

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

CRISAFULLI MEDICAL BUILDING

767 TROY SCHENECTADY ROAD

SKETCH PLAN REVIEW

5 *****

6 THE STENOGRAPHIC MINUTES of the above entitled
7 matter by NANCY STRANG-VANDEBOGART, a Shorthand
8 Reporter, commencing on October 20, 2015 at 8:02
p.m. at The Public Operations Center, 347 Old
Niskayuna Road, Latham, New York

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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 Michael Crisafulli, Jr.
24 Luigi Palleshi, PE, ABD Engineers

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1 CHAIRMAN STUTO: The final item on the agenda -
2 Crisafulli Medical Building, 767 Troy Schenectady Road.
3 This is a sketch plan review - three-story, 34,146
4 square foot medical office.

5 Joe LaCivita, do you have any introductory
6 remarks?

7 MR. LACIVITA: Just quickly, this was on for the
8 DCC September 23, 2015 for the medical office building.
9 This is directly across the street from the State Police
10 Barracks to geographically think about where it is. We
11 have the design team here tonight of Mike Crisafulli, Jr.
12 and Luigi Palleshi from ABD. I'll turn it over to
13 Luigi.

14 MR. PALLESHI: I'll just take it from where Joe
15 LaCivita left off. This is a 2.52 acre parcel. It's
16 zoned in the NCOR district. It is bordered by a single
17 family residential zone on the north side and a portion
18 of the east and west side of the parcel. Directly east
19 and west there are some businesses - partial businesses
20 along Route 7. Currently the site is vacant land.
21 Formerly it was a house on land that had been removed.

22 The existing drainage - the site pretty much
23 sits high in the back and the closest border is on
24 Route 7. The proposal is a three-story 33,663
25 square foot medical office building. The square

1 foot print of the building is 11,221.

2 When we had submitted for DCC we had roughly a
3 little bit larger box, if you will. Further
4 designing it you'll see the recent submission had
5 some more features to the actual building itself.
6 It's rectangular. It's got some jogs in and out
7 rather than just a rectangular box.

8 The access will be off of New York State Route
9 7. There is an existing curb cut on Route 7 used to
10 serve the existing home that will be removed and a
11 new entrance. We'll work with DOT on that to get
12 the permit.

13 The site requires 193 parking spaces, based on
14 the Town Code. We're proposing 172 parking spaces.
15 So, we would be requesting a waiver. It's a medical
16 use and Mr. Crisafulli has a tenant in mind and they
17 own other medical buildings, as well. The parking
18 ratio is the way that the Code is written is sort of
19 high. From statistics on their other sites, they
20 use a lot less parking spaces. So, we feel that the
21 use that would go in here will be the same. We're
22 hoping for that waiver from the Planning Board.

23 In addition to that, we are banking 32 parking
24 spaces and that would be along here at the site here
25 (Indicating).

1 CHAIRMAN STUTO: With 32, will that bring you up to
2 Code?

3 MR. PALLESHI: No. With the 32 parking spaces -

4 CHAIRMAN STUTO: You're banking 32 of the number
5 you just said?

6 MR. PALLESHI: Yes, so we have 172 total including
7 the banked parking spaces. So, if you remove the banked
8 parking spaces, you have 140 parking spaces. We feel
9 that's adequate, but we want the banked parking spaces
10 in case we felt the need rather than come back, we can
11 just build those 32 parking spaces.

12 CHAIRMAN STUTO: Understood.

13 MR. PALLESHI: Greenspace - we are greater than the
14 minimum. Right now we are at 36% greenspace.

15 CHAIRMAN STUTO: What's the requirement?

16 MR. PALLESHI: The requirement is 35%.

17 CHAIRMAN STUTO: If you built the Code parking,
18 would you be able to meet the 35%?

19 MR. PALLESHI: Probably not, but there really is no
20 other places to add parking spaces.

21 CHAIRMAN STUTO: Is this a backward way of allowing
22 you to build a bigger building?

23 Joe, do you understand my question?

24 MR. GRASSO: Yes, it is.

25 CHAIRMAN STUTO: Okay, I just want to get that on

1 the record.

2 MR. PALLESHI: We could technically add a few more
3 spaces along the entranceway.

4 CHAIRMAN STUTO: The point is that your building is
5 probably over-sized. That's the point.

6 MR. SHAMLIAN: And does the 36% percent include the
7 banked parking spaces, or not?

8 MR. PALLESHI: I believe that it does, yes.

9 MR. SHAMLIAN: So, that's included in the
10 greenspace.

11 MR. PALLESHI: Yes, so in other words if we built
12 those 32 parking spaces, we would be at the 35% green.

13 MR. SHAMLIAN: You meet that 35% or you would be
14 under?

15 MR. PALLESHI: We would not be under.

16 CHAIRMAN STUTO: But 35 is the required.

17 MR. PALLESHI: Right, and we're not asking for a
18 waiver on the greenspace. All we are asking for would
19 be a waiver of parking -- the minimum parking.

20 So, with the greenspace and the landscaping,
21 screening is very important, as you would all agree
22 with the residential bordering the site. We were
23 proposing a solid vinyl fencing along the property
24 line, all the way around the site and also have some
25 screening and some mixed pines - evergreen - so that

1 we get screening in that area.

2 There is a retaining wall in the northeast
3 corner of the site, due to the grades. That
4 actually helps the site, I think because it helps
5 shield a lot of the lights when they are parking
6 against the retaining wall where the headlights will
7 be shining into the wall. The same thing goes for
8 the rear. We can grade it such that the headlights
9 would be blocked if the parking spaces were to be
10 built. So, landscaping is important in this
11 feature.

12 Stormwater is in the southeast corner of the
13 site. That's naturally where water flows today and
14 will continue that drainage. Right now there is a
15 culvert that ties into New York State Route 7 -
16 DOT's system and we will be proposing DEC and
17 meeting their requirements. We're looking at
18 infiltration and bioretention. So, underground
19 storage - we haven't gone that far in detail yet,
20 but we left it in that corner to accommodate the
21 needs for stormwater. There is sewer available and
22 water at the site. There is actually sewer that
23 runs on the property and will be connecting to the
24 sewer right to the manhole there. I believe that
25 there is a 10-inch water main or 12-inch watermain

1 right on Route 7 that will be connecting to.

2 As Joe mentioned we were at the DCC meeting and
3 we got a list of comments from all the departments.
4 We don't see anything earthshattering and can work
5 through those. We're here tonight for sketch plan
6 to get any feedback from the Planning Board.

7 Before I go, I want to just introduce Mike
8 here. He's got the building elevations here and he
9 can speak to that.

10 MR. CRISAFULLI: The property is in the COR
11 district so we really looked at NCOR design standards.
12 We feel that we have incorporated a number of those into
13 the design. One of them being that the larger building
14 should be permitted. The design is perceived as several
15 buildings clustered together. We think that we have
16 achieved that design. The flat roof have incorporated
17 the parapet.

18 Canopies are encouraged facing public streets.
19 We've added those. The front facing facade, I
20 think, is important. We're parking in the back of
21 all these buildings. We feel that we've given the
22 front a main focal front facade.

23 We are proposing masonry, natural stone and
24 cement siding and they are all elements that are
25 encouraged in the NCOR zone.

1 MR. SHAMLIAN: Mike, which of those elevations is
2 the front and which is the rear?

3 MR. CRISAFULLI: So, this one down here with the
4 signage would be the Route 7 facing -

5 MR. SHAMLIAN: I can't see the sign.

6 MR. CRISAFULLI: This would be the rear parking
7 lot.

8 CHAIRMAN STUTO: Joe, do you have any comments?

9 MR. GRASSO: Just a few, yes. We don't issue a
10 letter at sketch plan, but I'll go through a couple of
11 them. There are some comments from the Planning
12 Department that I think are salient to bring up now.

13 The site is within the airport area GIS study
14 area boundaries. Mitigation fees will mitigate the
15 cumulative impacts of the development. The Planning
16 Department noted that the plan includes many of the
17 NCOR design standards and that we appreciate the
18 applicant bringing those to the table so early on in
19 the design process.

20 The plan would require waiver from the interior
21 landscaped island requirement and because of the
22 amount of new development and the size of the site.
23 We don't see where that justification would
24 automatically be met. It's a waiver that we see
25 granted for many of the sites, but we would have to

1 better understand that justification as to why it
2 does make sense to add more interior landscaped
3 island and not in the parking lot because we have a
4 pretty big parking area to serve the proposed use
5 and the size of the building.

6 Regarding the parking and the greenspace and
7 the landbanked parking, we support waivers such that
8 only the amount of parking that you expect to be
9 used by the tenant is what you end up building. So,
10 we commend the applicant for that. What we would
11 recommend, though, is that when they lay out the
12 site, they lay it out to provide all that parking
13 that would be required by Code such that they still
14 meet the 25% greenspace requirement and then we
15 consider any reduction of that number to be
16 landbanked parking because we have seen cases where
17 medical facilities of the Town get over-parked and
18 obviously they know who the perspective tenant is,
19 but that may change in the future and then therefore
20 the greenspace would always meet the Code and there
21 could be additional greenspace which would add to
22 the -

23 CHAIRMAN STUTO: Well, that may reduce the size of
24 the building.

25 MR. GRASSO: It may have to reduce the size of the

1 building. That's something that we'll need to get into
2 when we take a more careful look at the site plan.

3 CHAIRMAN STUTO: What's the setback from the
4 residents? The residents are going to bring up a lot of
5 points that we haven't considered.

6 MR. PALLESHI: Along the rear it's 198 plus or
7 minus feet from the back property line to the back of
8 the building.

9 CHAIRMAN STUTO: From the parking lot, I mean.

10 MR. PALLESHI: From the parking lot, 10 feet.

11 MR. GRASSO: So, really almost 30 feet or 25 feet
12 around the perimeter.

13 The other thing is that they're trying to work
14 with the grading of the site and the site will be
15 somewhat tucked in -- not to the same extent, but
16 their office buildings on Albany Shaker Road where
17 it's cut down and then they put a fence along it.
18 Really, it does a good job of screening. We think
19 that they could effectuate the same design here.

20 Regarding access, it's really critical that
21 proposing a full access curb cut onto Route 7 and
22 it's not something that we support and DOT has
23 indicated that its inconsistent with the access
24 management strategies that were established along
25 the Route 7 corridor.

1 There is a parallel access road already
2 developed off of Bailey Road to the east which cuts
3 across the front of the two adjacent commercial
4 businesses just east of the site.

5 CHAIRMAN STUTO: In the aerial it looks like a
6 paved driveway parallel to Route 7.

7 MR. GRASSO: It somewhat has served as a parking
8 area for those two businesses too. One option would be
9 the extension of that service road across the frontage
10 of the site. That would force this building to be
11 pushed back into the site, so it would definitely impact
12 the developability of the site.

13 Another option which would be a preferred
14 option of that would be to try to seek access across
15 those properties to the west and get access over to
16 Whitney Road. The advantage there is that there is
17 an existing traffic signal that serves Whitney Road
18 at NYSUT Drive and the new Kinderhook Bank across
19 the street.

20 MR. CRISAFULLI: Extensive efforts have gone into
21 acquiring the properties here. It's not a possibility.
22 In fact, I haven't been able to talk them. It's been -
23 throw them off the property. It's not going to happen.
24 We went down that road.

25 This access road would get us to Bailey Road.

1 It also serves as parking lot for Tony the Tailor
2 and all the other businesses that are here. It's
3 not really a great way. This was done as a last
4 resort. We think that it's possible. It's fully
5 possible to access Route 7, but just know that we
6 have gone through all the direction. The Town does
7 own this property right here (Indicating). We have
8 major utilities there; traffic poles, gas lines,
9 electric lines, etcetera. The cost to do so is
10 prohibitive and we'd be cutting a road right in
11 front of these people's houses. We have looked at
12 that.

13 MR. GRASSO: And that's good. It's a good
14 description. It is something to take a close look at.
15 Maybe it could be something that this is designed in
16 such a way that the connection over to Whitney or across
17 the frontage could be done at some point in the future.
18 Again, we'll have to take a close look at the merits of
19 adding a new full access curb cut along the frontage.
20 Really the intent here of setting up the access road
21 across the front was to get the access to either go
22 Whitney or Bailey.

23 MR. CRISAFULLI: Given that all those utilities
24 were put there, it's made it much more difficult. I'm
25 not even sure entirely how the stacking would go as far

1 as something like that.

2 MR. GRASSO: It's tough.

3 MR. CRISAFULLI: I know that we have the right or
4 you have the right or whatever, but we would be cutting
5 this project into this house right here (Indicating).

6 MR. GRASSO: Understood. We want to be sensitive
7 to the neighbors too. I agree with the adjacent
8 properties to the east. They have kind of taken over
9 that service road and use it as the parking of the front
10 of the building.

11 CHAIRMAN STUTO: But they don't own it?

12 MR. GRASSO: No, they don't own it. It's a Town
13 highway boundary. So, it's just something that we're
14 just going to have to get into the weeds of it and see.

15 MR. SHAMLIAN: I think that if there were a light
16 at Bailey, we'll just have to do it. Tony's got to move
17 the cars and whatever. There is no light there either
18 so I'm not sure what really can be done.

19 MR. GRASSO: Well access management is important
20 and trying to reduce the number of curb cuts. DOT did
21 bring it up in the comments that if we are going to
22 consider a full-access curb cut we have to look at how
23 that two-way left turn lane operates there as well as
24 cars queueing up for the NYSUT Drive signal. They did
25 require and recommend that a traffic study be provided

1 so we should get better answers when we get into detail.
2 As of right now, I'm just trying to bring it to the
3 Board's attention that access on the site may not end up
4 looking like the plan that we're looking at right now.
5 It's something that we really want to get a handle on
6 when they come in for concept.

7 MR. CRISAFULLI: I think that it's also important
8 to point out that we do have a light at Whitney and
9 there is light at the larger medical building down the
10 road at Wade Road. So, we're in between two lights,
11 which helps queue up -- there are things that can be
12 done to alleviate that.

13 MR. GRASSO: Right.

14 CHAIRMAN STUTO: I'm unclear of the Town highway
15 boundary and on the east and the west of this parcel it
16 appears to be set back and then does it jog out into the
17 front of your -

18 MR. GRASSO: Yes.

19 MS. MARINELLI: DOT owns up to this point here
20 which follows the frontage of this property here.

21 CHAIRMAN STUTO: And then it jogs east and west.

22 MR. CRISAFULLI: Back here with the townhomes,
23 there is a right of way where it stops at the east and
24 west properly line on both sides. If you look at the
25 aerial there is that service road that they are trying

1 to do throughout this whole stretch, but they never
2 acquired the land across this property and it does job
3 around there.

4 CHAIRMAN STUTO: Okay, thank you. I wanted to make
5 sure that I understood that.

6 MR. GRASSO: When you've only got the one parcel in
7 the center, they basically have the option to go in
8 either direction.

9 CHAIRMAN STUTO: Okay, if you're done, we'll open
10 it up to the Town Board.

11 You brought up the issues and I think that they
12 are out there. There are some challenges.

13 MR. SHAMLIAN: It's a pretty big building for the
14 site.

15 MR. CRISAFULLI: I'm not sure where that comment
16 comes from. What is driving that thought?

17 MR. AUSTIN: It looks like the hotel that is going
18 by Target.

19 MR. LANE: That being said, it might be a good idea
20 to do a little bit of outreach.

21 MR. CRISAFULLI: We fully intend on that.

22 MR. AUSTIN: And just one tenant is going in there?

23 MR. CRISAFULLI: One major tenant that's looking at
24 over two-thirds, most likely. It's a phenomenal health
25 care facility. This facility will benefit families and

1 children. It's real nice.

2 MR. AUSTIN: Is this something that you've
3 researched? There is 711 and 713 and I think that they
4 have space.

5 MR. CRISAFULLI: If they do, I don't think that
6 there is a lot. I think that the building is further
7 enough away from the neighbors to accommodate this use.
8 I think that it's the parking that we're asking for is
9 not a stretch. I think that it's more of a reality as
10 far as the Code goes. I think that the building fits
11 the zone. I don't know. I don't see it as being too
12 large. I just think that you generally feel that way
13 sometimes, but I don't think that's really what's going
14 on.

15 MR. GRASSO: I think that at least regarding our
16 comments, it was really just about the greenspace and
17 meeting the parking requirements per Code.

18 CHAIRMAN STUTO: I don't know if I love the
19 architecture, but I'll ask somebody else to take a look
20 at that. I understand what you're saying about
21 conforming to the NCOR tries to say. To me, it's a
22 little boxy or -- I know that you're breaking up the
23 facade to make it look like multiple buildings. I don't
24 know if there is something else that -- it reminds me of
25 some of the urban in-fill which looks like the -- I

1 don't want to say tenements but the Brownstone type
2 buildings. Maybe it works and maybe it doesn't. I just
3 question it.

4 Craig had to ask which was the front of the
5 building.

6 I don't know if anybody would help them on the
7 architecture. I'm not saying that it needs a lot,
8 They are nice materials and maybe it does work
9 there. I'm not sure.

10 Would anyone agree of comment on that?

11 MR. LANE: Did you look at any other styles or is
12 this the style that the tenant themselves -

13 MR. CRISAFULLI: It's not a tenant driven. It was
14 more that we had a flat roof and we have to deal with
15 that. We are charged with the design standards on what
16 they want us to do with the building.

17 I think that there are things that could be
18 done.

19 MR. SHAMLIAN: I think that you're real close. You
20 heard what Pete was saying.

21 MR. AUSTIN: There is some architectural things you
22 can do with the flat roofs like the gables.

23 MR. CRISAFULLI: The design was taken from a
24 medical facility in Bedford New Hampshire - a
25 three-story wood frame medical building with a flat roof

1 that looks quite a bit like this. I'd be happy to show
2 you the finished picture.

3 MR. GRASSO: There is a height limitation in this
4 zone; 40 feet. They're looking at a three-story
5 building. You're probably pretty close, right?

6 MR. CRISAFULLI: We are right there.

7 The cornis there on top is there to block the
8 rooftop units in all directions.

9 MR. GRASSO: I think that there are things that we
10 can look at architecturally - not a big change to it
11 that can accentuate the entrance and the front even
12 facing the Route 7 where that perceived entrance would
13 be as well as the back.

14 MR. CRISAFULLI: Yes, I think that we can make that
15 a little nicer. I'm not here to argue at all. You have
16 to look at that when you start designing it, there are
17 limitations. We thought it was nice.

18 MR. GRASSO: I forgot to mention that I do know the
19 soils in this area and you may want to consider porous
20 pavement. This doesn't get into that, but if this was a
21 Dan Hershberg he would be all over it. Your still going
22 to have the greenspace but it may reduce the size of the
23 stormwater.

24 CHAIRMAN STUTO: Any final comments?

25 (There was no response.)

1 Okay, thank you.

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3 (Whereas the above referenced proceeding was
4 concluded at 8:24 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 _____

