

1 PLANNING BOARD COUNTY OF ALBANY  
 2 TOWN OF COLONIE  
 3 \*\*\*\*\*  
 4 GIOVANONE OFFICE  
 5 37 OLD SPARROWBUSH ROAD  
 6 EXTENSION OF FINAL SITE PLAN APPROVAL  
 7 \*\*\*\*\*  
 8 THE STENOGRAPHIC MINUTES of the above entitled  
 9 matter by NANCY STRANG-VANDEBOGART, a Shorthand  
 10 Reporter, commencing on September 10, 2013 at 7:03 p.m.  
 at The Public Operations Center, 347 Old Niskayuna  
 Road, Latham, New York

11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

BOARD MEMBERS:  
 PETER STUTO, CHAIRMAN  
 BRIAN AUSTIN  
 SUSAN MILSTEIN  
 KATHY DALTON  
 KAREN GOMEZ  
 LOU MION

ALSO PRESENT:

Michael Tengeler, Planning & Economic  
 Development

Javid Afzali, Esq., Whiteman Osterman & Hanna

1           CHAIRMAN STUTO: Good evening and welcome to the  
2           Town of Colonie Planning Board.

3           Hello, fellow Board Members and hello, public.

4           Mike Tengeler, you're filing in for Joe LaCivita  
5           for awhile. Do you have any introductory matters you'd  
6           like to discuss?

7           MR. TENGELER: No. I think that we can get right  
8           into this.

9           CHAIRMAN STUTO: Okay, we'll call up the first  
10          matter on the agenda; Giovannone Office, 37 Old  
11          Sparrowbush Road. This is an extension of the final  
12          site plan approval. The presenter is Terresa Bakner.  
13          Is she here?

14          Before we do that, Mike, do you have any  
15          introductory words on this?

16          MR. TENGELER: Not really. Just to put a couple of  
17          dates on the record, the final approval was granted by  
18          the Planning Board on September 15, 2009. From that  
19          date they acted under their extension which brought them  
20          to September 27, 2011, and they're here tonight for  
21          another extension request.

22          CHAIRMAN STUTO: Okay, a picture paints a thousand  
23          words. Do you have anything big that you can put up, or  
24          no?

25          MR. AFZALI: For the record, my name is Javid

1 Afzali and I'm here from Whiteman Osterman and Hanna  
2 representing Mr. Giovanone.

3 CHAIRMAN STUTO: I'm not sure if all the Board  
4 Members were Members of the Board at the time of the  
5 approval.

6 MR. GIOVANONE: This is a parcel of land that is  
7 located between Concorde Pools and the Northway. Any  
8 Board Members that have been here from the original  
9 approval know that we have tried diligently to market  
10 the parcel. We recently - along with the O'Hare parcel  
11 that makes up the corner contiguous to ours - had a  
12 letter of intent and a deal put together with Cabella's.  
13 The state was approached to break loose three acres of  
14 their eight acres of land-locked land behind us and they  
15 declined. So, they went to another town, unfortunately.

16 CHAIRMAN STUTO: You're saying that you tried to  
17 get three acres off of the state and that didn't go  
18 through? Is that what I understood you to say?

19 MR. GIOVANONE: It did not. Actually, the  
20 attorneys for Cabella's tried. They approached the  
21 state -

22 CHAIRMAN STUTO: How many acres would that project  
23 have taken up?

24 MR. GIOVANONE: The entire project would have been  
25 approximately three acres of the O'Hare Estate, my

1 roughly three acres, and the three acres of the  
2 landlocked of DOT. At this point we have found that we  
3 have a great project and a great idea and the wrong  
4 timing. Things are starting to come back and be  
5 competitive. We're starting to get interest on the  
6 property. We are cross-marketing the property with the  
7 O'Hare brokerage group that is handling the O'Hare  
8 Estate and we are working with them to try to get a  
9 quality tenant on this parcel.

10 CHAIRMAN STUTO: Can you describe the project very  
11 briefly? You know, how many square feet of office and  
12 so forth?

13 MR. GIOVANONE: There is approximately 37,000 or  
14 38,000 in the building.

15 CHAIRMAN STUTO: And you can see the picture there  
16 (Indicating).

17 We'll open it up for the Board to ask questions.

18 I remember the project. It was a good looking  
19 building.

20 I recall that there was an issue with the sewer.  
21 Am I correct about that? You had a long run to get the  
22 sewer to the property, or am I thinking of something  
23 else?

24 MR. GIOVANONE: There is, but that's all worked  
25 out.

1           CHAIRMAN STUTO: Okay, any members of the public  
2 want to be heard on this?

3           (There was no response.)

4           CHAIRMAN STUTO: Do we have a motion to extend the  
5 final site plan approval?

6           And how long will that extension be for, Mike?

7           MR. TENGELER: I believe that it's one year.

8           MR. MION: I'll make that motion.

9           MR. AUSTIN: I'll second.

10          CHAIRMAN STUTO: Any discussion?

11          (There was no response.)

12          CHAIRMAN STUTO: All those in favor, say aye.

13          (Ayes were recited.)

14          CHAIRMAN STUTO: All those opposed say nay.

15          (There were none opposed.)

16          CHAIRMAN STUTO: The ayes have it.

17

18                 (Whereas the above proceeding was concluded  
19 at 7:09 p.m.)

20

21

22

23

24

25

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

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 September 20, 2013

