

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 THE SHOPPES AT LATHAM CIRCLE

5 799 & 800 LOUDON ROAD AND

6 39, 45 & 49 KUNKER AVENUE AND

7 532 TROY SCHENECTADY ROAD

8 PROJECT UPDATE

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10 THE STENOGRAPHIC MINUTES of the above entitled  
11 matter by NANCY STRANG-VANDEBOGART, a Shorthand  
12 Reporter, commencing on October 9, 2012 at 7:07 p.m.  
13 at The Public Operations Center, 347 Old Niskayuna  
14 Road, Latham, New York

14 BOARD MEMBERS:

- 15 PETER STUTO, CHAIRMAN
- 16 TIMOTHY LANE
- 17 LOU MION
- 18 MICHAEL SULLIVAN
- 19 KATHY DALTON
- 20 KAREN GOMEZ
- 21 BRIAN AUSTIN.

20 ALSO PRESENT:

- 21 Elena Vaida, Esq., Counsel to the Planning Board
- 22 Andy Brick, Esq. Donald
- 23 Mark Hebert, VP, Grossman Development

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1           CHAIRMAN STUTO: First item on the agenda is  
2           the Shoppes at Latham Circle, 790 and 45 and 49  
3           Kunker Avenue and 532 Troy Schenectady Road;  
4           project update.

5           This should be brief.

6           Do you have an introduction before we let the  
7           applicant go?

8           MR. LACIVITA: We can go right into the  
9           project, Peter. They're here for an update this  
10          evening. They were just here for sketch a couple  
11          of weeks back.

12          MR. BRICK: Thank you and good evening Mr.  
13          Chairman. We requested to be on the agenda this  
14          evening for a brief update and then request a  
15          public hearing be scheduled for our concept  
16          submission.

17          My name is Andy Brick. I'm with the Law Firm of  
18          Donald Zee, PC of Winner's Circle here in the Town  
19          of Colonie. With me is Mark Ebert who is the Vice  
20          President of Development of Grossman Real Estate  
21          Development, who is redeveloping the Latham Circle  
22          Mall.

23          By way of updates, we were here for sketch review.  
24          We've had numerous meetings with various personnel  
25          and staff. We've met with the Town staff and the

1 Town Designated engineer to discuss our requested  
2 waivers, as well as stormwater design. We've met  
3 with Town staff to discuss greenspace calculations  
4 and incentive zoning issue and applying new  
5 incentive zoning to the project.

6 We've also met with staff from DOT along with Town  
7 staff. We had a very productive meeting down at DOT  
8 region headquarters, since they are the owners of  
9 the road on both sides of the project.

10 Our engineers have also been working and  
11 communicating with Pure Waters as well as Latham  
12 Water to address infrastructure concerns, existing  
13 site locations and things of that nature. We had  
14 previously submitted the list of waivers to you as  
15 well as meeting with Chuck and Joe to go over them.  
16 We request that those waivers be considered by you.

17 As we said at sketch review, we don't have specific  
18 tenants, so we don't have specific architectural  
19 designs finalized or in place or elevations to  
20 provide to you at this point. So, there is the off  
21 possibility that additional waivers may be requested  
22 from the architectural design standards contained  
23 within section 190.4,1, but we wouldn't know what  
24 they are at this point.

25 So, that is where we are and where we've been since

1 we met with you in August. We have submitted our  
2 package for concept submittal and was declared  
3 complete by Planning - Mike Lyons and Joe - and we'd  
4 ask that you schedule a public hearing for your  
5 following meeting on October 23rd.

6 With that, if there are no questions of me, I would  
7 just allow Mark to take a minute and update you  
8 where they are in getting some tenants to this  
9 facility.

10 CHAIRMAN STUTO: That would be fine; thank  
11 you.

12 MR. EBERT: Good evening. I'm Mark Ebert, Vice  
13 President of the Grossman Development Group. I  
14 know that everybody loves to hear about tenants and  
15 certainly we've been working hard.

16 The last time we approached you, we were working  
17 with three tenants - two of which are large and  
18 another was an entertainment venue. We we're moving  
19 along with leases. It's progressing well. We have  
20 good news and bad news for two of the three. The  
21 third, which is an entertainment venue, a 4,000  
22 square foot entertainment venue, decided to move to  
23 another location, unfortunately. So, we will  
24 continue to seek out entertainment as being part of  
25 the complementary uses within the center.

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1           The other two are probably good examples of what we  
2           are experiencing right now. It's a wait and see  
3           type of environment. The year 2013 was the goal to  
4           deliver to the tenants and I think that the tenants  
5           are watching very carefully as to what type of  
6           progress we all make. That's just the environment  
7           these days. We want to do anything that we can do  
8           on our end to deliver as quickly as we can and make  
9           those locations available to these tenants and  
10          deliver in time along the way. So, your staff and  
11          everybody who we have worked with so far has been  
12          very helpful in getting feedback immediately to us  
13          and we do appreciate that.

14           CHAIRMAN STUTO: Joe, do you have a slot  
15          reserved for that date?

16           MR. LACIVITA: Yes, we do.

17           CHAIRMAN STUTO: All the submittals are in?

18           MR. LACIVITA: All the submittals are in. We  
19          made it a complete package and the site will be  
20          placarded and all the neighbors will be notified.

21           CHAIRMAN STUTO: We'll see you on October  
22          23rd. We look forward to it. Thank you.

23           MR. EBERT: Thank you.

24          (Whereas the proceedings were concluded at 7:11  
25          p.m.)

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1 CERTIFICATION

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3 I, NANCY STRANG-VANDEBOGART, Shorthand Reporter and  
4 Notary Public in and for the State of New York,  
5 hereby CERTIFY that the record taken by me at the  
6 time and place noted in the heading hereof is a true  
7 and accurate transcript of same, to the best of my  
8 ability and belief.

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13 NANCY STRANG-VANDEBOGART

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16 Dated October 15, 2012

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Legal Transcription  
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