE: All set.

17 CHAIRMAN O'ROURKE: Lou?

18 MR. MION: I'm good.

19 CHAIRMAN O'ROURKE: Tom?

20 MR. NARDACCI: You've done a really good
21 job. It's one of those that I looked back on
22 the minutes and can say that I was wrong.

23 CHAIRMAN O'ROURKE: We're glad that your
24 business is doing well.

25 MR. GREEN: What's the next step in the

1 process?

2 CHAIRMAN O'ROURKE: I'm looking for a
3 motion right now to allow the applicant to
4 unbank the 14 spaces contingent upon the
5 creation of one new handicapped spot that
6 meets the ADA requirements.

7 Do I have a second on that?

8 MR. ROSANO: And taking out the island,
9 C.J.?

10 CHAIRMAN O'ROURKE: Yes, and taking out
11 the island - moving the fence back and doing
12 it the proper landscaping.

13 MR. LANE: I'll second that.

14 CHAIRMAN O'ROURKE: All those in favor?

15 ***(Ayes were recited.)***

16 CHAIRMAN O'ROURKE: Opposed?

17 ***(None were opposed.)***

18 CHAIRMAN O'ROURKE: Good luck.

19

20

21 ***(Whereas the proceeding concerning the above***

22 ***entitled matter was adjourned***

23 ***at 8:17 p.m.)***

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