

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 \*\*\*\*\*

4 MIDWAY FIRE DEPARTMENT  
5 1956 CENTRAL AVENUE  
6 SKETCH PLAN REVIEW

6 \*\*\*\*\*

7  
8 THE STENOGRAPHIC MINUTES of the above entitled  
9 matter by NANCY STRANG, a Shorthand Reporter,  
10 commencing on August 11, 2015 at 7:33 p.m. at The  
11 Public Operations Center, 347 Old Niskayuna Road,  
12 Latham, New York

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

16 ALSO PRESENT:  
17 Kathleen Marinelli, Esq., Counsel to the Planning Board  
18 Michael Jackson, Lamont Engineers  
19 Peter Figarelli, Mitchell Associates Architects  
20 Joseph LaCivita, Director, Planning and Economic  
21 Development  
22 Michael Tengeler, Planning and Economic Development  
23 Joseph Grasso, PE, CHA

24  
25

1           CHAIRMAN STUTO: The next item on the agenda is  
2 Midway Fire Department, 1956 Central Avenue. This is a  
3 sketch plan review. This is demolition of existing  
4 firehouse and construction of new.

5           MR. LACIVITA: We will let them get set up.

6           CHAIRMAN STUTO: Joe, the applicant now seems to be  
7 set up. Do you have any introductory remarks before  
8 they get started?

9           MR. LACIVITA: No, we'll go right into the  
10 application, Peter.

11          MR. JACKSON: I'm Michael Jackson with Lamont  
12 Engineers.

13                 We are doing the civil site work for the  
14 project.

15                 The fire station was built in the 1950's and it  
16 has had several additions since then and it's  
17 out-lived its useful life. The fire district has  
18 decided to move ahead with a new fire station. So,  
19 they're in the process of demolishing the existing  
20 station and they want to build the new station at  
21 about the same location as the existing station.  
22 The new station would be located slightly further  
23 back from Central Avenue. Central Avenue here  
24 (Indicating) is at the bottom. This is the Taft  
25 furniture warehouse on the side of the map

1 (Indicating). The existing fire station is about  
2 where my hand is and the new fire station proposed  
3 is a little further back.

4 The site plan is including a little more  
5 parking than the existing. We have this plan at 72  
6 spaces and the existing is at about 50. We are  
7 going to improve the stormwater management for the  
8 site. Currently during heavy rains, they experience  
9 flooding toward the back of the site. The back of  
10 the site is a recreational area - the picnic area,  
11 barbeque and that's the area that floods when they  
12 get the very heavy rain. So, we are looking at  
13 putting in a detention area over here on the site to  
14 alleviate some of that flooding.

15 The fire station also is subject to an easement  
16 from New York State DOT which takes the drainage  
17 from Central Avenue and back onto the site. The way  
18 that it works now is that stormwater from Central  
19 Avenue is piped out to the swale and in actuality  
20 this here (Indicating) goes up a little bit and it  
21 goes back downhill. That's the way that it was  
22 constructed. It's supposed to all flow that way  
23 towards the west. It's the highpoint over here at  
24 Taft some place.

25 So, this is new fire station, new parking, new

1 stormwater. This is a very small portion of the  
2 site. This here (Indicating) is the part that we  
3 are dealing with and the site goes all the way back  
4 quite a ways. Most of the back of the site is on  
5 New York State DEC regulated wetlands, which we are  
6 not touching.

7 MR. FIGARELLI: Just to give you a quick overview  
8 on the building, this end is the apparatus bay where the  
9 equipment is parked and stored and the trucks come in  
10 and out. The flow of the property is that the trucks  
11 come around into the back and out the front for quick  
12 access to the street. Over here on this side  
13 (Indicating) are all the accessory spaces for the fire  
14 apparatus themselves. The meeting/training room which  
15 also could be used as a banquet hall with a public  
16 entrance here - there is a door at this location that  
17 can close off the fire department part of the building  
18 from the public part of the building to kind of  
19 segregate that in case there is a public function. Then  
20 all the department's offices are in through here  
21 (Indicating). We have a rendering of what the building  
22 will look like.

23 CHAIRMAN STUTO: Would you mind passing that  
24 around, when appropriate?

25 MR. FIGARELLI: Sure. And here are the drawing

1 elevations of the building that match the rendering.

2 So, the building would be all concrete block on  
3 the outside; a combination of smooth faces, split  
4 face, mixed-up and various masses to kind of break  
5 down the overall mass of the building and give it a  
6 little better scale.

7 That's pretty much it.

8 CHAIRMAN STUTO: This is going to be reviewed and  
9 starting to be reviewed by our Town Designated Engineer,  
10 CHA. Joe Grasso is here from that firm.

11 Joe, I know that you don't have any formal  
12 review letter, but do you have any comments to make  
13 on this project?

14 MR. GRASSO: Yes, just a couple of things. It  
15 appears to be a pretty straight forward redevelopment  
16 project and the site plan and the building layout all  
17 appear to be thoughtfully laid out.

18 The site doesn't have any stormwater management  
19 features right now so the inclusion of those is  
20 definitely an environmental public benefit to the  
21 project. There are some wetlands further back on  
22 the site that they have identified. I think that  
23 they're DEC and we would like them to confirm that  
24 there aren't any Corp wetlands on the site.

25 MR. JACKSON: There are. The swale here

1 (Indicating) is the Army Corp's jurisdiction, but we've  
2 already got the national permit.

3 MR. GRASSO: Okay, even better.

4 There are a couple of waivers that are going to  
5 be required of the project. One is exceeding the  
6 maximum front yard setback of the building. It  
7 appears that's justified because they need to stage  
8 the trucks in front of the building between the  
9 building faces Central Avenue. I don't see any big  
10 obstacles there.

11 The other waiver is that the parking extends  
12 into the front yard in front of the face of the  
13 building. That is something that I think that the  
14 Planning Board should look at - whether or not that  
15 is justified or not. It appears that there may be  
16 adequate room to shift the parking back. It's about  
17 20 feet out in front of the building. You've seen  
18 this comment on other sites. It's something that we  
19 would like to see comment on during the concept plan  
20 review from the Planning Board.

21 There is a cross access connection to the Taft  
22 site which you pointed out. I think that's going to  
23 be maintained although maybe in a slightly different  
24 direction. Cross access is something that the  
25 Planning Board looks to include in site plans, where

1 appropriate. They normally look to see those  
2 memorialized by easements. Do you know if there is  
3 any kind of cross access arrangement set up right  
4 now?

5 MR. JACKSON: I don't currently know that.

6 MR. GRASSO: Because this is an existing one, and  
7 it's not required to keep traffic moving through the  
8 site, I'm not sure if it's required that it get  
9 memorialized by an easement, but it's something that we  
10 just wanted to bring to the Planning Board's attention  
11 early in the process.

12 We did attend a DCC meeting with all the Town  
13 departments and there were no significant issues  
14 that were raised that we didn't think couldn't be  
15 addressed through a normal site plan review and  
16 design process.

17 We are aware that DOT is planning some  
18 pedestrian improvements along the Central Avenue  
19 corridor. They have already been brought in with  
20 DOT on those improvements which we think is great  
21 and should avoid any delays to their project.  
22 Obviously, they will need to coordinate the plans  
23 closely with DOT'S and we would look for a  
24 pedestrian connection from the site out to the  
25 Central Avenue sidewalk system, which isn't

1 currently shown on the plans.

2 That's about all that we've got right now.

3 CHAIRMAN STUTO: Okay, any questions or comments  
4 from the Board?

5 MR. MION: Are they putting in an additional  
6 crosswalk to the church and leave the existing one so  
7 that you'll have a cross walk on both sides of the  
8 light?

9 MR. JACKSON: I think so. We do have the DOT plans  
10 and I don't have it shown on my sketch plan. On the next  
11 set of plans, we do have all the DOT improvements shown.  
12 I don't remember. I believe that there are now two  
13 crosswalks proposed in that area.

14 MR. MION: I have a plan here, but I'm not sure  
15 whether they are doing away with that one or they are  
16 going to leave that and just add the other ones. They  
17 have walks on both sides.

18 MR. JACKSON: My interpretation of what they gave  
19 me was two crosswalks.

20 CHAIRMAN STUTO: Any other questions or comments?

21 (There was no response.)

22 Thank you. It sounds pretty straight forward.  
23 We look forward to seeing you at concept  
24 application.

25 MR. JACKSON: Thank you.

1                   (Whereas the above entitled proceeding was  
2                   concluded at 7:44 p.m.)

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

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, 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

Dated September 20, 2015

