

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 GAFFERS COURT MIXED USE
5 3 GAFFERS COURT
6 SKETCH PLAN REVIEW

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8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY STRANG, a Shorthand Reporter,
10 commencing on September 29, 2015 at 8:28 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 TIMOTHY LANE
16 CRAIG SHAMLIAN

15 ALSO PRESENT:
16 Kathleen Marinelli, Esq., Counsel to the Planning Board
17 Joseph LaCivita, Director, Planning and Economic
18 Development
19 Frank Fazio, PE

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1 CHAIRMAN STUTO: Last on the agenda is Gaffer
2 Court Mixed Use, 3 Gaffers Court. This is a sketch plan
3 review. This is a mixed use consisting of 2,160 square
4 feet commercial first floor with two apartment units on
5 the second floor.

6 Joe do you have any introductory comments on
7 this one?

8 MR. LACIVITA: No, I think that for the sake of
9 time, we'll just turn it right over to the applicant.

10 MR. FAZIO: Good evening. My name is Frank Fazio
11 and I'm here on behalf of this mixed use project.

12 This is a mixed use project with commercial on
13 the first floor of this building and two apartment
14 units on the second floor.

15 The adjacent neighbor - the building will be
16 set back a little farther. He owns the business up
17 on Route 2 and he wants to be able to see his
18 business from his house, so he didn't want a
19 building blocking his view of that so that was a
20 condition of the zoning that the building be set
21 back.

22 MR. LANE: So, that language is in the zoning
23 variance?

24 MR. FAZIO: Yes. The setback was not a variance.
25 The variance was for the lot size because it was under

1 20,000 square feet and also for the side yard - we have
2 a side yard setback for it. As a condition during the
3 Zoning Board of Appeals hearing, the neighbor requested
4 the building be set back to 45 feet, as a condition of
5 the zoning variance. So, we are bound by the zoning
6 district on this. We are requesting a waiver and we
7 need to get a waiver from the Board on that.

8 The second one is the parking in the front
9 yard. It was considered when we went to the DCC
10 meetings - the Stormwater Management Department
11 wanted us to look at green infrastructure for the
12 management of stormwater which we did do in the back
13 of the lot we are going to put a large infiltration
14 basin so that we won't be discharging any stormwater
15 into the stormwater system. It will go right back
16 into the ground. That requires to put a fairly good
17 size basin in the back to handle the 100-year storm
18 event and what that did do was push the parking up a
19 little bit closer to the road.

20 We had an additional spot up here that we moved
21 it to the back which we did do. So, what I was also
22 able to incorporate was that we'd have an entrance
23 over here in the front of the building on the side
24 and putting the handicapped parking space right at
25 the corner here (Indicating). This is the loading

1 zone so there won't be any cars parked in this
2 location. The first handicapped space just kind of
3 go past the front of the building about six or seven
4 feet. We were able to keep it back as far as
5 possible on that.

6 The third waiver is the side yard setback for
7 pavement which will probably be 10 feet from the
8 property line. We are about 8.8 feet, so we are
9 requesting a waiver for that. The site did get
10 tight because we are five feet from here at the
11 building and five feet from the sidewalk. It
12 required with the parking area - we are short about
13 a foot and a half on that, so we'll need a waiver
14 for that one also.

15 MR. TENGELER: Frank, you said that there is going
16 to be an entranceway in the front of the building and on
17 the side of the building as well?

18 MR. FAZIO: Right, the main portal of the building
19 will be from the side because it set up that the bottom
20 floor will be two offices and the top floor will be two
21 apartments. The office building is set up so that it's
22 cut basically in half with this office and the second
23 office. So, we had that main entrance to split it. If
24 you had the main entrance in the front and you'd have no
25 way to get to the back. It's not an overly large

1 building. It's a small parcel and a small building;
2 2,000 square feet for the office.

3 MR. TENGELER: The Board will also notice that
4 there are density calculations in the back of their
5 packet as well, as to the mixed use component. Under
6 the density formula it allows for 2.2 units, rounded
7 down to two units which they are proposing. They meet
8 the density for the mixed use.

9 CHAIRMAN STUTO: I'm not thrilled with the
10 apartments, myself.

11 Where is the nearest residence to there? I
12 know it's caught in that zone of -

13 MR. LANE: There are a couple of residences.

14 MR. TENGELER: There is a residence right next door
15 and there is a couple on -

16 CHAIRMAN STUTO: On Route 9 or tucked away there on
17 Gaffers?

18 MR. FAZIO: Adjacent to this parcel there is a
19 single family residence. That's right next door.

20 CHAIRMAN STUTO: How old is that building? That
21 seems to be an island onto itself and that's from the
22 aerial that I'm looking at.

23 MR. AUSTIN: That's a single family?

24 MR. FAZIO: Single family.

25 MR. MION: That's a single family brick.

1 CHAIRMAN STUTO: I see it, but I'm having a hard
2 time seeing -- putting apartments there. Look at the
3 buildings that are next to it. You have one little
4 single house there. The rest is obviously enveloped by
5 commercial and office.

6 MR. TENGELER: The next street over is Sunset. The
7 more senior members of the Board will remember what the
8 neighborhood is like on Sunset; a mixture of residential
9 and commercial.

10 CHAIRMAN STUTO: Which is, in a way, an isolated
11 street to the extent that it is residential and this is
12 a subset of that. That's how I see it.

13 MR. FAZIO: Both of these offices may just take
14 half of the building and half of the office space and
15 then lease the other half to another tenant. He's
16 planning on moving his business here.

17 MR. LACIVITA: At least the property owner will be
18 there.

19 MR. FAZIO: Yes.

20 MR. MION: How far back are you going to put the
21 basin? You know where the truck is back there?

22 MR. FAZIO: The basin is probably 10 to 15 feet in
23 the back of the parking lot. It's a gradual slope down.
24 It won't be like a hole but it will go down.

25 MR. MION: It just looks like it will be way to the

1 back.

2 MR. FAZIO: We won't be that far back. You're
3 correct. The drop off is probably in here (Indicating)
4 somewhere but we are limiting our grading.

5 MR. MION: So, it's about where the truck is right
6 now.

7 MR. FAZIO: The one in the back there, yes. That
8 will be removed. It came with the property.

9 MR. TENGELER: Again, the parcel is below an acre
10 in size and there has been a structure removed within
11 the last 10 years making it eligible to go through the
12 redevelopment process. Like Frank said, it's gone
13 through the Zoning Board of Appeals and now we're trying
14 to make the Board familiar with what they are going to
15 be asking for down the line once we get through the
16 other reviews.

17 MR. LACIVITA: That's the design of the HCOR zone
18 as all the HCOR zones are -- trying to add that
19 residential component.

20 CHAIRMAN STUTO: Understood, but I think that it
21 works at a certain scale, but I don't know if it works
22 at this small scale the way that it's isolated here on
23 this particular parcel.

24 MR. LACIVITA: The density calculation is based on
25 the 80/20. When you try to tie it back to the single

1 family lot being 18,000 square feet -- here you are at
2 two apartments. I'm glad that Mr. [SIC] Ferrikane is
3 going to be on-site as his office will be there so
4 having the property owner there make a big deal. Is
5 this going to set itself up for a transient type of
6 lifestyle here because of the location - that's the
7 thing that worries me based on the zoning district.
8 Granted, it is zoned applicable but it's the overall --
9 I look at, who is going to be the partner next to him.
10 Who is going to be in that office space that he is
11 sharing and how are you going to maintain tenants? I
12 worry about the vacancy that happens. The location is
13 fine. It meets the zoning criteria, but I think that
14 it's going to be a hard sell for it.

15 CHAIRMAN STUTO: The first thing is that I'd be
16 more inclined to grant the waivers, myself, if it was
17 all office. It's just an odd isolated spot for
18 residential.

19 MR. LANE: Do you have any particular reason why
20 you wouldn't make it all office?

21 MR. FAZIO: I think that his office space
22 requirements aren't that large, hence, he is only going
23 to have 1,000 square feet so he's going to try to lease
24 out the other half. I was thinking that this was
25 additional income. Although it's a small building,

1 there are still costs involved with developing the site
2 and things like that. I think that he saw a market for
3 --as it is zoned correctly for something like that. He
4 saw that opportunity of a market for some apartments up
5 above. It's actually a good location for residents in
6 an apartment type setting - I would say office, but for
7 residents or apartments it's in a nice location.

8 MR. LANE: This is all going to be updated stuff?

9 MR. FAZIO: That's a brand new building.

10 MR. TENGELER: There was a building that was
11 demolished. This will be brand new.

12 MR. LACIVITA: Frank, can you come back with some
13 more amenities for the apartment style living that's
14 going to be here - something that will make the
15 apartments attractive to rent?

16 MR. FAZIO: Yes, there are more elevations here of
17 the back. The colors may not be totally final, but it's
18 something similar to this. You'll see the space in the
19 parking lot -- this is one office and then the other.
20 Then, here is one apartment and the other one here. The
21 apartment entrances are in the back of the building.
22 There will be one office entrance here and one in here
23 and then the apartment entrance will be in the back
24 corner over here. We're providing a patio back there
25 and bicycle racks and things like that. So, the parking

1 for the apartments will right back in here (Indicating).
2 There will be close parking nearby and for the offices
3 there. As you can see, it's residential looking in
4 nature.

5 This is what you would see from Gaffers. This
6 would be the front elevation and then the parking
7 lot elevation is right there. You can see the main
8 entrance and the apartments. It does have more of a
9 residential look because of the residents nearby.
10 The siding will be a cement board.

11 MR. TENGELER: We are also going to be working with
12 Frank as to landscaping upgrades as well to the
13 property. There will a full landscaping plan will be
14 available for the Board to look at.

15 MR. AUSTIN: Joe, I think that there should be some
16 thought to be given to the fact that it is new
17 construction and also price point for an apartment
18 rental. That might discourage the vagrant lifestyle.
19 Then again, it might discourage people too if it's
20 priced too high.

21 MR. TENGELER: Per Joe's recommendation I'll talk
22 with Frank and with Pat [SIC] Farrakane as to supplying
23 that type of information to the next Board Meeting -
24 price points, amenities and fixtures inside of the
25 facility.

1 MR. LACIVITA: I look at it that you have a pretty
2 basic back yard. The interior layout is going to depict
3 where you can possibly put a deck on that for to at
4 least entice somebody to rent there. Right now you don't
5 see it just based on the current design. What type of
6 exterior will there be? Will there be patio decks and
7 those type of things - just to make it attractive to
8 rent?

9 MR. TENGELER: I see a patio showing on the site
10 plan, but you should definitely elaborate on that.

11 MR. FAZIO: I'm not sure if we are going to propose
12 a deck because the back faces another residence. I
13 don't think that you want a deck facing a back yard.
14 The other one would be facing the parking lot. I'm not
15 sure that was something that he was thinking about or
16 not. I can talk with him, but I'm not sure it enhances
17 it that much because there is no good view from there.

18 He's going to price these so that they are not
19 high end or not low end but moderate, given the
20 location. He can provide some extra income without
21 going for all office. Then you're looking at four
22 different tenants versus only two tenants. I think
23 that he saw that it was zoned for that use and that
24 gave him the idea. It's become very common to put
25 buildings up with offices on the bottom and

1 residences up above - even retail too. That's
2 becoming quite a thing now.

3 CHAIRMAN STUTO: In the right location.

4 MR. AUSTIN: Could you just ask him to think about
5 the idea of having just commercial there and maybe come
6 back, if he is amenable to that with the elevation for
7 one-story commercial building? The strip mall right next
8 to it is a one-story structure. Maggie's, right across
9 there is a one-story.

10 MR. FAZIO: I will talk to him. It would cost more
11 to put up the second story but not exorbitant. The
12 money is in the foundation. Again, there is going to be
13 cost in the land. He bought the land and he's trying to
14 recoup some of those costs. By putting some apartments
15 up, there is some additional income to make the project
16 viable.

17 CHAIRMAN STUTO: Thank you.

18 MR. FAZIO: Thank you.

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21 (Whereas the above entitled proceeding was
22 concluded at 8:42 p.m.)

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CERTIFICATION

I, NANCY L. 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 L. STRANG

Dated _____

