

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

PLANNING BOARD COUNTY OF ALBANY  
TOWN OF COLONIE

\*\*\*\*\*  
RUMORS HAIR SALON AND SPA  
626 LOUDON ROAD  
SKETCH PLAN REVIEW  
\*\*\*\*\*

THE TAPED AND TRANSCRIBED MINUTES of the above  
entitled proceeding BY NANCY STRANG-VANDEBOGART  
commencing on April 26, 2011 at 7:03 p.m. at the  
Public Operations Center 347 Old Niskayuna Road,  
Latham, New York 12110

BOARD MEMBERS:

- PETER STUTO, CHAIRMAN
- MICHAEL SULLIVAN
- LOUIS MION
- KATHLEEN DALTON
- PAUL ROSANO
- ELENA VAIDA, Esq., Attorney for the Planning Board

Also present:

- Joe LaCivita, Director, Planning and Economic  
Development
- Dan Cleary, Bohler Engineering
- Marri Aviza, Rumors
- Lisa Norgrove, Rumors
- Robert Bucher, PE, Design Logic Architecture

1                   CHAIRMAN STUTO: Okay, we'll call the  
2 meeting to order. We're calling for a public  
3 hearing for Sable Woods.

4                   Do we have a date for that, Joe?

5                   MR. LACIVITA: Yes, that's May 17<sup>th</sup>.

6                   CHAIRMAN STUTO: And just to let the  
7 Board Members know, Joe and I just went over  
8 the upcoming projects and there are a lot. We  
9 can absolutely kill ourselves next month with  
10 two meetings, or not kill ourselves with  
11 three. My personal feeling is that three is  
12 better. I think that we give the projects and  
13 the public a better hearing. Just be prepared  
14 for that next month.

15                   Okay the project on right now is Rumor's  
16 Hair Salon and Spa.

17                   Joe, would you like to give us an  
18 introduction on that?

19                   MR. LACIVITA: Sure. Tonight before us is  
20 the Rumor's Hair Salon located at 626 Loudon  
21 Road. It's here for a sketch plan review.  
22 Rumor's is going to be building approximately  
23 10,230 square feet of commercial space and  
24 combining their current three locations in  
25 Newton Plaza into one location. This is

1 actually Phase II or building two of the  
2 Village of New Loudon. Anthony Pizzone has  
3 been moving forward as developer.

4 We're excited to see this project come  
5 forward and actually it will be a major kick  
6 off for the remainder of the Village of New  
7 Loudon.

8 With that, I'd like to turn it over to  
9 Dan Cleary.

10 MR. CLEARY: Thank you, Joe.

11 Mr. Chairman and members of the Board, my  
12 name is Dan Clearly and I'm with Bohler  
13 Engineering. As Joe said, we're here to talk  
14 tonight about Rumor's Hair Salon which is the  
15 second phase.

16 Phase one, as most of you may remember,  
17 is Berkshire Bank, which is now open and  
18 operating at 628 Loudon Road. This is the  
19 second part of that. Initially, when we came  
20 to you - I want to say that it was in the fall  
21 of 2009 - we presented to you an overall plan  
22 to show both Berkshire Bank and the generic  
23 retail space that was proposed on the parcel  
24 next to it.

25 This is an overall aerial of the site and

1           this was one of the graphics that we presented  
2           to you at that time. The bank is here today  
3           and this was the retail space that we were  
4           proposing just to the south. The remainder of  
5           the property is over here (Indicating) and  
6           will be the next phase which will be the  
7           residential piece, and additional retail and  
8           residential space.

9           The site plan here - Berkshire Bank - is  
10          in this area here and this is Route 9  
11          (Indicating). There is shared access here and  
12          that's one of the components of the master  
13          plan, as well as this initial phase. There  
14          will be shared access between these two  
15          properties, at least through the initial  
16          phase. Later on, as the overall project goes  
17          forward, there will be a traffic signal here  
18          someplace in this area, and additional retail  
19          that comes back to the residential back in  
20          this area (Indicating).

21          For the time being, what is proposed  
22          today is a 10,000 square foot plus or minus  
23          hair salon/spa which is the relocation of the  
24          existing Rumor's Spa. There are two locations.  
25          One is down the street, one main store,

1 and the corporate offices which are currently  
2 located in the plaza down the street. All of  
3 that will be located to this particular  
4 location in this building. We're including  
5 with this approximately 81 parking spaces.  
6 They will be on a separate lot at 626 New  
7 Loudon Road. That lot will be created once we  
8 understand exactly what the space requirements  
9 are for the lot itself and as we go farther  
10 into the process.

11 We are proposing to pull the building up  
12 to the edge of the existing sewer easement as  
13 we had done with Berkshire Bank in providing  
14 for greenspace across the front. We're  
15 providing landscaping and sidewalks for  
16 accessibility. As part of what we did for  
17 Berkshire Bank, we did put approximately  
18 \$11,000 into escrow for a sidewalk along the  
19 front sometime in the future. I think that the  
20 Town was considering doing some master plan  
21 work. We anticipate that the same condition  
22 will apply here.

23 The only other item that I wanted to  
24 bring up is stormwater. This is only sketch  
25 plan, but stormwater was a big issue with the

1 bank where we put an underground system in  
2 this area (Indicating). In this particular  
3 case, for cost reasons primarily, we are going  
4 to take stormwater from this part of the site  
5 and take it to the main detention pond which  
6 will serve the entire site. That will be  
7 located in this area (Indicating). Essentially  
8 we'll gather stormwater on the site and pipe  
9 it to the first phase which we will build for  
10 this project and we'll provide the appropriate  
11 easements and rights for that going forward.

12 The architect is also here and he's going  
13 to talk to you a little bit about the  
14 exterior.

15 I'm going to have to ask for your pardon,  
16 Mr. Chairman, because I have another date that  
17 I need to go to after this, so I'd like to  
18 take any questions that you might have.

19 CHAIRMAN STUTO: That would be fine.

20 Brad, is there anything that comes to  
21 mind with this?

22 MR. GRANT: Yes one thing and I'll try to  
23 keep it brief.

24 Dan has quite a ways to pipe all the way  
25 to that future detention area.

1                   Is that going to happen with the  
2                   development of this?

3                   MR. CLEARY: Currently, there is a  
4                   drainage system -- there is a miniature golf  
5                   facility right here (Indicating). We haven't  
6                   looked at the adequacy of that other than that  
7                   plaza. It ends up getting back there through  
8                   an existing system, which is in place on the  
9                   site now. We would have to do more work to  
10                  figure out how the piping would work on the  
11                  entire master plan to do it the most  
12                  efficiently.

13                  MR. GRANT: This is a fairly long  
14                  distance.

15                  The other thing that I saw was in the  
16                  packet a SEQRA form; a short environmental  
17                  assessment form. Then I turned a page and I'm  
18                  seeing a Part II page of the long form. It's a  
19                  little bit of a mish mash. I think that we're  
20                  now encouraging the long form on everything.  
21                  We're only at sketch plan at this point, but  
22                  as the coach used to say, go long.

23                  MS. VAIDA: Is this part of the Loudon  
24                  community project, or is this separate?

25                  MR. CLEARY: As was the bank, like I said

1           this is kind of Phase I of the overall master  
2           plan.

3           MR. LACIVITA: When the project came in  
4           initially, Dan, the Village of New Loudon was  
5           encompassing the larger acreage. These two  
6           were its own; in and of itself. I'm not sure  
7           if that was because it was its own separate  
8           parcel. I think that the latest question was  
9           more toward SEQRA with the segmentation with  
10          it. It's part of the grander scheme of the  
11          Village of New Loudon, but the fact that these  
12          two parcels were its own parcel and then you  
13          had the grander whatever acreage that it was  
14          there -- that was the larger encompassing  
15          village where you had the residential  
16          component, the retail component and  
17          potentially office components as well.

18          MS. VAIDA: What is the status on that?

19          MR. CLEARY: That will be coming in, we  
20          hope, during the summer.

21          MS. VAIDA: So, there has been no SEQRA  
22          done on that one?

23          MR. CLEARY: No. We have done  
24          archeological work on this piece. I think that  
25          it was also archeological work done on the



1 demolition of some of the buildings. We  
2 submitted that information for this as well.

3 MS. VAIDA: You don't think that handling  
4 this separately is doing segmentation under  
5 SEQRA?

6 MR. CLEARY: We addressed this issue  
7 going through it the first time and we worked  
8 closer with Joe on that. As Joe just stated,  
9 it was the opinion that putting this first  
10 piece out there and studying it individually  
11 would not necessarily represent segmentation.  
12 It certainly will be part of the overall area  
13 of what happens in the future because you  
14 really can't separate it. For instance when  
15 you're looking at the traffic, it's all  
16 interconnected, but they're on individual  
17 spots and it will be under individual  
18 ownership in the future. The bank owns this  
19 parcel and Rumors will own its own parcel.

20 CHAIRMAN STUTO: Okay, this is only a  
21 sketch plan. If you have an issue with that,  
22 can you talk to them afterward?

23 MS. VAIDA: Yes.

24 CHAIRMAN STUTO: Can you go over ingress  
25 and egress one more time? I just want to make

1           sure I understand that. Where is Route 9 on  
2           that?

3           MR. CLEARY: Route 9 is here and Glennon  
4           Road is here (Indicating). Currently we have  
5           the access on Glennon Road. We currently have  
6           this access, too. That is not going to change.

7           CHAIRMAN STUTO: That is an existing curb  
8           cut?

9           MR. CLEARY: That's correct.

10          CHAIRMAN STUTO: Okay.

11          MR. CLEARY: DOT - back in 2009 when they  
12          originally looked at this, they looked at both  
13          plans together. They'll look at it again and  
14          then look at existing operations with this  
15          driveway, but we're not a big traffic  
16          generator.

17          MR. GRANT: This is a bigger pad site  
18          than what was before. I think that it was an  
19          8,200 square foot building and this is about  
20          10,200.

21          MR. CLEARY: This is a hair salon and  
22          it's much lower generator of traffic.

23          CHAIRMAN STUTO: Does the Board have  
24          questions?

25          MS. DALTON: I have just one.

1           You're looking for proposed waivers from  
2 the design standards?

3           MR. CLEARY: That's correct.

4           MS. DALTON: There are two of them and  
5 this was predicated on the notion that you'll  
6 meet the design standard in the next phase, is  
7 that right?

8           MR. CLEARY: That being the open space  
9 portion of that.

10          MS. DALTON: So what is the open space  
11 portion without Phase II?

12          MR. CLEARY: Right now we are at  
13 21.4 percent of the 35 which is required. We  
14 will be well over that. Overall, the site will  
15 be well over that in the future.

16          MS. DALTON: I'm sorry, I don't know  
17 about the Village of New Loudon plan, but how  
18 probable is it that the next phase will be  
19 done any time in the future?

20          MR. CLEARY: We're putting the final  
21 touches on the master plan right now with the  
22 residential developer. Our anticipation is  
23 that will be in the overall plan at some time  
24 during the summertime.

25          MS. DALTON: Okay, thank you.

1 MR. CLEARY: The other waiver that we're  
2 asking for is parking - the parking distance.  
3 That was because again, putting the parking in  
4 the setbacks would not work with the  
5 integrated design.

6 MS. DALTON: Thank you.

7 CHAIRMAN STUTO: Mike?

8 MR. SULLIVAN: Nothing on the project.

9 CHAIRMAN STUTO: Paul?

10 MR. ROSANO: No.

11 CHAIRMAN STUTO: Okay, thank you.

12 MR. BUCHER: Good evening everybody. I'm  
13 Bob Bucher, a design architect. I'm the  
14 architect for this very new and exciting  
15 project that as Dan mentioned just completed  
16 the second part of the first phase of the  
17 Village of New Loudon. I can certainly answer  
18 any questions regarding anything you might  
19 have.

20 The building is visible on four sides.  
21 There was a statement made that the materials  
22 would be sympathetic to overall interior that  
23 we planned for the Village of New Loudon.  
24 Also, there are some material references that  
25 have been used on the Berkshire Bank site.

1           The building is a single story structure.  
2           As mentioned, it's visible on four sides. As  
3           you are familiar with the site plan, the entry  
4           is on the opposite side of Route 9. The entry  
5           to the salon is here (Indicating). What we're  
6           trying to create here is a building that is,  
7           again, very classic, but also has some  
8           references to certainly a European treatment  
9           sort of look by virtue of these arches. These  
10          are sort of welcoming portals that find the  
11          entrances.

12           As Dan mentioned, the building will house  
13          the consolidation and a little bit of an  
14          expansion for Rumors. This will encompass  
15          Rumors for Men, which is currently across the  
16          street in Newton Plaza, across Route 9; the  
17          existing Rumors store and salon and corporate  
18          offices which are also around the back of the  
19          Newton Plaza. So, we're consolidating all  
20          three of those functions into a single  
21          building. As a result, the program requires  
22          distinct entrances for each of those  
23          functions. The corporate entrance is on the  
24          north elevation; the Men's salon entrance is  
25          on the southern elevation; the main entry

1 elevation is toward the mixed-use salon on the  
2 parking lot elevation and the Route 9 side,  
3 which will have no entry elevation.

4 The material that we're using is a  
5 composite panel. It's sort of earth toned with  
6 a champagne color. The windows are sort of a  
7 classic running bond.

8 CHAIRMAN STUTO: Do you mind if we take  
9 questions now?

10 MR. BUCHER: Mike, do you want to start?

11 MR. SULLIVAN: I have a question on the  
12 architecture. I'm not an architect. I'm an  
13 engineer. I know that you mentioned that there  
14 is a classic style. In my opinion, it seems  
15 more modern. I was wondering if any other  
16 options were considered to blend in more with  
17 the Newton Plaza, the Fresh Market plaza and  
18 actually the new Stewarts that will be going  
19 in across the street. I'm just concerned that  
20 it may not blend with other surrounding  
21 buildings. It doesn't have to match exactly,  
22 but I think that the style is very different  
23 in my opinion. I know you say that it's a  
24 classic style, but to me maybe it has to do  
25 with the materials. Maybe it's the rendering,

1 but it looks more modern to me. I was enjoying  
2 your explanation of materials. If you could  
3 explain how it would blend in with the  
4 Berkshire Bank. To me, it doesn't really blend  
5 with the Berkshire Bank but perhaps I'm  
6 missing something.

7 MR. BUCHER: I think that it's like any  
8 good design assignment, whether it's  
9 engineering or architecture. Certainly we have  
10 a program that sort have mushroomed from the  
11 physical function of the space. Rumors brand  
12 is obviously very strong and prevalent in our  
13 area. We want it to certainly have a building  
14 that is visible and being not a retail  
15 environment, but a destination spot. We want  
16 to create something that utilized classic  
17 materials. The design is very simple. It's  
18 very European. Mary Lisa traveled very  
19 extensively to look at various spas. We did  
20 look at some other options but we could sense  
21 that this, in my professional opinion, was the  
22 direction that we wanted to do to sort of  
23 create this functional space. It really relies  
24 on having three entrances that typically  
25 another type of function would not, as a

1 result. Also, making sure that every part of  
2 the four part elevations are equally as  
3 important.

4 In doing that, Michael, I understand what  
5 you're saying with the arches. This European,  
6 almost like a classic vault from classical  
7 architecture was what I was trying to execute  
8 here. The windows will be almost like a  
9 picture frame, but like a classic presence.

10 In the materials here - this will be ash  
11 bar stone, which has sort of a reference to  
12 the bank. We utilize that on all four sides.  
13 The champagne color of all the storefront will  
14 be champagne gold. Again, these composite  
15 panels will be very understated and a very  
16 earth-toned sort of a finish. I think by  
17 virtue of utilizing these classical forms in a  
18 little bit of an interpretive way and  
19 certainly referencing other materials that are  
20 within that area -- that's sort of the  
21 direction that we were trying to go.

22 MR. SULLIVAN: Moving forward, could we  
23 perhaps have samples or pictures of what is  
24 planned just to get a better idea of what it  
25 will look like?



1 MR. BUCHER: Sure.

2 MR. SULLIVAN: Thank you.

3 CHAIRMAN STUTO: Anybody else?

4 MS. DALTON: There is no entrance way  
5 from Route 9, right?

6 MR. BUCHER: That's correct.

7 MS. DALTON: And can you just explain a  
8 little bit in regard to having, to me, the  
9 front facing part of the building and not  
10 having an entrance.

11 MR. BUCHER: The front really is just a  
12 function of the site. The parking entrance  
13 unfortunately or fortunately, given the  
14 typical NCOR siting, is part in the rear. This  
15 is sort of that same concept. With the egress  
16 and ingress and all the parking throughout  
17 most of parking on the opposite side of the  
18 building, we just felt that it wasn't  
19 practical to have an entrance all the way  
20 around and redirect traffic all the way around  
21 the building. The corporate entrance, as  
22 mentioned, is on the north elevation and the  
23 men's salon is on the south elevation. Both,  
24 also just by virtue of the parking, dictated a  
25 reasonable proximity to the parking spaces.

1 MS. DALTON: I'm a little bit concerned  
2 that - we're talking about making that a  
3 walkable corridor by developing the Village of  
4 New Loudon and having a building that  
5 essentially the side it faces, the public  
6 space, if you will, has no entrance  
7 publically. I don't know how the rest of the  
8 Board feels.

9 CHAIRMAN STUTO: I hear what you're  
10 saying.

11 Brad, do you have any comment on that?

12 MR. GRANT: Until the larger plan was in  
13 place, there really wasn't a tremendous need  
14 for the walk, thus taking some money for  
15 escrow. I understand what you're saying in  
16 trying to encourage walking to business. I  
17 think that 81 spaces is a nod to all the  
18 clientele coming by car. Unfortunately, that's  
19 the way our society is. I understand the  
20 concern.

21 MR. BUCHER: We have put in these windows  
22 that take up about one-third of the street  
23 side of the façade. Something large and  
24 inviting and something that will help connect  
25 the other facades.

1                   CHAIRMAN STUTO: Is there a window in the  
2 arch or no?

3                   MR. BUCHER: No, not at this point.

4                   CHAIRMAN STUTO: Can you think about what  
5 we're saying?

6                   MR. LACIVITA: To that I would have a  
7 question because this happened in a similar  
8 project. I don't know, but the function of the  
9 interior of that building may call for some  
10 type of exit or egress there. That's something  
11 that could be planned for. That would speak to  
12 Kathy's question, but you might want to think  
13 about what the interior function is going to  
14 be with the flow. Maybe there are other means  
15 of ingress.

16                   MR. GRANT: The site shows a concrete pad  
17 in the front for a door, but I don't think  
18 that's necessarily the plan.

19                   CHAIRMAN STUTO: Paul, did you have any  
20 questions?

21                   MR. ROSANO: Just an overall question:  
22 How would you expect to take deliveries with  
23 the set up that you have? Where would the door  
24 be? How would they get in without a door for  
25 say, receiving?

1           MR. BUCHER: The delivery door is here  
2           and it's a hand door. The products that Rumors  
3           receives are all small boxes. It doesn't  
4           require an overhead door, or dock door, or  
5           anything of that nature. It's a small stock  
6           room that's located next to the corporate  
7           entrance side.

8           MR. ROSANO: So you're not going to have  
9           any equipment brought in or anything large  
10          like furniture? Everything is going to fit  
11          through that door?

12          MR. BUCHER: The furniture and the  
13          equipment and the chairs and everything will  
14          be brought in on the day of delivery and that  
15          will be it.

16          MR. GRANT: I'm not very familiar with  
17          spas so forgive me, but is there a food and  
18          beverage contention there?

19          MR. BUCHER: There is a small café that  
20          will be a host café on the entrance side. It's  
21          very small; literally the size of two small  
22          tables. There will be a coffee station.

23          MR. LACIVITA: I want to make sure that  
24          we clarify the vernacular when you state café.  
25          It's not to the outside public. We discussed

1 this. It's purely for the nature of the  
2 customers of Rumors.

3 MR. BUCHER: It's a refreshment station.

4 MR. ROSANO: I'm still a little confused.  
5 There will be UPS trucks in that parking lot?  
6 They're going to have to park and wheel around  
7 to the north elevation - the north side, the  
8 corporate side of the building?

9 MR. BUCHER: Yes.

10 MR. ROSANO: How far away will that be?

11 MR. BUCHER: From the main entrance?

12 MR. ROSANO: Yes. I guess I'm getting far  
13 ahead of myself. I want to see handicapped  
14 parking, but I'm kind of concerned with not  
15 actually having a place to make deliveries.  
16 You have to have a truck out in the parking  
17 lot somewhere and then get out and make  
18 deliveries into the building. I'm real  
19 concerned with that especially in the  
20 wintertime.

21 MR. BUCHER: We have discussed that and  
22 are working with Dan on that. We think that  
23 the north elevation, given the parking, is  
24 sort of a horseshoe area. This receiving door  
25 is on the most isolated part of the parking

1 lot. That's where the corporate entrance is  
2 and will see the least amount of parking.

3 MR. ROSANO: Thank you.

4 CHAIRMAN STUTO: Could the applicants  
5 introduce themselves? I think that we've seen  
6 articles in the Times Union.

7 MS. AVIZA: I'm Marri Aviza and I'm  
8 partners with Lisa Norgrove.

9 MS. NORRGROVE: Hello.

10 CHAIRMAN STUTO: Thank you for coming and  
11 good luck.

12 Have they been through DCC or no?

13 MR. LACIVITA: Yes, when it first came  
14 in, it came in with the Berkshire Bank and the  
15 pad site. That's how the comments that you  
16 have in front of you came in.

17

18 ***(Whereas the proceeding concerning the***

19 ***above entitled matter was adjourned***

20 ***at 7:34 p.m.)***

21

22

23

24

25

