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PLANNING BOARD COUNTY OF ALBANY
TOWN OF COLONIE

LOUDON SQUARE - 399 ALBANY-SHAKER ROAD
APPLICATION FOR WAIVER OF PARKING SPACES

THE TAPED AND TRANSCRIBED MINUTES of the above
entitled proceeding BY NANCY STRANG-VANDEBOGART
commencing on February 1, 2011 at 7:03 p.m. at the
Public Operations Center 347 Old Niskayuna Road,
Latham, New York 12110

BOARD MEMBERS:

- PETER STUTO, CHAIRMAN
- THOMAS NARDACCI
- LOUIS MION
- PAUL ROSANO
- MICHAEL SULLIVAN
- TIMOTHY LANE
- ELENA VAIDA, Esq., Attorney for the Planning Board

Also present:

- Joseph LaCivita, Director, Planning and Economic
Development
- Michael Crisafulli

1 CHAIRMAN STUTO: Is there a
2 representative from Loudon Square here
3 tonight?

4 Can you just identify yourself please?

5 MR. CRISAFULLI: Michael Crisafulli.

6 CHAIRMAN STUTO: Who is going to speak
7 this evening?

8 MR. CRISAFULLI: I will.

9 CHAIRMAN STUTO: Can you tell us what
10 your application is all about?

11 MR. CRISAFULLI: This location is
12 399 Albany-Shaker Rd. We're looking at putting
13 a dentist in as the tenant. He is committed to
14 that at this point. The issue is that if we
15 were to put the dentist there, we would
16 actually fall three parking spaces shy of the
17 Town Code. We have 30 extra spots with the
18 dentist. The difference between the Code and
19 the needs - we're asking for that three
20 parking space waiver from the Town Code.

21 CHAIRMAN STUTO: Joe, do you have
22 anything to say about this?

23 MR. LACIVITA: I'm sorry I was running a
24 little bit late.

25 If you remember, this project was before

1 us on January 11, 2011 and was brought up
2 before the Board because Crisafulli Associates
3 was looking to attract a tenant. They wanted
4 to get some type of comfortability level about
5 the waiver concept before they sign the lease
6 agreement and went into interior fit out for
7 the building. They presented their concerns at
8 that point. They presented the parking waiver
9 and how they came to the calculations. They
10 had vetted it.

11 I had met with the neighborhood
12 associations, as this was an interior fit out.
13 The constraint that they put on the project
14 was primarily of their own, as they said. It's
15 going to be 50 percent medical. They then got
16 a valued tenant that they felt would be there
17 for number of years. Again, it's a three
18 parking waiver based on the site constraints
19 of 107 versus 104. So that's where that three
20 space waiver comes from.

21 CHAIRMAN STUTO: I know all the Board
22 Members have reviewed the package. I'll ask
23 them if they have any questions or comments.

24 Mike, do you have anything?

25 MR. SULLIVAN: No, I did not.

1 CHAIRMAN STUTO: Tim?

2 MR. LANE: No, thank you.

3 MR. ROSANO: Nothing, Peter.

4 MR. MION: Nothing.

5 MR. NARDACCI: Nothing.

6 CHAIRMAN STUTO: I don't have any
7 comments, either. I think you've attracted the
8 tenant. I don't think the waiver is
9 significant, myself. I would be inclined to
10 favorite it.

11 Is there anyone here would like to speak
12 from the public?

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

14 CHAIRMAN STUTO: okay, there doesn't
15 appear as though there is.

16 Do we have a motion on this?

17 MR. ROSANO: I make a motion, Peter.

18 CHAIRMAN STUTO: Okay, Paul.

19 MR. NARDACCI: Second.

20 CHAIRMAN STUTO: All in favor?

21 ***(Ayes were recited.)***

22 CHAIRMAN STUTO: All opposed?

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

24 CHAIRMAN STUTO: The motion is passed.

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*(Whereas the proceeding concerning the above
entitled matter was adjourned at 7:07 p.m.)*

CERTIFICATION

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*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 February 21, 2011