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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

CILLIS HOME DESIGN CENTER AND APARTMENT
250 OLD LOUDON ROAD
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above entitled
matter by NANCY STRANG-VANDEBOGART, a Shorthand
Reporter, commencing on February 10, 2015 at
7:45 p.m. at The Public Operations Center, 347 Old
Niskayuna Road, Latham, New York

BOARD MEMBERS:
PETER STUTO, CHAIRMAN
TIMOTHY LANE
CRAIG SHAMLIAN
SUSAN MILSTEIN

ALSO PRESENT:

Kathleen Marinelli, Esq., Counsel to the Planning Board

Mike Tengeler, Planning and Economic Development

Joseph LaCivita, Director, Planning and Economic
Development

Brad Grant, PE, Barton and Loduidice

Luigi Palleshi, PE, ABD Engineers

1 CHAIRMAN STUTO: We'll call up the next item on the
2 agenda while the folks on the prior one are leaving.

3 This is Cillis Home Design Center and
4 Apartment, 250 Old Loudon Road. This is sketch plan
5 review. This is 4,464 square foot office/storage
6 building and six-unit apartment.

7 Joe LaCivita, do you have any introductory
8 remarks. gussy

9 MR. LACIVITA: We have Luigi Palleshi back from ABD
10 Engineers. He brought this before the DCC, the
11 Development Coordination Committee review on January 14
12 which was recently, and we are here for sketch plan
13 review again on this project.

14 MR. PALLESHI: I'm here tonight for 250 Old Loudon
15 Road tonight for Mr. Cillis.

16 The site is 1.24 acres. It is zoned in the
17 commercial office residential zone. It's surrounded
18 by a dentist, a motel and a single family
19 residential home.

20 What he is proposing to do is construct a 4,464
21 square foot building for his design home center.
22 He's a builder and it's for his design center.

23 In addition to that, he's also proposing a six
24 unit apartment building separate from the office
25 building.

1 The access would be off Old Loudon Road and
2 parking in front of the adjacent to the six-unit
3 apartment building and also on the front of the
4 office building. There is water and sewer available
5 on-site right at Old Loudon Road. The stormwater
6 management that we are proposing which would
7 incorporate the green infrastructure for DEC
8 requirements - we're looking at a bio retention
9 system here. Basically, when you do the calculation
10 to allow the apartment units, the allowed is 5.92
11 units.

12 The Town of Colonie doesn't round up so
13 unfortunately we have to go for a variance to allow
14 the six units. There are a few waivers here as
15 mentioned in the planning DCC comments. One is the
16 20-foot setback from Old Loudon Road right of way.
17 Right now we are proposing the six-unit apartment
18 building at 30 feet. Another comment - if you read
19 a little further down there is an existing tree
20 between the 20-foot front setback and the right of
21 way and Planning is asking to save that tree.
22 That's one of the reasons why we have this building
23 set back and also it kind of creates that screen
24 scape on Old Loudon Road.

25 I have this plan here as it shows apartments

1 and commercial uses and also the hotel. It's an
2 allowed use. We're not seeking any variances other
3 than what I mentioned previously. It's not out of
4 character.

5 This is sort of a blow up view of the site
6 plan. Again, you have the six-unit building near
7 Old Loudon Road and the office building along the
8 back front line here (Inaudible).

9 CHAIRMAN STUTO: Where is the front of the
10 apartment building?

11 MR. PALLESHI: The front of the apartment building
12 is here -

13 CHAIRMAN STUTO: Isn't there a requirement that
14 face the road?

15 MR. LACIVITA: Yes, typically the facade needs to
16 face the road.

17 MR. PALLESHI: In the design we had to make this
18 look like the front but the garages - that's where all
19 the residents would enter in and out of their units -
20 would be through the side.

21 CHAIRMAN STUTO: Did your firm think about that -
22 whether there is a waiver required?

23 MR. LANE: Is that a gabled roof?

24 MR. PALLESHI: I believe so. I'm not sure about
25 the whole design - if he has designed the architecture

1 of the building yet. That is something that we can take
2 into consideration.

3 Also, there was another comment from the DCC,
4 having met the continuity of street scape. We can
5 certainly add a fence along that to keep that on
6 both sides so that you have that continuous street
7 scape.

8 MR. PALLESHI: The whole ground floor of the
9 apartment as it faces the firehouse is going to be
10 garage doors. That pretty much solid.

11 CHAIRMAN STUTO: Brad, do you have any comments
12 that you can make on this?

13 MR. GRANT: Yes. I've been down to the site and
14 there are a lot of things proposed here. Home Center
15 sits pretty far back with Loudon Road and I think that
16 there is some appropriate screening, particularly on
17 that side where you have some residential structures.

18 MR. PALLESHI: Yes, and that is another DCC
19 comment.

20 CHAIRMAN STUTO: It seems like you're doing a lot
21 with an odd-shaped site. You're not exceeding the
22 density except for the number of apartments, but it's
23 causing you to twist the building around where I think
24 that the front is not facing the road. Is the apartment
25 building critical to this?

1 MR. PALLESHI: I believe so; yes, sir.

2 CHAIRMAN STUTO: What does that mean; you believe
3 so?

4 MR. SHAMLIAN: Viability wise?

5 CHAIRMAN STUTO: He doesn't know.

6 MR. PALLESHI: I don't know.

7 MR. SHAMLIAN: Any thought about putting the design
8 center out by the street and the apartments in the back?

9 MR. PALLESHI: We had that design, but the owner
10 asked for it the other way.

11 MR. LANE: Do you know why?

12 MR. PALLESHI: I think that he wants to keep his
13 site in the back.

14 MR. LANE: Can you confirm that?

15 MR. PALLESHI: Yes.

16 MR. LANE: What is in the commercial space?

17 MR. PALLESHI: It's going to be his home design
18 center.

19 CHAIRMAN STUTO: Oak cabinets and stuff like that.

20 MR. SHAMLIAN: It also looks like that northern
21 most building, if you will, looks like garage doors
22 again.

23 MR. PALLESHI: Yes, that's part of the office
24 building and he does have a truck and he will park his
25 truck in there.

1 CHAIRMAN STUTO: How many units do they put out a
2 year? How many houses do they build?

3 MR. PALLESHI: He's currently working on Richfield
4 Commons Phase II. That's 23 lots, I believe, that we
5 did. He's got a few other ones. As far as the number
6 per year, I can't answer that.

7 CHAIRMAN STUTO: I just didn't know if he was big
8 enough to have that type of center. I know that he did
9 a lot of high end stuff and not too many homes a year.

10 MR. GRANT: This is really a home center and
11 everything is inside. There really is no storage of
12 anything on the outside, correct?

13 MR. PALLESHI: Correct. That's why that garage
14 space is there to keep -

15 CHAIRMAN STUTO: Maybe we want to make a note of
16 that.

17 MR. LANE: This is not going to have any
18 visibility. It's going to be tucked away. Is it by
19 appointment?

20 MR. PALLESHI: I'm thinking that maybe he should be
21 here to answer these.

22 MR. LACIVITA: When you look at the COR zone - we
23 struggled with this before. Remember the one on Route 7
24 where we had the apartment complex in the back and a
25 design center in the front? We struggled with the

1 accessibility to the apartments. Here you have
2 something in front but the parcel doesn't lend itself,
3 again, that accessibility. Unfortunately, it's zoned
4 applicable but hard to really design.

5 CHAIRMAN STUTO: Just because it's zoned that,
6 doesn't mean that the lot is appropriate for it.

7 MR. LACIVITA: That's what I'm getting at. It's
8 zoned applicable, but the functional design is tough to
9 get to on this one.

10 CHAIRMAN STUTO: And you have waivers.

11 MR. PALLESHI: You have residential and you put
12 residential next to each other and then you have the
13 dentist and you have two commercials abutting each
14 other.

15 CHAIRMAN STUTO: Any more questions?

16 (There was no response.)

17 Thank you.

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21 (Whereas the above entitled proceeding was
22 concluded at 7:59 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 February 23, 2015

