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PLANNING BOARD COUNTY OF ALBANY
TOWN OF COLONIE

LIA JEEP CHRYSLER
2116 CENTRAL AVENUE
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above entitled
matter BY NANCY STRANG-VANDEBOGART, a Shorthand
Reporter, commencing on August 7, 2012 at 7:32 p.m.
at the Public Operations Center
347 Old Niskayuna Road,
Latham, New York 12110

BOARD MEMBERS:

- PETER STUTO, CHAIRMAN
- MICHAEL SULLIVAN
- BRIAN AUSTIN
- KATHY DALTON
- LOU MION
- KAREN GOMEZ
- ELENA VAIDA, Esq., Attorney for the Planning Board

Also present:

- Joe LaCivita, Director, Planning and Economic Development
- Joe Grasso, PE, Clough Harbour and Associates
- Bill Mafrici, IE, Hershberg and Hershberg

1 CHAIRMAN STUTO: The next project is Lia
2 Jeep Chrysler, 2116 Central Avenue,
3 application for concept acceptance. This is a
4 two story 25,000 square foot auto dealership.

5 Hershberg and Hershberg is here and is
6 the engineer for the applicant. CHA is the
7 Town Designated Engineer.

8 Do you have any introduction, Joe?

9 MR. LACIVITA: No. Peter, this is just
10 sketch plan. It was before DCC.

11 CHAIRMAN STUTO: Okay, let's be clear on
12 the record. This is here for sketch.

13 MR. LACIVITA: Yes, it's for sketch.

14 CHAIRMAN STUTO: So, that's a typo on the
15 agenda. So, we will not be voting on this.

16 MR. LACIVITA: Correct. There will be no
17 action on this tonight.

18 CHAIRMAN STUTO: Can you say your name
19 for the steno?

20 MR. MAFRICI: My name is Bill Mafrici and
21 I'm with Hershberg and Hershberg. We're the
22 design engineers for the project.

23 This is a new car dealership - Jeep
24 Chrysler. They would like to place this on the
25 exiting Lia Toyota facility on 2116 Central

1 Avenue.

2 There are two main accesses. One is on
3 the east side for the existing collision
4 center. There is one on the west for the new
5 facility.

6 The new facility is about 25,000 square
7 feet and one story. This will be placed on the
8 existing asphalt. We're proposing additional
9 parking to be porous pavement, with some
10 disturbance of wetlands in this area - less
11 than one-tenth of an acre, which we would
12 require preconstruction orders from the Army
13 Corp. We're asking for waivers for one setback
14 from the building which is exceeding 20 feet,
15 and also parking in the front yard. The reason
16 that we're asking for those is to be
17 consistent with the existing facility.

18 As you can see the two existing buildings
19 are set back further than the existing permits
20 to compensate that. We added green islands to
21 the newer facility. We'd like to keep that
22 existing façade and continue across for the
23 new Jeep Chrysler facility.

24 There is an existing water main that runs
25 through the site that will have to be

1 relocated around the building. Sanitary sewer
2 exists on the site - on the west side through
3 an easement, which we plan to connect to.

4 Stormwater management - there are two
5 existing stormwater ponds that will remain;
6 one that is south east and one that is
7 northwest. Since the building is going to be
8 swapped for an impervious area, we're
9 proposing to treat the stormwater with porous
10 pavement or any new pavement that's going to
11 be constructed.

12 Are there anymore questions from the
13 Board?

14 CHAIRMAN STUTO: I'd like to hear from
15 the Town Designated Engineer.

16 Do you have anything to say, Joe? I know
17 that it's just sketch plan.

18 MR. GRASSO: Yes, it's just sketch plan,
19 so we don't have a formal comment letter.

20 CHAIRMAN STUTO: I do want to ask one
21 question. The aerial - is this up to date?
22 It's missing a building. It has a long
23 existing one story.

24 MR. MAFRICI: It's not.

25 CHAIRMAN STUTO: Okay, just so I'm clear.

1 MR. GRASSO: Okay, I'll start off by
2 saying that when you bring in for concept, can
3 you bring an updated aerial? That would be
4 great.

5 We don't have a formal comment letter,
6 but the Planning Board, during the DCC process
7 went through a number of write ups and I'd
8 like to go through those. The site is within
9 the Lishakill Road GIS study area. There will
10 be some mitigation fees that the applicant
11 will need to agree to. The property is within
12 the Albany Pine Bush Preserve Study area so
13 the Planning Departments strongly advised the
14 applicant to contact the Albany Pine Bush
15 Preserve for comments on the application and
16 work with them to try to address their
17 comments.

18 Bill mentioned that there are a couple of
19 waivers. This is something for the Planning
20 Board to understand because they will need to
21 either be in agreement with them or provide
22 comment on those.

23 With regard to the waivers: The building
24 is proposed to exceed the 20 foot maximum
25 front yard setback. Bill described the

1 rationale for that in trying to be consistent
2 with the other buildings on the site. Really
3 there isn't that context of Central Avenue
4 where the buildings are up close to the road
5 in this section of Central Avenue.

6 The second waiver being - parking not
7 being permitted in the front yard, as
8 currently proposed and there again, being
9 consistent with the large parking lots in the
10 front yard between the building and Central
11 Avenue. Therefore, it's primarily related to
12 being a car dealership. So, I think that
13 because of the unique land use, there is
14 support for the waivers being granted.

15 There is a question, though, regarding
16 the amount of interior landscaped island being
17 provided. It would be good to understand how
18 the old site complies with the Town
19 Department, but then also focus on your new
20 development area and how that complies. I
21 would think that when you go through the
22 calculations, the overall site will not
23 comply. In that same context we should
24 understand whether or not - if your developed
25 areas are going to comply with the Town's

1 Departments with that too. There may be a
2 waiver made by the Planning Board regarding
3 those things.

4 A decorative wall or fencing is
5 recommended across the frontage to provide a
6 frontage build-out. You can describe what's
7 being doing already along Central Avenue and
8 then describe how that is going to be emulated
9 across the front here (Indicating). That would
10 be important for the concept review process.

11 There was a comment regarding the
12 easterly row of parking, closest to the
13 cemetery and that cuts down on the amount of
14 greenspace there and a vegetative buffer. The
15 Planning Department had recommended that row
16 of cars be eliminated in favor of a landscape
17 buffer. We think that the landscape buffer
18 there is appropriate and I'm not sure how much
19 room you would need to appropriately landscape
20 that, but you can look at that during your
21 concept design process.

22 There are some other minor comments - the
23 continuation of the street tree concept along
24 Central Avenue.

25 There are a couple of comments regarding

1 the existing use of the site. One was that
2 under prior approvals the PA system was to
3 have been eliminated and there has been
4 several complaints from nearby residents over
5 the past years regarding the PA system. Please
6 verify if this has been removed.

7 Can you speak to that tonight or do you
8 want to wait?

9 MR. MAFRICI: I can verify whether or not
10 there is a PA system or not. The garage doors
11 that were opening to the interior PA system,
12 they have them from the shop to the office -

13 MR. GRASSO: If you could just look into
14 that and by the time that it comes back for
15 concept - it may be something that the
16 Planning Board might want to build in some
17 controls during the springtime, or the process
18 regarding the use of the PA system on the
19 site. Obviously, it's causing some negative
20 effects.

21 CHAIRMAN STUTO: If you could make a note
22 of that Joe, so we don't lose track of that.

23 MR. GRASSO: Sure.

24 There are some street trees that were
25 previously planted along Central Avenue that

1 have been damaged and should be replaced.
2 There was a buffer required by a variance in
3 1996 from the Building Department. We weren't
4 provided a copy of that variance. So, if you
5 could either provide that information during
6 concept, or we'll seek comment from the
7 Building Department for clarification so that
8 we can follow up there.

9 MR. MAFRICI: I believe that the package
10 that was sent out to the Board - they board
11 has the zoning verificaiton. I believe that
12 there is zoning verification from the
13 Department.

14 MR. GRASSO: Can you describe what the
15 buffer was?

16 MR. MAFRICI: There was a no-build buffer
17 beyond the existing edge of pavement where
18 there was a fence line in this area.

19 CHAIRMAN STUTO: Joe LaCivita, do you
20 know anything about the variance? I don't
21 think that we had that in the package.

22 MR. MAFRICI: That was an older variance.
23 It was in 1997. That variance was part of when
24 this back addition -- to what is now the
25 collision center, was developed.

1 MR. GRASSO: And this project doesn't
2 impact that whatsoever.

3 CHAIRMAN STUTO: Okay, next time.

4 MR. GRASSO: A comment from the
5 stormwater management coordinator.

6 There is an existing sub service sand
7 filter that provides stormwater management on
8 the site and the stormwater management
9 coordinator indicated that it was not believed
10 to be functioning properly. It is impacted by
11 ground water. So, if you could look into that
12 and work with them to see that it's addressed
13 and obviously take in consideration the design
14 of porous pavements of that high groundwater.

15 MR. LACIVITA: To go back to that
16 variance question right there: The Building
17 Department under the DCC comments for
18 June 13th -- There is the documentation on
19 that.

20 MR. GRASSO: And it does appear to be
21 shown on this plan.

22 In terms of SEQRA, it's an unlisted
23 action and the Town Attorney's office has
24 recommended the preparation of a short EAF for
25 the Planning Board's use during the review of

1 the project.

2 CHAIRMAN STUTO: We advertise this as
3 concept acceptance. Is there anybody in the
4 public that wanted to comment on this?

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

6 CHAIRMAN STUTO: Anyone have anything to
7 say?

8 MR. SULLIVAN: I'm questioning the porous
9 pavement. How is the porous pavement that is
10 already there performing?

11 MR. MAFRICI: It's doing very well. In
12 this area, there is 130 car parking area that
13 we had installed porous pavement after they
14 acquired the two lots. It's holding up well.
15 You can go there and take a look at it. It's
16 remarkable when it rains that the water just
17 disappears. It's doing well and it does a good
18 job.

19 MS. DALTON: Since you are requesting the
20 waivers with regard to the setback, I think
21 that you'll want to make sure that it's
22 attractive. You want to have some sort of
23 visual value. I recognize that part of the
24 whole thing is that you want cars to show.

25 CHAIRMAN STUTO: I agree with what Kathy

1 said. I think that you have to balance those
2 things; exposing your product and making it
3 look attractive from the front. So, pay
4 particular attention to that.

5 The buffer along side of the
6 cemetery - you can say, well they don't really
7 notice it there but the visitors when they're
8 visiting their loved ones, they're there. I
9 think that it would be nice to have a buffer
10 so that they don't have to see a lot of parked
11 cars through there. I think that's something
12 that you can pay a little bit of attention to.
13 Everything Joe said, too.

14 MR. GRASSO: Per the concept application,
15 could you include photographs along the front
16 so that the Board has a clear understanding as
17 to what's currently there across the frontage?
18 I think that should be taken into
19 consideration.

20 MR. MAFRICI: Not just the developed
21 area, but the entire front?

22 MR. GRASSO: Right. Just across the
23 property frontage.

24 CHAIRMAN STUTO: Thank you. We look
25 forward to seeing you for concept.

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*(Whereas the above entitled proceeding
was concluded at 7:46 p.m.)*

CERTIFICATION

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

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14 _____
 NANCY STRANG-VANDEBOGART

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17 ***Dated August 13, 2012***