

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****
4 UPSTATE VETERINARY SPECIALTIES
5 152 SPARROWBUSH ROAD
6 APPLICATION FOR CONCEPT ACCEPTANCE
7 *****

8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY STRANG-VANDEBOGART, a Shorthand
10 Reporter, commencing on July 15, 2014 at 9:02 p.m.
11 at The Public Operations Center, 347 Old Niskayuna
12 Road, Latham, New York

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

21 ALSO PRESENT:
22 Kathleen Marinelli, Esq., Counsel to the Planning Board
23 Joe LaCivita, Director, Planning and Economic Development
24 Luigi Palleshi, PE, ABD Engineers
25 Chuck Voss, PE, Barton and Loguidice
Aaron Wey, Upstate Veterinary Specialties
Mike Malone, Malone & Tate

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1 CHAIRMAN STUTO: The next project is Upstate
2 Veterinary Specialties, 152 Sparrowbush Road. This is
3 an application for concept acceptance. This is a
4 two-phase, 30,380 square foot veterinary medical
5 facility. We have seen this before at sketch plan.

6 Do you have any introductory things to say, Joe
7 LaCivita?

8 MR. LACIVITA: No, let's proceed right to Luigi.

9 MR. PALLESHI: Luigi Palleshi with ABD Engineers.
10 Thank you.

11 Here tonight for the project of Upstate
12 Veterinary Specialties. Here tonight we have the
13 architect Mike Roth, Dr. Way and Mike Malone from
14 Malone and Tate.

15 The project is at 152 Sparrowbush Road. It's a
16 3.3 acre parcel and it's a corner lot bordered on
17 the south by Sparrowbush Road and on the east by Old
18 Sparrowbush Road. The westerly side is bordered by
19 the I87 Northway and on the northerly side is a
20 vacant piece of property already improved for a
21 three-story office building owned by Giovannone Real
22 Estate.

23 The proposal here on the site is to construct a
24 19,000 square foot footprint. That will be the
25 first floor. The first phase of the project would

1 contain roughly 22,000 square feet of floor space.
2 With the provisions of future expansion -- future
3 expansion would allow 8,300 square feet and I have
4 shown the two phases orange being Phase I and the
5 shaded brown as the Phase II full build-out.

6 The access to the site is off of Old
7 Sparrowbush Road. We have a 24 foot two lane
8 entrance coming into the site and there are two
9 designated parking areas.

10 The first parking area up front closest to Old
11 Sparrowbush Road would be for the customer parking
12 and the area to the north is for employee parking.
13 The easterly parking area for the customers will
14 providing 32 spaces initially. We do have 13 banked
15 parking spaces and on the northerly parking area for
16 the employees we are providing 57 spaces and three
17 banked parking spaces.

18 The utilities on the site starting with the
19 sanitary -- there is an existing sanitary easement
20 along the westerly portion of the site and we will
21 have a sanitary lateral that will connect into the
22 Town's sanitary sewer main. The water main -- we
23 have been working diligently with the Latham Water
24 District and that involves extending the water
25 main -- and eight-inch main from Old Sparrowbush

1 Road and connecting to the existing 24-inch main on
2 Sparrowbush Road. We had a couple of routes and
3 after talking to Latham Water we have a preferred
4 route that would connect directly into the 24-inch
5 main.

6 Stormwater - the parking lot will sheet-flow
7 northerly as it does today. The land is vacant and
8 the land definitely slopes from south to north and
9 that's what the proposed drainage would do. So, the
10 parking lot would sheet flow and be captured by a
11 wing edge and it would sheet flow to a stormwater
12 management area one, which we are proposing as a
13 stormwater detention area. The rooftop building
14 would be piped to a stormwater management; Area 2.
15 Again, it would be a bioretention area. The
16 bioretention area is used to meet the DEC Stormwater
17 regulations. The green infrastructure maintains the
18 water quality volumes required. There is also an
19 overflow underground detention system -- a large
20 diameter pipe that would retain the 100-year storm,
21 if you will. Again, that will meet the DEC
22 guidelines and also the Town of Colonie stormwater
23 guidelines.

24 We are proposing to landscape the entire site;
25 the parking area. We are doing a combination of

1 landscaping and fencing along Old Sparrowbush Road
2 and Sparrowbush Road. There will be some low shrubs
3 and some trees within the parking area.

4 One thing that I'd like to note, we're not at
5 this time proposing any trees within the islands.
6 The lighting we were proposing are light poles and
7 those light poles are within the islands. Usually
8 when you have a tree - the light poles sort of
9 obstruct the lighting when you have the trees.

10 Again, the lighting as I mentioned, there are
11 light poles within the islands to light up the
12 parking lot and there would be some building mounted
13 lights and some lighting that meets the HCOR zoning
14 to light the sidewalk areas.

15 We're here tonight basically for concept
16 acceptance and to answer any other questions that
17 you might have.

18 Also, we are here for two waivers. One parking
19 waiver to allow the parking within the front yard of
20 Old Sparrowbush and also a parking waiver for the
21 parking spaces. Phase I would require 17 spaces of
22 a waiver. Phase II would ultimately be 43 parking
23 spaces waived.

24 CHAIRMAN STUTO: Are we banking some spaces? Can
25 you refresh my memory on that?

1 MR. PALLESHI: We are banking the spaces. There
2 are 16 banked overall. The doctor currently operates
3 out of 222 Troy Schenectady Road. A number of employees
4 and customers -- 90 parking spaces is all their needs.
5 We certainly meet his needs for that. As far as the
6 Planning Department, they recommend a parking waiver as
7 well.

8 Going into their comments generated by Barton
9 and Loguidice and the Town staff, we have gone
10 through all those comments. We don't see anything
11 that major. I don't think that we have to go
12 through every item tonight, but if there is anything
13 that you want to discuss, I'll be happy to.

14 At this point I'll turn it over to the Board
15 for any questions.

16 CHAIRMAN STUTO: We'll allow our Town Designated
17 Engineer to make his comments and then we'll make ours.

18 MR. VOSS: Thank you, Mr. Chairman. As Luigi
19 noted we issued a concept letter dated July 3rd. We
20 have been working with the applicant pretty steadily
21 through the process. We were at the concept review. We
22 were at last week's meeting with Latham Water to discuss
23 several different options. I think that as Luigi
24 mentioned, they've settled on the better option that
25 Latham Water had recommended to get water directly into

1 the site. Also, you can see the looping process through
2 the site to kind of further reconnect some of those
3 interior parcels off Sparrowbush. So, we're pleased to
4 see that. The facilities are all there. The
5 infrastructure is all there.

6 As Luigi mentioned there is a large sewer
7 easement and sewerline to the west of the site that
8 border the Northway. It's an appropriate
9 innerconnect for a project like this. The scope and
10 scale of the project seem to be very appropriate for
11 the site.

12 The site can certainly handle this level of
13 development. It's a large open track now, gently
14 sloping, as Luigi mentioned, to the north. The
15 stormwater, we preliminarily like the designs that
16 they were showing. I think that we are very
17 comfortable with the bioretention areas, certainly
18 for the parking run-off, in addition to the
19 underground storage in the event of a 100-year
20 flood. We haven't seen the real engineering on
21 that, but in concept it seemed to be a really nice
22 idea and I think that it's an idea that will work
23 well with this site.

24 Parking access is really not an issue here.
25 Sparrowbush Road, as we know, is a very heavily

1 traveled road, but there is certainly capacity there
2 and this won't really add to that.

3 The parking issue -- I think that we all agree
4 and certainly in our comment letter we agree with
5 those waivers. We like to see the banked parking
6 concept. If you don't need to pave it over, don't.
7 Leave that area open. Certainly I think that it
8 better accommodates the applicant's needs. This is
9 one of those situations where sometimes the Town is
10 conflict with reality. Applicants don't always need
11 as many parking spaces. So, we're pleased to see
12 the bank concept coming into play here. If down the
13 road, they need to open that up, they just come back
14 and ask the Board for that approval. So, I think
15 that we are comfortable with that as well.

16 Other than that, signage, landscaping -- the
17 architectural renderings are fantastic from what we
18 have seen so far. We really don't have any issues
19 at this point. We are very comfortable with where
20 they are headed.

21 CHAIRMAN STUTO: Are there any members of the
22 public that want to speak on this?

23 (There was no response.)

24 CHAIRMAN STUTO: I'll just open it up to the Board.

25 MR. AUSTIN: What's the staff kennel?

1 MR. WEY: The staff members often have long shifts
2 and they bring their pets to work occasionally. If they
3 can't make it home, their pets have a place to stay
4 there.

5 MS. DALTON: I did have one question. The building
6 looks great. The question was with regard to the use of
7 the flat roof.

8 MR. MALONE: We're doing a little sight line study.
9 As you know Sparrowbush Road kind of rises abruptly so
10 there is kind of a path of diminishing return and
11 parapets and we might have to make them high. The way
12 that it sits now on the second floor, that runs across
13 the building and are intended to have no HVAC equipment
14 in the front of that. On the customer side, the corner
15 is the most visible and you shouldn't see any - you
16 won't see any. It's just the back corner of the
17 building. We're going to study that.

18 MS. DALTON: It's really a lovely building.

19 MR. LACIVITA: Luigi, from a phasing standpoint,
20 you talked about the phasing of the additions. The
21 approval that you're seeking - the process that you are
22 going through is inclusive of everything so that when it
23 comes time to go to those phases, you can go right to
24 both of those.

25 MR. PALLESHI: Correct.

1 MR. LANE: So, we are approving everything as if it
2 was all built.

3 MR. LACIVITA: Yes.

4 MR. PALLESHI: Just so that everybody knows, as far
5 as the stormwater end of it, we are designing the
6 stormwater for a full build-out and that will be
7 installed as part of Phase I so that they can just get a
8 building permit for the few additions.

9 MR. LANE: How far down the road do you expect that
10 to come?

11 MR. WEY: Within a 10-year plan.

12 CHAIRMAN STUTO: Can we have a motion to vote on
13 the concept approval?

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

15 MS. DALTON: I'll second it.

16 CHAIRMAN STUTO: Any discussion?

17 (There was no response.)

18 CHAIRMAN STUTO: All those in favor say aye.

19 (Ayes were recited.)

20 CHAIRMAN STUTO: All those opposed say nay.

21 (There were none opposed.)

22 CHAIRMAN STUTO: The ayes have it.

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24 (Whereas the above referenced proceeding was

25 concluded at 9:15 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 July 29, 2014

