

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 UPSTATE VETERINARY SPECIALTIES
5 152 SPARROWBUSH ROAD
6 SKETCH PLAN REVIEW

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8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY STRANG-VANDEBOGART, a Shorthand
10 Reporter, commencing on June 3, 2014 at 7:35 p.m. at
11 The Public Operations Center, 347 Old Niskayuna
12 Road, Latham, New York

11 BOARD MEMBERS:
12 PETER STUTO, CHAIRMAN
13 TINA GOODWIN SEGAL
14 SUSAN MILSTEIN
15 BRIAN AUSTIN
16 TIMOTHY LANE
17 LOU MION
18 KATHY DALTON

16 ALSO PRESENT:
17 Kathleen Marinelli, Esq., Counsel to the Planning Board
18 Joe LaCivita, Director, Planning and Economic Development
19 Michael Tengeler, Planning and Economic Development
20 Joe Bianchini, PE, ABD Engineers and Surveyors
21 Brad Grant, PE, Barton and Loguidice
22 Michael Malone, Malone and Tate

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1 CHAIRMAN STUTO: We will call up the next project.

2 Upstate Veterinary Specialties, 152 Sparrowbush
3 Road. This is a sketch plan review for a new
4 two-story 25,287 square foot veterinary hospital.

5 Joe LaCivita, do you have any preliminary
6 remarks?

7 MR. LACIVITA: This project as well came to the DCC
8 on May 14, 2014. Mr. Malone was there as well as Joe
9 from ABD. It's a great project moving forward into the
10 area.

11 I believe that the gentleman is actually part
12 of the emergency clinic currently looking to expand
13 out on his own and we're here tonight to see the
14 Upstate Veterinary Specialties.

15 Joe?

16 MR. BIANCHINI: Hello, I'm Joe Bianchini with ABD
17 Engineers and Surveyors.

18 The site is located at the intersection of
19 Sparrowbush and Old Sparrowbush Road. There is a
20 traffic light here at the intersection (Indicating)
21 and then this alignment here with this road serves
22 the back entrance to Latham Farms. Our property is
23 here (Indicating) and it's 3.3 acres in a
24 commercial/office/residential zone. This side is
25 bordered by the Northway (Indicating) and there is a

1 ramp to the Northway a little further over there
2 (Indicating). This is a vacant parcel here by Joe
3 Giovannone Land Development, but it has been
4 approved for an office building. We kind of show
5 that in there. Our site is also vacant. It's kind
6 of a grassed area.

7 CHAIRMAN STUTO: Which one has been approved for an
8 office?

9 MR. BIANCHINI: Right here (Indicating).

10 CHAIRMAN STUTO: We have seen that, right Joe?

11 MR. LACIVITA: That was the double Dutch barns that
12 Barton actually reviewed as well.

13 MR. BIANCHINI: That was a few years ago. It
14 hasn't been built yet. Our site, as I said, is pretty
15 much all grassed with some trees along this corridor and
16 this corridor here (Indicating). The rest of it is all
17 grass. It slopes from a high point here down toward the
18 land on the Northway and the land into the site.

19 The proposal for the Upstate Veterinary
20 Specialties is to build initially an 18,800 square
21 foot building which would essentially be one-story,
22 but there would be a second-story of about 3,000
23 square feet or so within and the vision is to expand
24 it in the darker brown here (Indicating). Actually,
25 there would be three expansions which would bring it

1 up to the 25,000 total square feet.

2 Upstate Veterinary Specialties is a specialty.
3 It's like an animal hospital and more than a
4 veterinary -- it's for other veterinarians to refer
5 their animals to here where they have specialties
6 for all kind of animal care. It's open 24 hours a
7 day, seven days a week. They currently are at 222
8 Troy Schenectady Road and would be moving from that
9 operation over to this site.

10 The site has its access off of Old Sparrowbush
11 Road opposite an entrance -- there is another office
12 building for Concorde Pools and some businesses
13 there. We do have parking in the front which would
14 basically be for the customers. Being the HCOR and
15 being the design standard, we will be asking for a
16 waiver for the parking within the front. It's kind
17 of the way that you have to develop this site. We
18 will have parking for employees in the back. We are
19 showing about 106 parking spaces on the site now.
20 It needs 116 or so, per the standards. We will be
21 asking for a waiver for the number of parking
22 spaces --

23 MR. LANE: Is this place really that busy?

24 MR. BIANCHINI: Yes, we really don't need that many
25 spaces.

1 MR. LANE: How many spaces do you have in the
2 current location?

3 MR. LACIVITA: Not enough.

4 MR. BIANCHINI: He is saying that 90 is what he
5 would like.

6 MR. LANE: Is the building expanded --

7 MR. BIANCHINI: The building is bigger, but the
8 staff is the same.

9 MR. LACIVITA: I think that what Tim is saying is
10 that the veterinary clinic on Route 2 is going to remain
11 and this gentleman is actually doing his own --

12 MR. BIANCHINI: It's a similar operation, from what
13 I understand.

14 CHAIRMAN STUTO: Can you go over the numbers of the
15 parking spaces? What is required, what you're looking
16 for and what you think that you really need.

17 MR. BIANCHINI: What we have shown right now is 113
18 spaces required. We have 106 shown on this plan here.
19 Realistically he could live with about 90 spaces.

20 CHAIRMAN STUTO: I'm in favor of banking,
21 personally.

22 MR. BIANCHINI: Banking is what we would like to
23 do. Within the parking area, we will be introducing
24 islands so that we meet the HCOR standards on both
25 sides. Obviously, we'll have landscaping around the

1 building and along the front areas to dress everything
2 up. There is sewer on the site. There is an easement
3 here (Indicating) for a big trunk line that goes down
4 along that property line and we'll be tying into that
5 for sewer. There is no water at the site. When this
6 project was approved, there was an approval to put a
7 water line in and tie into a 24-inch waterline which is
8 right in the middle of this intersection (Indicating).
9 We're talking with Mr. Giovannone to work out an
10 agreement with extending that waterline but not to tie
11 into the 24-inch water line and discuss it with the
12 Latham Water District -- but to bring it over into the
13 back of Sam's Club where there is another waterline
14 that's a dead end and tie it into that waterline so that
15 we don't have to make that connection in the middle of
16 the intersection for the 24-inch line. It's a difficult
17 connection, especially when you're in the middle of an
18 intersection. We're working on that detail.

19 Site drainage was mentioned and everything
20 drains to the back here (Indicating), so along this
21 backside and over through there we will be proposing
22 a bioretention stormwater system to meet the green
23 infrastructure requirements and probably in addition
24 to that we need some underground storage to meet our
25 total detention requirements and then the discharge

1 from that will come back to where there is a 42-inch
2 culvert here and bring it back and tie it in. Then
3 it flows down through the other system on the
4 adjacent site.

5 Obviously, we're working with the HCOR
6 standards. We've met with the DCC Committee and
7 they're in the process of putting everything
8 together to respond to their comments and hopefully
9 we'll have this in an about a week or so for concept
10 submission. It's kind of a fast track process where
11 we'd really like to be in the ground later this
12 year. We're kind of pushing it, but that's what
13 needs to happen in order to get this project going.

14 Any questions?

15 CHAIRMAN STUTO: Who owns the parcel between you
16 and the Northway?

17 MR. BIANCHINI: That's all DOT.

18 CHAIRMAN STUTO: So, that's never going to be
19 developed.

20 MR. BIANCHINI: No, that's never going to be
21 developed. This is a rendering of the building looking
22 at it from the intersection into the site and again,
23 we'll have landscaping through there (Indicating). The
24 building will be a combination of stone on the lower
25 area and stucco finish and it will have the look of a

1 two-story building.

2 MS. DALTON: Can you walk that closer?

3 MR. BIANCHINI: Sure, I know that it's hard to see.

4 CHAIRMAN STUTO: Can you repeat the waivers? One
5 was that you wanted fewer parking.

6 MR. BIANCHINI: We want fewer parking and we want
7 parking in the front yard and then we may be asking -
8 and we're still working on this - as to whether we need
9 a waiver for sidewalks or for fencing along the front
10 yard here (Indicating). We'll be talking with the Town
11 a little bit more about that before we finalize our
12 plans. So, there would be possibly three waivers.

13 CHAIRMAN STUTO: Do we have any comments?

14 MR. LACIVITA: Is there a preference as to where if
15 you were going to potentially bank the parking - where
16 you would go with that?

17 MR. BIANCHINI: Probably in the front.

18 MR. LACIVITA: Would that get away with your
19 waiver?

20 MR. BIANCHINI: No.

21 MR. LACIVITA: So, you'd still have the setback
22 issues?

23 MR. BIANCHINI: Yes.

24 MR. MALONE: It would reduce the impact of the
25 waiver. The building basically stays where it is and

1 we'll put more greenspace there.

2 CHAIRMAN STUTO: From my perspective, it's a good
3 project. It's a good location for that. The final look
4 and the aesthetics are going to be important for me.
5 That looks decent, but I think that the details on that
6 are going to be -

7 MR. MALONE: We do need more details.

8 CHAIRMAN STUTO: I like decorative fencing.

9 MR. BIANCHINI: We're working as to how we are
10 going to do that.

11 CHAIRMAN STUTO: Understood, but those things are
12 important to us. That's a prime location in a way.
13 It's away from the residential but that's going to be a
14 heavily traveled corridor particularly with you there.

15 MR. MALONE: Sparrowbush Road is pretty heavily
16 traveled. Old Sparrowbush is kind of a dead end. It
17 goes back and around and there are three residential
18 houses back on the other side.

19 MR. LACIVITA: Those details, I think, will be
20 shaken out because if we bring the waterline back and
21 try to come across with it, we're having a lot of
22 concerns with DPW as to some of the projects that we're
23 putting fence lines in and landscaping that they're in
24 or about their easement areas and they're seeing
25 potential conflict all the time. So, we're trying to

1 work out where we can put in so as to adhere to the
2 standards, as well.

3 CHAIRMAN STUTO: I just mention it so that you can
4 keep those things in mind before we come back so Brad
5 can hear them also.

6 Brad, do you have any comments?

7 MR. GRANT: I just have a quick question. Between
8 the Northway and the building it looks as though - is
9 that a stormwater pond that flows there?

10 MR. MALONE: We have one right over in here, and
11 one here (Indicating). That's off of the easement.
12 There is an easement through there.

13 MR. GRANT: Are those treatment ponds, or are those
14 bioretention?

15 MR. MALONE: Bioretention. We did go out and we
16 did do test pits. I don't know if you had heard, but
17 they're no good for infiltration. It's all clay.

18 MR. GRANT: The sanitary sewer heads toward the
19 Northway. I suspect that it goes along that boundary?

20 MR. MALONE: It actually flows in that direction
21 and across the Northway. We picked up plans from Pure
22 Waters. It is steep.

23 MR. GRANT: I bet.

24 That's it for me.

25 CHAIRMAN STUTO: Okay, than you. We look forward

1 to seeing you back for concept.

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3 (Whereas the above entitled proceeding was
4 concluded at 7:44 p.m.)

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CERTIFICATION

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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 June 16, 2014

