

1 PLANNING BOARD COUNTY OF ALBANY  
2 TOWN OF COLONIE

3

4 \*\*\*\*\*

5

BETTE OFFICE COMPLEX  
CENTURY HILL CONCEPT PLAN  
3 AUTOPARK (AKA PLAZA DRIVE)  
EXTENSION OF PRIOR APPROVAL

6

7

\*\*\*\*\*

8

THE STENOGRAPHIC MINUTES of the above entitled  
public hearing BY NANCY STRANG-VANDEBOGART, a  
Shorthand Reporter, commencing on  
November 15, 2011 at 7:02 p.m. at the Public  
Operations Center 347 Old Niskayuna Road,  
Latham, New York 12110

9

10

11

12

BOARD MEMBERS:

13

PETER STUTO, Chairman  
MICHAEL SULLIVAN  
LOUIS MION  
BRIAN AUSTIN  
KATHLEEN DALTON  
TIM LANE  
PAUL ROSANO

14

15

16

17

Also present:

18

Joe LaCivita, Director of Planning and Economic  
Development

19

20

Joe Grasso, PE, Clough Harbour and Associates

21

22

Donald Zee, Esq., Wolford and Associates

23

24

25

26

1           CHAIRMAN STUTO: The first item on the  
2 agenda is the Bette Office Complex, Century  
3 Hill Concept Plan, 3 Autopark Drive, also  
4 known as Plaza Drive; extension of prior  
5 approval up for consideration by the Board.

6           The TDE's even though you're not on,  
7 you're welcome to come up any time that you  
8 want.

9           Joe, you want to give an introduction  
10 before Mr. Bette starts?

11           MR. LACIVITA: No need to, Peter. The  
12 only thing is that the extension is based on  
13 Land Use Law Section 190.56 which allows for a  
14 one-year extension after concept has been  
15 granted. That's why Mr. Bette is here today  
16 because he did receive concept last year and  
17 it's at the point where it's expired and I'll  
18 turn it over to Chris Bette.

19           MR. BETTE: Hi, my name is Chris Bette  
20 and I'm with First Columbia. We're the  
21 developers of Century Hill Plaza. I'm here  
22 tonight as the Chairman mentioned to request  
23 of this Board an extension to our concept  
24 approval for the development that we proposed  
25 last year on Autopark Drive, just south of our

1 existing plaza.

2 As we have done over all the phases of  
3 our project, we master planned the sites so  
4 that you can see the full potential use. We  
5 then use those plans for marketing to track  
6 tenants. Once we have a tenant, they'll come  
7 back in and finalize the approval for that  
8 bigger building; meaning the building size and  
9 shape that they desire. Again, our goal is to  
10 have shovel-ready sites. The ability to react  
11 to tenant's needs is important. We go through  
12 the motions of studying the whole parcel so  
13 that we understand all the issues. I think  
14 that we did that last year and basically it's  
15 the same exact plan that we presented and ask  
16 the Board if they would extend the approval.

17 CHAIRMAN STUTO: I personally don't have  
18 any problem. Can you describe the project in a  
19 little bit more detail? We do have new Board  
20 Members.

21 MR. BETTE: Certainly. It's an 18-acre  
22 parcel located on the north side of Autopark  
23 Drive. If you're not familiar with our  
24 development at Century Hill, we are the red  
25 brick buildings along the Northway between

1 Century Hill and Autopark Drive. This parcel  
2 has the Anjio Dynamics building on it. The  
3 approvals were for 390,000 of office, a little  
4 bit of office type - not retail, but amenities  
5 in the buildings for the offices. Again,  
6 390,000 square feet. Parking associated with  
7 that on the surface. We do propose a one-level  
8 or two-level parking garage behind one of the  
9 buildings. We are within the commercial office  
10 zone, similar to what you see in British  
11 American and Corporate Woods.

12 All the utilities are in place. Plaza  
13 Drive connects Autopark Drive to Century Hill  
14 Drive. Water and sewer are located within the  
15 road, so that all the future connections for  
16 the buildings are just laterals from those  
17 mains.

18 CHAIRMAN STUTO: Any questions by the  
19 Board Members?

20 MS. DALTON: You may have gone through  
21 this before, but I notice comments in the  
22 package that I got with regard to traffic  
23 studies. Did you ever get a traffic study  
24 done?

25 MR. BETTE: We did do some traffic

1 analysis back when we received approval for  
2 this development. The full SEQRA approval was  
3 granted as well.

4 MS. DALTON: That particular intersection  
5 with the Northway, you're probably aware is  
6 very congested already. This might not be the  
7 right time to bring it up, but I just don't  
8 think that when you're finished with all those  
9 buildings that traffic pattern is going to  
10 look better.

11 Joe, how do we address that?

12 MR. LACIVITA: I think that currently  
13 there is the Boght geographic study update  
14 that's happening concurrently. It was with the  
15 Wal-Mart project that was also before us.

16 MS. DALTON: Did we ever talk about  
17 about making another exit off the Northway  
18 there?

19 MR. LACIVITA: You'd probably have to  
20 talk to DOT about that.

21 MR. LANE: Can't do it.

22 MR. LACIVITA: But they're studying that  
23 whole corridor where First Columbia is all the  
24 way to where Cap Com is. We'll be talking  
25 about them in a short period of time.

1                   CHAIRMAN STUTO: Joe Grasso, you weren't  
2 speaking on any of this at all. It may be  
3 helpful because we have a couple of new Board  
4 Members. Joe is not on this project, but he's  
5 very familiar with the traffic study that  
6 we're doing out there.

7                   MR. GRASSO: A few years back the Town of  
8 Colonie decided to update a part of the Boght  
9 Road GIS that was done back in the last 1980's  
10 to really look at the traffic plans for this  
11 section of Route 9. Over the past couple of  
12 years there has been a study -

13                   CHAIRMAN STUTO: Can you tell us what a  
14 GEIS is?

15                   MR. GRASSO: A GEIS is a generic  
16 environmental impact statement that looks at a  
17 certain amount of development over say, a  
18 20-year planning period within a certain  
19 geographic area of the Town. There are a  
20 number of these that cover the Town; the  
21 airport area is one. The Boght Road area is  
22 another area. Because we're 20 years later  
23 than when the initial study was done, the Town  
24 decided that there are a lot of differences in  
25 the amount of development that has occurred

1 and new development that's planned. That's  
2 different than what was initially analyzed  
3 back in the late 1980's. So, CHA along with  
4 Creighton Manning Engineering has been working  
5 on an update to the traffic plan for this  
6 section of Route 9. A study looks at this  
7 development as well as other currently planned  
8 developments within this section of the Town  
9 and evaluates different mitigation measures  
10 that will need to be put in place to address  
11 the traffic impacts of this project. This  
12 project, as exactly currently proposed is  
13 currently evaluated within that traffic  
14 improvement plan. Like I said, there are a  
15 number of improvements identified that would  
16 benefit this project. One of which is a  
17 possible traffic signal at the intersection of  
18 Latham Autopark Drive and Route 9. Another one  
19 is a possible connector road that would extend  
20 from that traffic signal out to Route 2 across  
21 from Johnson Road, as well as other physical  
22 improvements within the Route 9 corridor.

23 This project, if it moves forward, would  
24 be required to pay mitigation fees that would  
25 pay this project's fair share of that overall

1 traffic plan.

2 MS. DALTON: Thank you.

3 MR. GRASSO: And the current status of  
4 that is that we've been working on the plan  
5 for actually the past couple of years and  
6 would expect to complete it within the next  
7 several months, I would say.

8 MS. DALTON: Thank you.

9 CHAIRMAN STUTO: Any other questions or  
10 comments?

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

12 CHAIRMAN STUTO: Anyone from the public  
13 like to speak on this matter?

14 MR. ZEE: Hello, my name is Donald Zee  
15 and I'm an attorney for Wolford Associates  
16 which adjoins this property. We have some  
17 concerns with regard to the granting of the  
18 extension for concept approval.

19 First, I think that as the Board Member  
20 was raising, there are really issues of access  
21 management. I just want to make sure that the  
22 Town Planning Board looks forward to reexamine  
23 the access management for this property in  
24 relation to other parcels in this corridor.  
25 Including in that in the original subdivision



1 plans that go back to 1999 which this property  
2 was a part of, there were specific notations  
3 in the subdivision approval which required  
4 that the Autopark Drive be open to the public  
5 through to Century Hill. I just wanted to make  
6 sure that this project, as it moves forward,  
7 would incorporate the notations that were in  
8 the original approvals going back to 1999 and  
9 keep Autopark Drive open to the public and  
10 going through to Century Hill. I think that's  
11 very critical for access management. I think  
12 that it would impact the Boght Traffic Study  
13 or the GEIS there and how mitigation fees,  
14 etcetera, would be incorporated into this  
15 project and into the entire corridor. I also  
16 think that with regard to his, because the  
17 GEIS is being updated - in fact, I'm not sure  
18 how it relates to this approval that they are  
19 seeking the extension for. Is it possible that  
20 the GEIS, when it comes out with their update,  
21 that it may impact some of the analysis or  
22 what is being proposed in this project. I'm  
23 not sure about that and I wanted to have the  
24 Board answer that question.

25 CHAIRMAN STUTO: I'll give that one to

1 Joe Grasso.

2 MR. GRASSO: No, I don't believe so. I  
3 think that the project that is currently  
4 before the Board is the exact project that has  
5 been evaluated in the updated traffic study.

6 MR. ZEE: And the traffic study - all the  
7 projects that have been recently approved in  
8 that corridor is included in that?

9 MR. GRASSO: That's correct.

10 MR. ZEE: I think that there is a pending  
11 project that's coming in that corridor as  
12 well?

13 MR. GRASSO: There are many pending  
14 projects in that corridor that are evaluated;  
15 yes.

16 CHAIRMAN STUTO: That's my understanding  
17 as well.

18 MR. ZEE: I think that with regard to the  
19 update, that is just dealing with traffic. Do  
20 other environmental issues need to be  
21 addressed in this corridor such as other  
22 utilities and other impacts? I think that the  
23 Board may consider the necessity for updating  
24 the SEQRA review on this project. I understand  
25 that the traffic is brought forward not in the

1 study, but any other environmental reviews.  
2 So, for those reasons, I think that this Board  
3 should potentially examine the SEQRA issues to  
4 make sure that the previous SEQRA  
5 determinations which were made at the time of  
6 concept approval - none of the elements there  
7 have been modified because of developments  
8 which have been improved over the past year or  
9 so. I know that there have been very  
10 substantial projects. I know my office was  
11 involved in one of them with regard to  
12 Canterbury Crossing and the fire station  
13 further north that has also been approved by  
14 this Town.

15 CHAIRMAN STUTO: I appreciate your  
16 comments.

17 Anybody else from the public?

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

19 CHAIRMAN STUTO: Any other discussion  
20 from the Board?

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

22 CHAIRMAN STUTO: Do we have a motion for  
23 the extension of the prior approval, as  
24 proposed?

25 MR. ROSANO: I'll make the motion.

1 MR. MION: I'll second.

2 CHAIRMAN STUTO: Okay, all those in  
3 favor?

4 ***(Ayes were recited.)***

5 CHAIRMAN STUTO: All those opposed?

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

7 CHAIRMAN STUTO: The ayes have it.

8

9 ***(Whereas the proceeding concerning the above***

10 ***entitled matter was concluded at***

11 ***7:31 p.m.)***

12

13

14

15

16

17

18

19

20

21

22

23

24

25

