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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

FIRST COLUMBIA
40 CENTURY HILL DRIVE
APPLICATION FOR CONCEPT ACCEPTANCE

THE STENOGRAPHIC MINUTES of the above
entitled matter by NANCY STRANG-VANDEBOGART, a
Shorthand Reporter, commencing on April 9, 2013
8:30 p.m. at The Public Operations Center, 347 Old
Niskayuna Road, Latham, New York

BOARD MEMBERS:
PETER STUTO, CHAIRMAN
LOU MION
BRIAN AUSTIN
TIMOTHY LANE
SUSAN MILSTEIN

ALSO PRESENT:

Elena Vaida, Esq., Counsel to the Planning Board

Joe LaCivita, Director, Planning and Economic Development

Chris Bette, Columbia Development

Chuck Voss, PE, Barton and Loguidice

1 CHAIRMAN STUTO: First Columbia Office, 40 Century
2 Hill Drive. This is an application for concept
3 acceptance. This is a two-story 30,000 square foot
4 office building.

5 Joe LaCivita, would you like to give us an
6 introduction on this?

7 MR. LACIVITA: I think that the only thing that we
8 would like to add for the record on this one is that
9 the project went before the Development Coordination
10 Committee on January 9, 2013. It came in as a 30,000
11 square foot office building. I'd like to just turn
12 that over to Mr. Bette so that he can start his
13 presentation.

14 MR. BETTE: Thank you, Mr. Chairman. My name is
15 Chris Bette and I'm with First Columbia. First
16 Columbia is the developers of Century Hill Plaza along
17 Century Hill Drive. Basically the buildings of Anjio
18 Dynamics up to the Blue Shield building are ours.

19 Tonight I'm here to present 40 Century Hill
20 Drive which would be the site just north of the
21 Blue Shield building located on the cul-de-sac of
22 Century Hill Drive on roughly a two-acre parcel.

23 We submitted design plans to your office back
24 in February. As a slight correction to Joe's
25 introduction is that when I was here in February

1 for sketch plan, we were actually a two and a half
2 story building. If you're familiar with our
3 buildings at Century Hill Plaza, a lot of our
4 buildings have at grade entrances at both the
5 first floor and the second floor. This building
6 was originally conceived to be that similar type
7 construction. Through some conversations in DCC
8 meetings and conversations with the departments,
9 primarily Pure Waters, the lack of a desire to
10 have a grinder pump was expressed by Pure Waters
11 and also some topographic issues for the site. We
12 elected to eliminate the lower story and make it a
13 two-story building - basically a 50,000 square
14 feet per floor. So, that would be a change from
15 what we talked about back in February.

16 Nothing else has changed as discussed back in
17 February. The utilities all exist in Century Hill
18 Drive. We'll just be extending those to the
19 building as laterals. Parking is provided.
20 Again, as we discussed in February, we'll be
21 requesting a waiver from this board in a reduction
22 in required parking. Right now we are showing 100
23 spaces where the requirement is 130 spaces.
24 Additionally, since February and the change in
25 building layout, we now incur a setback issue at

1 the Northway. The Northway is considered a front
2 yard, as far as the zoning code is concerned.
3 Front yards are required to maintain a 15-foot
4 asphalt separation. We are asking for a waiver on
5 that for the Northway side only. We are about 10
6 feet offset from the Northway property. The
7 building itself is two-story. It's going to be
8 constructed in a similar fashion to the other
9 buildings on the parcels. Masonry exterior and
10 black glass, Class A office buildings. No tenants
11 have been identified. We envision this to be a
12 multi-tenanted office building similar to what
13 we've done out there the last 10 years. Again, I
14 think that if you've driven through the park,
15 you'll realize that the Class A buildings - we pay
16 attention to the landscape and the maintenance of
17 our buildings. I think that it's very
18 asthmatically pleasing and this building is going
19 to be another aesthetically pleasing structure in
20 our park. At this point, I'm open to any
21 questions.

22 CHAIRMAN STUTO: Okay, we'll ask to hear from our
23 Town Designated Engineer, Chuck Voss, again.

24 MR. VOSS: Thank you, Mr. Chairman. Again, in a
25 letter to the Board dated March 28th we listed most of

1 our comments which are again, fairly typical for
2 concept review at this stage, given the fact that there
3 just isn't a lot of engineering details to look at yet.

4 The applicant did cover quite a few of our
5 general comments. The site is situated really on
6 the last available parcel on the north end of
7 Century Hill Drive. Basically, it abuts the north
8 corridor of the Century Hill Drive corridor. The
9 building, as discussed, is situated and could have
10 been in the back corner of the parcel with parking
11 out front. We don't see a lot of significant
12 impacts in terms of building being serviced by
13 utilities. All existing utilities are right there
14 on Century Hill Drive servicing all the other
15 buildings. The laterals will be provided to
16 service that building. The applicant has scaled
17 the building down slightly. I think that it is
18 more accommodating from an engineering
19 perspective.

20 MR. BETTE: Not really scaled down. We picked the
21 building up so that a gravity sewer accommodated it.

22 MR. VOSS: And we'll see the details of that
23 certainly as the applicant progresses through concept
24 approval. As was mentioned, they will need a waiver
25 for the setback from the Northway side. We're looking

1 at five feet. I think that's what we were initially
2 thinking. At this point, that's not really that
3 significant given the fact that there are other
4 existing buildings along Century Hill Drive.

5 MR. LANE: The explanation for needing that
6 because you would love six more parking spaces, but
7 you're already asking for a reduction in parking spaces
8 so why is that a problem?

9 MR. BETTE: It's not a problem other than the fact
10 that asking for a reduction of 40 to the Board for a
11 front yard setback issue with the Northway is the only
12 issue. We'd be willing to reduce the parking under six
13 if you thought that the front yard was important.

14 MR. LANE: I would prefer one way rather than two.
15 That's my opinion. I think that if you have enough
16 parking with that reduction and that's the case, then
17 why have additional parking that you don't really need?
18 We lay out the site to try to maximize the parking to
19 get as close to required as we could.

20 CHAIRMAN STUTO: How do you feel about it? Is it
21 six less spaces or six fewer spaces?

22 MR. VOSS: We've looked at the overall site over
23 there in the past for other projects that the
24 applicants have done and there is an overabundance of
25 parking. I know that the Board for the ODA process

1 acknowledged the fact that there was ample overspill
2 parking not only on existing lots, but certainly
3 adjacent lots.

4 CHAIRMAN STUTO: If you filled up this lot, where
5 is the next place that they would park?

6 MR. BETTE: Right next door.

7 CHAIRMAN STUTO: Is that hard to get across?

8 MR. BETTE: It's approximate to this (Indicating).
9 It's very close to the building.

10 MR. MION: You're going to have a walkway to go
11 in?

12 MR. BETTE: Yes. One of Chuck's comments is to
13 provide access to that other parking lot.

14 MR. MION: Based on the way that you have the
15 building set up, that's quite a walk for somebody;
16 especially in the wintertime; especially if there is an
17 overflow. There is a lot of space in there. I've
18 walked the area. That's where you have your natural
19 drainage going out of there. The front of your
20 building - are you going to have doors on the side or
21 in the back or just an entrance in front?

22 MR. BETTE: We're going to have two doors. One of
23 the options that we're looking at is to have some kind
24 of door in the front approximate to the major parking
25 field. Another option it to continue to do what we

1 have been doing with a connection. They are very
2 similar. The curve line in the finished floor of the
3 proposed building are almost the same in elevation.
4 It's not a big step in. It's 40 feet.

5 MR. MION: I would say that you would probably
6 want a door in the back.

7 MR. BETTE: We would need to get people from the
8 building to a safe place, so we would have a paved way
9 regardless.

10 CHAIRMAN STUTO: I agree with Tim. I would up the
11 spaces.

12 MR. LANE: Just look at the one waiver. They
13 don't need the additional parking.

14 MR. VOSS: I agree.

15 Other than that, because of the disturbance,
16 it would require a full SWPPP when they file their
17 plans. I think that the only other issue that we
18 raised that the Board had raised early on when we
19 first looked at the site is just the orientation
20 of the site and the fact that the front entryway
21 as proposed is going to be facing north into the
22 parking lot and not directly to Century Hill
23 Drive. We recently drove through the site and the
24 Blue Shield building is directly adjacent. Its
25 front entryway faces south and not toward Century

1 Hill Drive. That's a significantly larger
2 building. There is a doctor's office closer to
3 the entrance of Century Hill Drive and I've
4 forgotten the address. That entrance faces
5 basically to the east towards almost Route 9.
6 There might be one or two others in there.

7 MR. BETTE: Probably half of the buildings don't
8 face the front entrance.

9 MR. VOSS: We suggested this in our comment
10 letter. Is there any way that you can work with the
11 facade of the building to make like a faux front look
12 to that building so that it's good on two and three
13 sides?

14 MR. BETTE: If this Board thinks that it's
15 necessary -- my concern is that because of our
16 proximity to Century Hill Drive -- a faux door, a real
17 door -- getting people that would want to stop on the
18 road and try to come in versus trying to access the
19 door. You've all seen our buildings. You know that
20 they're attractive. We put nice elements in the right
21 spot. Certainly we would be willing to look at
22 appropriate elements that everyone felt was needed.

23 MR. VOSS: The other reason for the orientation
24 the way that it is -- there is an existing stormwater
25 easement that traverses through the site now.

1 Orientating the building over the top of that would
2 certainly be a difficult concern for some of the Town
3 Departments and you've got that existing base in the
4 back that I think that if you reoriented, that may
5 effect your layout as well. I don't know if it's
6 feasible to swing that building around.

7 MR. BETTE: To do that would probably cut the
8 building in half.

9 MR. VOSS: It seems that way.

10 MR. BETTE: Our thought process was that this is
11 the last parcel on this 1,200 foot long cul-de-sac. We
12 don't get a lot of traffic. It's not shown here very
13 well, but being able to see this building past the Blue
14 Shield building is important to us. Trying to put that
15 someplace where people traveling down Century Hill
16 Drive have to wonder where it is -- that's less
17 attractive to us. Certainly, our goal was to provide a
18 class A office building that we thought that we could
19 build, affordably rent and basically be a good thing
20 for the Town also.

21 MR. VOSS: That's about it for now.

22 CHAIRMAN STUTO: Anyone from the public want to be
23 heard on this?

24 (There was no response.)

25 CHAIRMAN STUTO: We'll open this back up to the

1 Board.

2 MR. LANE: I've already made my comment.

3 MR. AUSTIN: I think that it's great.

4 MR. MION: I've made my comments.

5 CHAIRMAN STUTO: So, I guess we can consider a
6 motion for concept acceptance.

7 MR. LANE: I'll make that motion.

8 CHAIRMAN STUTO: Do we have a second?

9 MR. AUSTIN: I'll second it.

10 CHAIRMAN STUTO: Any discussion, comments or
11 questions?

12 (there was no response.)

13 CHAIRMAN STUTO: All those in favor say aye.

14 (Ayes were recited.)

15 CHAIRMAN STUTO: All those opposed say nay.

16 (there were none opposed.)

17 CHAIRMAN STUTO: The ayes have it.

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19 (Whereas the proceedings were concluded at

20 8:47 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 April 16, 2013

