

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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RIVERHILL CENTER  
BUILDING 1207  
1201 TROY SCHENECTADY ROAD  
A MENDED SITE PLAN APPROVAL

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7 THE STENOGRAPHIC MINUTES of the above entitled  
8 matter by NANCY STRANG-VANDEBOGART, a Shorthand  
9 Reporter, commencing on September 9, 2014 at 7:14  
p.m. at The Public Operations Center, 347 Old  
Niskayuna Road, Latham, New York

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11 BOARD MEMBERS:  
12 PETER STUTO, CHAIRMAN  
13 LOU MION  
14 SUSAN MILSTEIN  
15 TIMOTHY LANE  
16 KATHY DALTON  
17 CRAIG SHAMLIAN

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16 ALSO PRESENT:

17 Kathleen Marinelli, Esq., Counsel to the Planning Board

18 Joseph LaCivita, Director, Planning and Economic  
19 Development

20 Chris Bette, Columbia Development

21 Peter L. Lilholt, Jr., PE, CHA

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1           CHAIRMAN STUTO: The next item is Riverhill Center  
2 Building 1207. This is at 1201 Troy Schenectady Road.  
3 This is an amended site plan approval; add second floor,  
4 expand to 23,766 square feet, office retail.

5           We saw this a couple of weeks ago; right, Joe?

6           MR. LACIVITA: That is correct. We actually  
7 approved it back in July of 2014 as the one-building,  
8 one-story that you see right here of approximately  
9 12,000 square feet. The applicant has a financial  
10 institution looking in this area which has the  
11 capability to expand this to a second floor, so he is  
12 here this evening to see if we can amend the site plan  
13 so that he could further attract the financial  
14 institution to this site.

15           I'll turn this over to Mr. Bette.

16           MR. BETTE: Thank you, Mr. LaCivita and Mr.  
17 Chairman. Mr. LaCivita stole my opening so again, my  
18 name is Chris Bette and I'm with First Columbia. We're  
19 the owners of 1201 Troy Schenectady Road up there on  
20 Route 7.

21           As Joe indicated back in July when we were here  
22 and this Board approved our one-story retail office  
23 building out in the front parking lot of the  
24 existing office park that we have owned for the last  
25 seven years.

1           Today we are asking this Board to consider a  
2           two-story building about 24,600 square feet and the  
3           second floor would be utilized primarily as office.  
4           As Joe mentioned, we are in discussions with a  
5           potential tenant that would take up the whole floor  
6           but we are also planning it to be a multi-tenanted  
7           building once something changes in the future. It  
8           will be a nice vital office setting for someone.  
9           This particular tenant was adamant that exposure to  
10          the road was important so the ability to have a sign  
11          on the building is important to them and the  
12          proximity to the road was important to them because  
13          we already offered them space in the building behind  
14          this building and the front and center look was  
15          important to them.

16          So, just to get into the site plan issues -  
17          there is really no change. The plan that we had  
18          brought to you back in July didn't show us using the  
19          back parking lot, but the only changes really is the  
20          addition of 55 parking spots that we need to  
21          accommodate the office tenant, which we have.

22          As we went through on previous approval, the  
23          site is 18 acres has over 600 parking spots and the  
24          demand or the requirement for the different uses  
25          that we have in there are less than 500. So, we

1 have plenty of excess parking on the site. The  
2 accommodation of the additional office was simply to  
3 have those folks park in the back and provide a rear  
4 entrance for them. If they have retail type  
5 clients, they can park in the front.

6 So, no change to pavement and no change to  
7 stormwater. There is no change to water or sewer  
8 connections. Purely, it's a building elevation  
9 change. I think that we've come up with something  
10 quite nice. I think that it would look good right  
11 there on the street. It's just expandable on the  
12 one-story and we'd like to stretch it to be a  
13 two-story building. I'm happy to answer any  
14 questions that you have.

15 CHAIRMAN STUTO: Joe, were the neighbors noticed on  
16 this one?

17 MR. LACIVITA: Yes. There actually has been a  
18 number of parcels in Schenectady County.

19 CHAIRMAN STUTO: Okay, I just want to make sure.

20 As we left last time, were there supposed to be  
21 some follow-up conversations about stormwater that  
22 we were going to examine a little more closely?

23 MR. BETTE: The resident down along the river on  
24 River Road was here. Noah Brownsey was here and we  
25 discussed how our site was going to improve the drainage

1 coming towards his house and it was a bigger issue. We  
2 did say that some discussion should be had. I'm not  
3 sure if Mr. Neeley who was here that night actually had  
4 a follow-up conversation with him. I have not heard  
5 from Mr. Brownsey since the meeting.

6 CHAIRMAN STUTO: We specifically asked you if you  
7 would be willing to talk to them about X, which I  
8 thought had to do with stormwater.

9 MR. BETTE: That was the bike path issue.

10 CHAIRMAN STUTO: There was another one, too.

11 MR. BETTE: As I said back in July, the stormwater  
12 is a big issue. The drainage area from the neighbor to  
13 the river is large. It not only encompasses my parcel  
14 but it encompasses the parcels across the street, Route  
15 7, parcels in Schenectady County. It's a big area and  
16 it's a bigger issue than just the little bit of run-off  
17 coming from my site.

18 MR. LACIVITA: I think that part of that issue that  
19 you're talking about here is that there is a lot of  
20 run-off that comes from the roadway itself, which is in  
21 Niskayuna and I think that part of the process that Bill  
22 was going to do that night when he was here was aid him  
23 through the Niskayuna process to try to get Niskayuna  
24 and the Town together with Mr. Brownsey. I think that's  
25 kind of where we had a communication to try -

1           MR. BETTE: He lives in Niskayuna. That means his  
2 home is in Niskayuna and the road is actually a  
3 Schenectady County road.

4           CHAIRMAN STUTO: And we asked if you'd be willing  
5 to participate in that.

6           MR. BETTE: Yes, I said that I would and I have not  
7 heard from anybody.

8           MR. LILHOLT: Also, just as a reminder, even though  
9 the proposed project wasn't required to provide  
10 stormwater management because there was a disturbance of  
11 less than one acre, they do have a stormwater management  
12 plan. They are proposing on-site infiltration which is  
13 over and above that which is required but it will  
14 actually reduce the amount of run-off that would go  
15 toward Mr. Brownsey's parcel.

16          CHAIRMAN STUTO: We went over that the last time.

17          Again, we have our Town Designated Engineer  
18 here.

19          Do you have comments, Peter?

20          MR. LILHOLT: Just a few comments, thank you Mr.  
21 Chairman.

22          As Mr. Bette pointed out, there are very few  
23 site related changes to the project. He covered the  
24 point that although additional parking demand is  
25 required as a result of the addition of the second

1 floor, there is more than adequate parking along the  
2 site. It's a shared parking situation on a signal  
3 parcel amongst multiple buildings, but adequate  
4 parking is provided on-site.

5 Previously the Board had made the waivers which  
6 still apply. Those two waivers were parking in the  
7 front yard on Troy Schenectady Road and the building  
8 exceeding the maximum front yard setback of 25 feet.  
9 Both of those still apply.

10 We feel like the building architecture is  
11 attractive and consistent with some of the other  
12 buildings that are along the Troy Schenectady road  
13 corridor.

14 With regard to SEQR, a revised FEF Part I was  
15 submitted by the applicant. CHA prepared Part II and  
16 Part III and drafted a neg dec and SEQR Resolution  
17 for the Planning Board's consideration.

18 CHAIRMAN STUTO: We'll open it up for questions and  
19 then go through the environmental. So, we have to  
20 consider the SEQR review again with a Resolution if  
21 we're going to go forward?

22 MR. LILHOLT: There were very few impacts related  
23 to environmental - the reference to the building square  
24 footage needs to be updated.

25 CHAIRMAN STUTO: Okay, we'll open it up to the

1 Board again.

2 Any questions or comments?

3 (There was no response.)

4 Anybody in the public want to be heard on this?

5 (There was no response.)

6 Okay, why don't you walk us through the  
7 environmental?

8 MR. LILHOLT: Attached to our letter dated August  
9 29th is Part II of the MBAF, as well as the Draft  
10 Negative Declaration pursuant to SEQR and a Resolution.  
11 Really, the same comments that were investigated and  
12 pertaining to environmental apply. The project was  
13 within an agricultural district. Obviously, the project  
14 does not involve disturbance to agricultural land  
15 previously disturbed. It's within a parking lot. That,  
16 and the archeology are the two items that were flagged  
17 and we have a letter in the file from an archeologist  
18 indicating previous site disturbance adequately  
19 addresses the fact that the project was previously  
20 disturbed as well.

21 CHAIRMAN STUTO: Okay, any questions or concerns  
22 from the Board on the environmental impact?

23 (There was no response.)

24 Kathleen, did you see the Resolution on the  
25 back?

1 MS. MARINELLI: I'll read the conclusion of the  
2 Resolution.

3 Now therefore be it resolved that the Planning  
4 Board declares itself Lead agency for the purposes  
5 of SEQR review; and be it further

6 Resolved that based on a thorough review of the  
7 project by the Planning Board that there will be no  
8 significant adverse environmental impacts and no EIS  
9 will be required; and be it further

10 Resolved that the attached Draft Negative  
11 Declaration be adopted in accordance with SEQR Part  
12 617.12.

13 CHAIRMAN STUTO: Okay, I would ask that the  
14 stenographer put the whole entire Resolution into the  
15 minutes.

16 Any discussion on the Resolution?

17 (There was no response.)

18 Do we have a motion?

19 MR. MION: I'll make a motion.

20 MR. AUSTIN: I'll second it.

21 CHAIRMAN STUTO: Any discussion.

22 (There was no response.)

23 All those in favor say aye.

24 (Ayes were recited.)

25 All those opposed say nay.

1 (There were none opposed.)

2 The ayes have it.

3 On the question before the Board which is on  
4 the amended site plan application, do we have any  
5 discussion?

6 (There was no response.)

7 Do we have a motion?

8 MR. AUSTIN: I'll make a motion.

9 MR. SHAMLIAN: I'll second that.

10 CHAIRMAN STUTO: Any discussion?

11 (There was no response.)

12 All those in favor say aye.

13 (Ayes were recited.)

14 All those opposed say nay.

15 (There were none opposed.)

16 The ayes have it.

17 Thank you.

18 MR. BETTE: Thank you, very much.

19 MR. LACIVITA: Should you drive by - if this is  
20 constructed as a single story, Chris was trying to  
21 actually get his approvals in place to attract the  
22 financial institution, should they decide on another  
23 location. I think that Mr. Bette still has to  
24 contemplate whether they are actually going to increase  
25 it to a second floor. They may go with the original

1 approval of the one-story. We'll see where that goes.

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5 (Whereas the above referenced proceeding was

6 concluded at 7:25 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.

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NANCY STRANG-VANDEBOGART

Dated October 1, 2014

