

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

4 AESTHETIC SCIENCE INSTITUTE
922 TROY SCHENECTADY ROAD
5 APPLICATION FOR FINAL REVIEW & SEQR DETERMINATION

6 THE STENOGRAPHIC MINUTES of the above entitled
7 matter by NANCY STRANG-VANDEBOGART, a Shorthand
8 Reporter, commencing on October 20, 2015 at 7:46
p.m. at The Public Operations Center, 347 Old
Niskayuna Road, Latham, New York

9

10 BOARD MEMBERS:
11 PETER STUTO, CHAIRMAN
12 LOU MION
13 SUSAN MILSTEIN
14 TIMOTHY LANE
15 CRAIG SHAMLIAN
16 BRIAN AUSTIN

17 ALSO PRESENT:

18 Kathleen Marinelli, Esq, Counsel to the Planning Board
19 Joseph LaCivita, Director, Planning and Economic
20 Development
21 Michael Tengeler, Planning and Economic Development
22 Joseph Grasso, PE, CHA
23 Peter Yetto, Ingalls Associates
24 Randy Brenner, Aesthetic Science Institute

25

1 CHAIRMAN STUTO: Next on the agenda is Aesthetic
2 Science Institute, 922 Troy Schenectady Road. This is
3 an application for final review and SEQRA determination.
4 This is to raze existing building and construct a new
5 10,150 square foot two story school with ground floor
6 level.

7 Joe LaCivita do you have any introductory
8 remarks on this project?

9 MR. LACIVITA: We typically saw Chris Longo here
10 talking about this project. Chris can't make it
11 tonight. He's in class studying for his PE exam which
12 he takes next week, so we wish him all the luck. I know
13 that he has a bright future ahead of him.

14 We have Peter Yetto here tonight from Ingalls
15 and Associates, and of course Randy Brenner who is
16 here.

17 I talked with Chris and there is a slight
18 change and Peter is going to go through this. There
19 is a slight change because of the foundation with
20 the way that the grades are on this. There is a
21 crawl space in one area. No real use to it.
22 They're just raised up. They're going through the
23 construction cost right now, so they're bringing
24 that footing down to a full basement and no
25 additional use for the school, just additional

1 storage space. We're going to allow Peter to talk a
2 little bit about that. So, the actual square
3 footage, I believe, is 12,000 square feet overall.

4 MR. YETTO: Correct. It's from 10, 150. The
5 footprint will remain the same.

6 MR. LACIVITA: I'll turn it over to you, Peter.

7 MR. YETTO: Thank you. Good evening. My name is
8 Peter Yetto and I'm with Ingalls and Associates.

9 Since the project was here last, there really
10 isn't that many changes beyond that.

11 Water and sewer -- this is a redevelopment
12 site, again. The building will be demolished. The
13 building at the site now is the Russ and Rebel
14 location. The existing building here is
15 approximately the same square footage of the
16 proposed building (Indicating).

17 We are expanding the parking area to provide
18 additional parking spaces; 49 spaces in total.

19 To offset any increase of stormwater runoff
20 there is a grass swale here. There is also a grass
21 filter strip and we added here two feet of sand in
22 this location to reduce the runoff. So,
23 pre-development as opposed to post-development,
24 there is not an increase of run-off for the site.
25 That's obviously very important.

1 There is existing water on the site already
2 that we will utilize. The sanitary sewer is going
3 to be extended across the creek through an easement.
4 There is a manhole at the north end of the building.
5 Landscaping was provided as indicated before.

6 One thing that was done to reduce and minimize
7 the amount of impacts to the wetland, which are
8 minor to begin with, did reduce the parking stalls
9 from 18 to 17 feet. What you do see here is that
10 one foot gravel strip with the little spreader, so
11 you will have the 18 feet anyways in the locations
12 here (Indicating).

13 DOT has approved the use of the entrance. We
14 do provide some painting at the entrance to maintain
15 that 24-foot area that DOT would like to see. The
16 dumpster will have the same facade as the buildings
17 and there are some traditional plantings down along
18 here to provide some additional buffering.

19 That's all I had. Are there any questions?

20 MR. LACIVITA: Can you just go over the elevations
21 one more time with the Planning Board?

22 MR. GRASSO: Just in general.

23 MR. YETTO: This is a three-story building. The
24 side of the parking lot will be three stories exposed.
25 The rear is going to be two and a half stories. There

1 will be no entrance in the rear and only on the side.

2 CHAIRMAN STUTO: I'm interested in the change.

3 Could you explain the change as well?

4 MR. SIGNORELLI: Can I speak on that?

5 CHAIRMAN STUTO: Sure beneficially.

6 MR. BRENNER: When we originally designed the
7 building on square footage, this portion of it - because
8 of the lay of the land and the way that it's almost a
9 walk-out basement if you will in the front, we were not
10 going to excavate any of the dirt on the left half of
11 the bottom portion of this building and put this on slab.
12 Before, there was a grade. After going through things
13 with my construction agent, it's actually more cost
14 beneficial and easier for him to excavate the entire
15 site, open all of that up and just pour footing all the
16 way around it. In this area right now, we're not
17 increasing any office space or anything like that. It's
18 really going to act as basement storage for us and
19 that's about it. Because it's a school, New York State
20 requires my wife to keep records for everything that
21 happens on that site for five years - on site. So, it
22 will be additional storage for that and for whatever
23 else it is, but that is really it. We're not intending
24 to use it. As a matter of fact, I'm not even finishing
25 that as part of the construction. It's going to stay

1 plain concrete floors exposed and there is nothing else
2 that's going there.

3 CHAIRMAN STUTO: Heated or not heated?

4 MR. BRENNER: It will be heated, I'm sure.

5 CHAIRMAN STUTO: Does that impact the parking?

6 MR. GRASSO: No, and it's a good question and I'll
7 speak to that. If you recall, the parking for this use
8 is dictated by the use and the operation of the site
9 versus square footage. Most of the uses and Town Code,
10 parking is dictated strictly by square footage. It's
11 because it's such a unique use. So, when we went
12 through the concept review, parking was a big thing.
13 This parking layout is so constricted on the site that
14 the amount of parking that they can contain within the
15 site is really going to control their operations of the
16 site. There are no opportunities for them park extra
17 cars out along Route 7. There is no ability for them to
18 park extra cars on adjacent properties because that site
19 is somewhat isolated. It will really be a
20 self-governing type of situation here. Based on the
21 amount of parking that they have is going to dictate how
22 many students and bays that they can operate on a site.

23 We feel comfortable that the additional
24 basement square footage will not increase the
25 parking demand because the amount of parking spaces

1 that is contained on the site is going to govern.

2 CHAIRMAN STUTO: Anything else from the applicant?

3 MR. YETTO: No.

4 CHAIRMAN STUTO: Okay, we'll go through the Town
5 Designated Engineers's comments.

6 MR. GRASSO: So, this is a redevelopment project
7 and as we have heard we consider it a great
8 redevelopment project that has had its challenges
9 because of the constraints within the site -- the stream
10 corridor, the configuration of the parcel. We think
11 that the design team has done a really good job trying
12 to work within the constraints of the site and they did
13 have to go to SEAMAB to get some variances and they have
14 gotten the relief needed to design the site based on the
15 available development area of the site. So, all the
16 comments that we had raised during concept and those
17 that had been provided by the Town departments up to
18 this point have been adequately addressed. So, our
19 comment letter dated September 25th has some minor
20 technical items that they can address in a follow-up
21 plan submission.

22 There are four waivers that are required. The
23 first being the parking within the front yard
24 setback of Route 7.

25 The second is parking lot pavement within 15

1 feet of the front property line.

2 The third - landscaped island within a parking
3 lot because we didn't want them to push out their
4 limits of development any further than they have.

5 The last being consistent with the SEAMAB
6 approval - allowable reduction in the parking space
7 size from the standard 9 by 18 down to 8.5 feet wide
8 by 17 feet. The applicant has provided
9 justification for each of the waivers and we have
10 prepared a Draft Resolution for consideration by the
11 Planning Board.

12 Regarding the SEQRA - it's an unlisted action
13 pursuant to SEQRA and a short EAF was provided with
14 the application materials. The Town of Colonie
15 Planning Board and SEAMAB and DOT were involved
16 agencies with the Albany County Planning Board being
17 an interested agency with a recommendation on the
18 site plan being required. A short EAF adequately
19 described the setting of the site and the project's
20 proposed impacts. Based on the limited impacts
21 described, we do not believe that significant
22 environmental impacts are expected. So, we drafted
23 Part II and SEQRA Resolution for the Planning
24 Board's consideration.

25 CHAIRMAN STUTO: Do the SEQRA documents reflect a

1 change in the building?

2 MR. GRASSO: They do not.

3 CHAIRMAN STUTO: Are we going to try to take care
4 of that tonight?

5 MR. GRASSO: I think that the one thing that would
6 change would be in the description. The gross floor
7 area that was 10,150 square feet would now be 12,000 and
8 it will be over three stories instead of two stories.

9 I'll walk through the Resolution of the
10 Negative Declaration.

11 CHAIRMAN STUTO: Let's see if the Board has any
12 questions at this point.

13 (There was no response.)

14 Okay, then.

15 MR. GRASSO: Okay, so there is a Resolution of the
16 Town of Colonie Planning Board lead agency designation
17 and preparation of a negative declaration.

18 Whereas the project is an unlisted action
19 pursuant to SEQRA and the Planning Board has
20 reviewed the short EAF. Be it resolved that the
21 attached negative declaration be adopted pursuant to
22 SEQRA.

23 CHAIRMAN STUTO: Okay, any comments or questions by
24 the Board?

25 (There was no response.)

1 Do we have a motion on that Resolution?

2 MR. AUSTIN: I'll make a motion.

3 MR. MION: Second.

4 CHAIRMAN STUTO: Discussion?

5 (There was no response.)

6 All those in favor say aye.

7 (Ayes were recited.)

8 All those opposed say nay.

9 (There were none opposed.)

10 The ayes have it.

11 Waivers next.

12 MR. GRASSO: Whereas the applicant is requesting
13 waivers related to the following: To allow parking in
14 the front yard of Troy Schenectady Road to allow parking
15 lot pavement within 15 feet of Troy Schenectady Road, to
16 allow a waiver from the interior parking area greenspace
17 and to allow a reduced parking space width and depth of
18 18.5 feet and 17 feet per the conditions of the SEAMAB.

19 CHAIRMAN STUTO: I ask that the Stenographer put
20 the entire Resolution into the record. The Resolution
21 is in front of the Board. Do we have a motion?

22 MR. LANE: Motion.

23 MR. MION: Second.

24 CHAIRMAN STUTO: Discussion?

25 (There was no response.)

1 All those in favor say aye.

2 (Ayes were recited.)

3 All those opposed say nay.

4 (There were none opposed.)

5 The ayes have it.

6 The principal matter before the Board - final
7 site plan review.

8 MR. LACIVITA: Peter before we go to motion can I
9 just put in the mitigation fees for the airport GIS on
10 the record?

11 CHAIRMAN STUTO: Sure.

12 MR. LACIVITA: Total fees are \$32,075.00 of which
13 \$16,864.00 for that is based on traffic related impacts.
14 The total mitigation of the airport GEIS is \$32,075.00.

15 CHAIRMAN STUTO: And that mitigates the various
16 environmental impacts.

17 MR. LACIVITA: Correct.

18 CHAIRMAN STUTO: We now need a motion on the final
19 site plan acceptance subject to all the conditions in
20 the record, the Town conditions and the comments in the
21 Town Designated Engineer's letter.

22 MR. MION: Motion.

23 MR. LANE: Second.

24 CHAIRMAN STUTO: Discussion?

25 (There was no response.)

1 All those in favor say aye.

2 (Ayes were recited.)

3 All those opposed say nay.

4 (There were none opposed.)

5 The ayes have it.

6 Thank you.

7

8

9

10 (Whereas the above referenced proceeding was

11 concluded at 7:59 p.m.)

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 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 _____

