

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 AUTO ZONE
5 887 LOUDON ROAD
6 APPLICATION FOR CONCEPT ACCEPTANCE

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8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY STRANG-VANDEBOGART, a Shorthand
10 Reporter, commencing on February 24, 2015 at 8:02
11 p.m. at The Public Operations Center, 347 Old
12 Niskayuna Road, Latham, New York

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

19 ALSO PRESENT:
20 Kathleen Marinelli, Esq., Counsel to the Planning Board
21 Michael Tengeler, Planning and Economic Development
22 Joe LaCivita, Director, Planning and Economic Development
23 Nathan Kirchner, Langan Engineering
24 Joe Grasso, PE, CHA

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1 CHAIRMAN STUTO: The next item on the agenda is
2 Auto Zone, 886 Loudon Road. This is an application for
3 concept acceptance. I think that we've seen this at
4 least one time.

5 MR. LACIVITA: Yes, this is the old Blockbuster on
6 Route 9, known as 886 Loudon Road. Again, it was before
7 us on November 18, 2014. Tonight we entertain their
8 application for concept acceptance and I'll turn it over
9 to the applicant.

10 MR. KIRCHNER: For the record, my name is Nate
11 Krichner and I'm with Langan Engineering.

12 As was mentioned we were here for sketch on
13 November 18th. The results of the sketch of the
14 meeting - the Board had several comments and asked
15 for some revisions to the site plan. I can walk
16 through our DCC site plan as well, as our sketch of
17 site plan and then how we arrive at the current
18 plan. Then, I'll turn it over to Mr. Grasso for
19 some comments with respect to the current plan.

20 As a quick overview of the existing site, as
21 was mentioned, this is the vacant Blockbuster. The
22 building is situated here. Here is the Hannaford
23 Grocery Store and Loudon Road (Indicated) directly
24 to the east and Citizens Bank is the immediate
25 property to the south.

1 As I mentioned when we met with the Development
2 Coordination Committee in October, this was the plan
3 that was proposed. It was Auto Zone's masterpiece,
4 so to speak. It provided that cross access
5 easement. There is a deed requirement that this
6 cross access needs to be maintained in some
7 capacity. There is no restrictions as to where it
8 can be, as long as it's provided from Loudon Road to
9 the Hannaford property.

10 The initial comments that we received from the
11 Town were whether they wanted to maintain a kind of
12 arterial racetrack cut-through as shown here, or if
13 the Board wanted that to be kind of brought down in
14 terms of its speed and its approach and really the
15 accessibility of it. One of the major comments that
16 everyone had concerns with were the parking spaces
17 along here backing out into what was that main drive
18 aisle. In response to those comments, we provided
19 several options to this committee and to this Board
20 in November. Ultimately, what was concept 4
21 provided the curb cut along the northern property
22 line, the different orientation and then minimized
23 the accessibility of that cross access. The Board,
24 primarily, by the recommendation of Mr. Grasso,
25 recommended the location of the curb cut be

1 relocated to the front of the store in a more
2 prototypical area and had the perimeter driveway be
3 removed.

4 Ultimately, we have arrived at this current
5 layout addressing all of the Board's concerns and
6 DCCs concerns as well as comments from this Board at
7 the scheduled meeting. We received concept comments
8 from all agencies, is my understanding. None of
9 them were real earth shattering or major hurdle,
10 and none had any effect on the actual layout of the
11 site.

12 I can get into more detail of the design, but I
13 think that I would defer to Mr. Grasso. He may have
14 some words to add to explain how we arrived at where
15 we are.

16 MR. GRASSO: There is a comment letter in your
17 packet dated December 31st, but really I just want to
18 say that most of our comments are things for the
19 applicant's consultant to consider as he advances the
20 plans. We commend him to make such drastic reductions
21 based on earlier feedback that he got from DCC, our
22 office as well as the Planning Board.

23 There was some very engaging conversation
24 regarding looking at the different layouts that he
25 described. We think that he picked the best

1 alternative and that he did a great job opening up
2 the site plan and it meets conceptual requirements.

3 There may be some minor waivers required. I
4 think that there is one parking space that
5 encroaches into the front yard and we'll have to
6 check the size of the interior landscaped island.
7 Other than that, we don't see why there is any
8 reason why the project shouldn't be considered for
9 concept acceptance and be able to be allowed to
10 advance into final design.

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

13 (There was no response.)

14 Does the Board have any comments for this?

15 MR. MION: I think that they did a nice job.

16 MS. MILSTEIN: Agreed.

17 CHAIRMAN STUTO: Okay.

18 MR. GRASSO: The motion for concept acceptance.

19 SEQRA - it's an unlisted action and the Planning Board
20 would be the lead agent, and we recommend that the Board
21 wait to make a SEQRA determination until we have final
22 site plans.

23 CHAIRMAN STUTO: That's what we usually do.

24 Concept acceptance is not an action under
25 SEQRA, so we can vote on concept acceptance without

1 having to complete SEQRA.

2 Do we have a motion?

3 MR. MION: I'll make the motion.

4 MS. DALTON: I'll second it.

5 CHAIRMAN STUTO: Any comments or discussion?

6 (There was no response.)

7 All those in favor say aye.

8 (Ayes were recited.)

9 All those opposed say nay.

10 (There were none opposed.)

11 The ayes have it.

12 Thank you.

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14 (Whereas the above entitled proceeding was

15 concluded at 8:10 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 March 16, 2015

