

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****
4 OFFICE BUILDING ADDITION
5 31 BRITISH AMERICAN BOULEVARD
6 APPLICATION FOR WAIVER REQUEST
7 *****

8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY STRANG-VANDEBOGART, a Shorthand
10 Reporter, commencing on April 28, 2015 at 7:15 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 BRIAN AUSTIN
17 SUSAN MILSTEIN
18 TIMOTHY LANE
19 CRAIG SHAMLIAN

20 ALSO PRESENT:
21 Kathleen Marinelli, Esq. Counsel to the Planning Board
22 Joseph LaCivita, Director, Planning and Economic
23 Development
24 Frank Palumbo, PE
25 Michael Tengeler, Planning and Economic Development

1 CHAIRMAN STUTO: Next item on the agenda is Office
2 Building Addition, 31 British American Boulevard. This
3 is an application for a waiver request. This is a 9,728
4 square foot one-story building addition waiver request
5 to allow for 12 banked parking spaces.

6 Joe LaCivita, do you have anything?

7 MR. LACIVITA: I believe that it's 21 parking
8 spaces. I believe that you have an old agenda.

9 CHAIRMAN STUTO: Okay, let the record show that
10 it's a waiver request to allow for 21 banked parking
11 spaces.

12 MR. LANE: This says 23. Can we get clarification
13 on that? We're only looking at 21?

14 MR. LACIVITA: Yes, it's 21. Sorry about that.

15 MR. TENGELER: We'll go through the presentation
16 and it will be memorialized in the site plan.

17 I'll just set the table and give a brief
18 introduction. Frank Palumbo is here from CT Male
19 and will be presenting on behalf of the applicant,
20 British American Development. The subject parcel is
21 31 British American Boulevard. It's an existing
22 office building. The proposal is to add a 9,728
23 square foot building addition which will result in
24 an increased parking necessity. The application is
25 creating enough parking spaces shy of 21 to satisfy

1 the requirement. The applicant is proposing to bank
2 those 21 parking spaces in the event that they are
3 needed in the future. So, in a sense he is looking
4 for a temporary waiver that could be lifted at any
5 time.

6 So, I'm going to turn it over to Frank Palumbo
7 to present.

8 CHAIRMAN STUTO: Okay, Brian just points out that
9 the plans say 23 as well.

10 MR. PALUMBO: Yes. I'm just checking that and it
11 is 23 spaces that we are asking for the waiver.

12 CHAIRMAN STUTO: Okay, just some clarity on the
13 record, it's a request for a waiver for 23 banked
14 parking spaces.

15 MR. PALUMBO: Thank you. I'll keep this as simple
16 as possible and get to any questions that you may have.
17 This is a minor site plan and the first address that we
18 went with. We submitted and had about 9,700 square
19 feet. At that time, originally, we had more spaces than
20 we needed but the building as you can see colored there
21 is the bump-out of the building. That's on the back
22 side of the building. What it did is it took some of it
23 so that we had the addition of the building that called
24 for new parking spaces and we lost some parking spaces.
25 The reason that we are asking for the waiver is because

1 we do not necessarily need those spaces. There is a lot
2 of square footage that is dedicated to some computer
3 room space. So, we don't need that spacing at this
4 time. So, we wanted to show where that would be banked
5 and if it is something that becomes needed either by
6 review of the Board, the Town or the applicant that
7 would be a future use. So, we are well are within all
8 other codes, especially the greenspace.

9 So, really if there are any questions, I'd be
10 glad to answer them.

11 CHAIRMAN STUTO: What does the department have to
12 say?

13 MR. TENGELER: It's justified on our end. Like
14 Frank said, the computer room is a pretty big portion of
15 this addition and the computer room and the offices will
16 never really be used at the same time. So, essentially
17 you're kind of getting double office space for a single
18 employee. We like the concept of banked parking. We
19 would rather have greenspace on the site than an excess
20 of pavement. So, the department and the DPW review
21 supports this.

22 CHAIRMAN STUTO: What would trigger paving that?

23 MR. TENGELER: A couple of things. Any internal
24 problems that they might have or if anyone internal to
25 the building might notice something. If the Town

1 notices parking along -

2 CHAIRMAN STUTO: Can the Town require it?

3 MR. TENGELER: Oh, absolutely.

4 CHAIRMAN STUTO: Are there any other members of the
5 public that want to be heard on this one?

6 (There was no response.)

7 Any members of the Board?

8 MR. AUSTIN: I was just noticing where the
9 one-story addition is going to go. You're taking out
10 approximately 10 spots and there are 4 handicapped spots
11 that are being taken away. Are you going to reallocate
12 those to another spot on the site?

13 MR. PALUMBO: Yes, we have allocated additional
14 spaces to meet the code that was necessary for that and
15 we expect that would be fine-tuned with the final site
16 plan.

17 MR. AUSTIN: Do you have any idea where they might
18 be relocated?

19 MR. PALUMBO: Yes, there are access points. There
20 are a few points that already have handicapped
21 accessible access to the building. We also have some in
22 front that are there. It's an existing tenant. The
23 good thing is that they want to stay there. They want
24 to expand. So, we don't really foresee any problems and
25 we do have the number that we need.

1 CHAIRMAN STUTO: Anything else?

2 MR. LANE: I had seen this but I thought that I
3 would make the point that even if they expand, you'll
4 still have your greenspace requirement?

5 MR. PALUMBO: Yes, we are well above the 35%.

6 MR. TENGELER: And that's with the build-out of
7 these spaces.

8 CHAIRMAN STUTO: Any other comments?

9 (There was no response.)

10 Do we have a motion to approve the waiver
11 request?

12 MR. AUSTIN: I'll make the motion.

13 MR. LANE: Second.

14 CHAIRMAN STUTO: Any discussion?

15 (There was no response.)

16 All those in favor say aye.

17 (Ayes were recited.)

18 All those opposed say nay.

19 (There were none opposed.)

20 The ayes have it.

21

22 (Whereas the above referenced proceeding was
23 concluded at 7:20 p.m.)

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 6, 2015

