

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

4 FIRST COLUMBIA

5 40 CENTURY HILL DRIVE

6 SKETCH PLAN REVIEW

7 *****

8 THE STENOGRAPHIC MINUTES of the above

9 entitled matter by NANCY STRANG-VANDEBOGART, a

10 Shorthand Reporter, commencing on January 22, 2013

11 at 7:29 p.m. at The Public Operations Center, 347

12 Old Niskayuna Road, Latham, New York

13 BOARD MEMBERS:

14 PETER STUTO, CHAIRMAN

15 LOU MION

16 BRIAN AUSTIN

17 KAREN GOMEZ

18 SUSAN MILSTEIN

19 KATHY DALTON

20 ALSO PRESENT:

21 Elena Vaida, Esq., Counsel to the Planning Board

22 Joe LaCivita, Director, Planning and Economic Development

23 Chris Bette, First Columbia

24 Chuck Voss, PE, Barton and Loguidice

25

1 CHAIRMAN STUTO: The next project is First
2 Columbia Office, 40 Century Hill Drive. This is a
3 30,000 square foot, two and one-half story office
4 building.

5 Joe, do you have an introduction on this one?

6 MR. LACIVITA: This was in front of the DCC, the
7 Development Coordination Committee on January 9th and
8 they're back tonight to discuss with the Board the
9 sketch plan review.

10 MR. BETTE: Thank you very much. My name is Chris
11 Bette and I'm with First Columbia. We're the
12 developers of Century Hill Plaza along Century Hill
13 Drive. You may note our area from the Northway side of
14 the Angiodynamics building right down to the Blue
15 Shield Building.

16 I'm here tonight for sketch plan review for
17 development of a two and a half story Class A
18 office building on the parcel to the north of the
19 Blue Shield building known as 40 Century Hill
20 Drive. Just to orientate everybody, this is the
21 Northway (Indicating). It's a roughly two acre
22 parcel right at the cul-de-sac, literally in front
23 of the CT Male building (Indicating).

24 As Mr. LaCivita indicated, we were in front
25 of the DCC two weeks ago. At that meeting there

1 were no issues that were raised by any of the
2 departments. It's very simple. All the utilities
3 are out, in, and around Century Hill Drive so that
4 the access and the utilities are easy. We feel
5 that we can handle the stormwater. There is
6 really nothing else that cropped up from anybody.
7 I think that it's a similar plan of what we have
8 done the last ten years there at Century Hill
9 Drive.

10 One issue that this Board had is parking. We
11 are requesting a waiver in parking similar to what
12 we had requested for the land around
13 AngioDynamics. If there were any Board Members
14 that were here during those meetings, we obtained
15 concept acceptance for those lands. At that time,
16 the Board saw fit to give us a waiver which is
17 roughly one space per 285 square feet versus the
18 225 that is required. We can get into that
19 discussion if you like. We have talked about that
20 over a couple of meetings. The basis for that
21 request is pure and simple.

22 We've done an analysis of the parking lots
23 and the usage and the spaces. Basically, we
24 identified that on any one day 30 percent of our
25 parking is not used. We then asked this Board for

1 that waiver and that was granted. So, basically
2 that's the gist of the plan. Again, in your
3 packet provided to you there are some concept
4 elevations that are very similar in nature to what
5 we built out there. There is red brick and
6 colored glass. We're keeping to our Class A
7 office buildings that we are developing.

8 CHAIRMAN STUTO: Okay, we have Chuck Voss here.
9 He's out Town Designated Engineer.

10 Chuck would you like to offer some comments?

11 MR. VOSS: Yes just briefly. We were also at the
12 DCC meeting when the applicant came in two weeks ago.
13 We listened to really the Town departmental comments
14 that were there. They were relatively routine, as we
15 typically see from most DCC projects at this stage.
16 The only questions that kind of cropped up - and not
17 out of significance but out of curiosity - were looking
18 at the possibility of doing porous pavement in the
19 parking lot. The applicant and the engineer indicated
20 that there was some fill issues there that might
21 preclude that. The site has been disturbed extensively
22 over the years. The fills in there really aren't
23 conducive to porous pavement. It's something for them
24 to look at.

25 There are screening issues from the Northway.

1 The building orientation potentially might be
2 something that the Board might want to look at.

3 CHAIRMAN STUTO: Can you talk about that? Someone
4 had asked me that on the Board. Can you also talk
5 about the requirement of facing the highway?

6 MR. VOSS: The current zoning does require the
7 building to face the street for which its on, which in
8 this case would be Century Hill Drive. Most of the
9 buildings that are on Century Hill Drive sites do face
10 the road. However, this is kind of an odd site, given
11 it's triangular nature and the topography and certainly
12 the location of the existing stormwater management
13 basin. So, that's something for the Board to consider
14 and how that building is certainly orientated.

15 CHAIRMAN STUTO: Do you feel that it would require
16 a waiver the way that it's situated on this land? Its
17 something that we could develop as we look further.

18 So, Chris, it might be something that we
19 might want to look at as just another waiver for
20 that - the building orientation.

21 MR. BETTE: This is the CO zone. I'm not familiar
22 with any -- it doesn't have the same requirements as
23 the COR and the HCOR does.

24 CHAIRMAN STUTO: You're saying that it doesn't
25 have to face the road?

1 MR. BETTE: The Code doesn't specifically talk to
2 that.

3 CHAIRMAN STUTO: Joe LaCivita, wasn't that an
4 issue with the Walmart project that was proposed?

5 MR. LACIVITA: That was in the HCOR zone.

6 MR. VOSS: So, no, it's not a requirement, but
7 it's something that we should certainly consider as a
8 design idea.

9 Other than that, all the utilities are
10 excusings on the site, stormwater, sewer, water,
11 power. Other than that, we didn't have any
12 initial concerns.

13 CHAIRMAN STUTO: We'll take comments and questions
14 from the Board?

15 MS. MILSTEIN: Do you know who the tenant is going
16 to be at this point?

17 MR. BETTE: We do not. Right now our current
18 buildings are 97 percent occupied. We're just looking
19 for the opportunity to accommodate some more tenants,
20 but the property that we have around Angiodynamics is
21 geared to more bigger buildings. This piece will allow
22 us to do smaller buildings - something that we can do
23 in this environment. We're not going to do it on spec,
24 but we do want to get it approved in the hopes that
25 someone is around that would use a portion of this

1 30,000 square foot building.

2 MS. MILSTEIN: So, you're thinking about a couple
3 of tenants?

4 MR. BETTE: It will probably be a multi-tenanted
5 office building.

6 MS. MILSTEIN: What do you mean by multi-tenanted?
7 Multi can be three, or it can be five.

8 MR. BETTE: It will be based on market need.

9 MS. MILSTEIN: So, you don't know for parking
10 purposes then whether it's going to be employees or
11 people coming in and out at this point?

12 MR. BETTE: We don't know the tenants. The
13 experience that we've had with the tenants in our other
14 six buildings is that they are not heavy parking
15 generators. You can drive through there every day and
16 see quite a few spots.

17 MS. MILSTEIN: Where do you have the front facing
18 at that point?

19 MR. BETTE: In this plan, north is actually --

20 CHAIRMAN STUTO: Can you just point to the front
21 of the building?

22 MR. BETTE: Our front door will be facing the
23 parking lot, obviously. This will be similar to what
24 out other buildings look like - just three sides; glass
25 and brick. Our reason for pushing this down into this

1 corner is to get a visual (Indicating). Because it's a
2 cul-de-sac, so people will be able to find the building
3 and it's not tucked behind the Blue Shield building
4 which is right here (Indicating). You can actually see
5 it as you drive down the road. The door would be a
6 front one, and possibly one on this side access
7 (Indicating).

8 MR. MION: Would you be able to get the same
9 effect if you turn it?

10 MR. BETTE: Yes, but we wouldn't be able to deal
11 with the topography issues.

12 As you saw in our handout, we have a
13 three-story elevation on this side of the building
14 and a two-story elevation. If we were to change
15 that, because the grade slopes away from this
16 parking lot, we wouldn't be able to do that. It
17 would have to be probably a two-story and that
18 would mean a bigger footprint. There would be a
19 bigger impact to the parking lot. What we have
20 laid out here is what we think is the most
21 efficient plan to get a decent size building on
22 the parcel.

23 CHAIRMAN STUTO: I have sat through a number of
24 the presentations in that area and I do pay attention
25 to the parking when I drive by it, or drive into it.

1 I'm personally not opposed to seriously considering the
2 parking waiver. I would obviously ask for the feedback
3 of our engineer and a little bit further analysis, but
4 I'm not opposed to that.

5 Anything else, Chuck?

6 MR. VOSS: Not at this point.

7 CHAIRMAN STUTO: Thank you. We appreciate you
8 coming in.

9 MR. BETTE: Thank you.

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11 (Whereas the proceeding was concluded at
12 7:40 p.m.)

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CERTIFICATION

I, NANCY STRANG-VANDEBOGART, Shorthand Reporter and Notary Public in and for the State of New York, hereby CERTIFY that the record taken 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 January 28, 2013

