

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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WADE DEVELOPMENT PLAZA

615 LOUDON ROAD

SKETCH PLAN REVIEW

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6 THE STENOGRAPHIC MINUTES of the above entitled  
7 matter by NANCY STRANG-VANDEBOGART, a Shorthand  
8 Reporter, commencing on December 1, 2015 at 7:06 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 CRAIG SHAMLIAN  
13 TIMOTHY LANE  
14 LOU MION  
15 SUSAN MILSTEIN  
16 KATHY DALTON

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17 ALSO PRESENT:

18 Michael Tengeler, Planning and Economic Development

19 Kathleen Marinelli, Esq. Counsel to the Planning Board

20 Nick Costa, PE, Advance Engineering

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1                   CHAIRMAN STUTO: The next item on the agenda is  
2 Wade Development Plaza, 615 Loudon Road. This is a  
3 sketch plan review. The proposal is to raze existing  
4 buildings and construct a 5,000 square foot restaurant  
5 and two stand-alone retail buildings of 7,000 square  
6 feet and 9,000 square feet.

7                   Mike Tengeler, do you have any introductory  
8 remarks on this one?

9                   MR. TENGELER: Not too much. They're here for  
10 sketch plan review, so it's their first opportunity to  
11 present to the board. It's at 615 Loudon Road and  
12 correct me if I'm wrong but this is the former pool -

13                   MR. COSTA: It's currently A Frame Pools.

14                   MR. TENGELER: The Board knows that's opposite  
15 the Village of New Loudon.

16                   We'll turn it over to Nick Costa of Advance  
17 Engineering.

18                   MR. COSTA: Good evening. My name is Nick  
19 Costa and I'm with Advance Engineering and Surveying  
20 and we have prepared a sketch plan that is before you  
21 tonight.

22                   The applicant is proposing to remove the  
23 existing building and the existing pavement that is  
24 currently on the site. The site is fully developed.  
25 It's been there for quite a while and they are

1 proposing to develop three new buildings that would be  
2 in conformance with the commercial office residential  
3 zone that this parcel is in.

4 We have three separate buildings. Right now we  
5 have shown these buildings to be a restaurant, a  
6 retail and another retail space. The associated  
7 parking would be to the rear of that building. All of  
8 the infrastructure that is necessary to support this  
9 development is already existing along the corridor of  
10 Loudon Road. There is water and sewer and there is a  
11 storm sewer system that currently provides those  
12 municipal services to the site and we're going to be  
13 connecting to that infrastructure.

14 We have shown the entrance at this location  
15 where DOT has plans to install a light. This is  
16 already developed in this configuration as it's shown  
17 here. We would obviously consider that to come onto  
18 the site and provide maneuvering for the traffic that  
19 is going to be using the facility.

20 We had received comments from DOT as part of  
21 the sketch plan review and they've asked us to  
22 consider -- they've requested that we consider this  
23 entrance and make it a right-in and right-out only.

24 CHAIRMAN STUTO: Who said that?

25 MR. COSTA: DOT. We already have a fully

1 operational access to the site from Loudon Road from  
2 here (Indicating). We have done that.

3 I also have another sketch. This was done back  
4 in September and we had the DCC meeting and sketch  
5 plan meeting in October and since that time the  
6 applicant has also been talking to some additional  
7 potential tenants and I just want to show you how that  
8 has progressed.

9 There has been discussions with a potential  
10 tenant that may be locating to the site that needs a  
11 drive thru and another restaurant -- this would be a  
12 more formal sit-down and then the retail space would  
13 be here. This configuration is a lot smaller. This  
14 has 147 parking spaces and it requires 140 spaces.  
15 This one has 90 parking spaces.

16 MR. LANE: Is that a restaurant with a  
17 drive-thru; is that what that is?

18 MR. COSTA: Yes, that's the drive-thru and  
19 that's what would be the change.

20 Again, these are still a work in progress.  
21 They don't really have anybody that is committed to  
22 the site and they're talking to a variety of potential  
23 tenants.

24 Again, the site conforms with all the  
25 requirements. There is plenty of greenspace and there

1 is an increase in greenspace than what is currently on  
2 the site. There is an increase of about almost 16%  
3 with this plan. With the plan below it, there is  
4 almost a 25% greenspace increase.

5 There is a sidewalk that is going to be  
6 installed just like there is one on the other side of  
7 the road. We're taking that out to also encourage  
8 pedestrian circulation around the site.

9 Are there any questions?

10 MR. MION: Nick, where is the future signal  
11 going to go?

12 MR. COSTA: Right there (Indicating).

13 CHAIRMAN STUTO: Is that with the development  
14 of the site or sometime in the future?

15 MR. COSTA: It's sometime in the future.

16 CHAIRMAN STUTO: Anyone have a sense of that?

17 Mike, do you?

18 MR. TENGELER: I know that there were  
19 discussions initially with the Village of New Loudon.  
20 What sparked everything was possible future  
21 development of this site and I know that lining up the  
22 curb cuts was the first piece of business. They did  
23 have the anticipation of the light going there with  
24 future developments.

25 MR. COSTA: The numbers will have to warrant

1 the installation of the light.

2 CHAIRMAN STUTO: And how close are we? Do we  
3 have any idea?

4 MR. COSTA: I don't have those numbers.

5 MS. DALTON: Can you show the view with the  
6 drive-thru again?

7 CHAIRMAN STUTO: Is that in the GEIS area?

8 MR. COSTA: Yes.

9 CHAIRMAN STUTO: Then it's possible that it  
10 could come out of that.

11 MS. DALTON: How do we know what you are  
12 proposing?

13 MR. COSTA: Again, as we work through the  
14 process, we'll have a better handle on who is going to  
15 be -

16 CHAIRMAN STUTO: It's just sketch plan.

17 MR. COSTA: Again, the applicant is discussing  
18 this with several potential tenants.

19 MR. LANE: How open is the applicant to porous  
20 pavement?

21 MR. COSTA: We haven't done the testing in  
22 here, but one report on the site is that it does have  
23 shallow shale and rock. So, if we can accommodate the  
24 green infrastructure of porous pavement, we certainly  
25 would. It's a consideration and we're going to be

1 looking at all those practices to see what we can do  
2 with the site.

3 MR. MION: And putting shrubs or something -

4 MR. COSTA: Yes, this doesn't show any  
5 landscaping, but there will be plantings here and here  
6 (Indicating).

7 MR. MION: Between the car dealership? They're  
8 right next door, right?

9 MR. COSTA: Yes, there is a retaining wall.

10 MR. LANE: Yes, it would be nice to have a  
11 little break there.

12 MS. DALTON: They're currently parking some of  
13 those car dealership cars up in there. So, what is  
14 the plan for that?

15 MR. COSTA: That would be terminated. I think  
16 that's just a temporary condition.

17 MS. DALTON: So, whatever relationship may have  
18 occurred in the past will be discontinued.

19 MR. COSTA: Yes.

20 MR. MION: You're going to have a physical  
21 barrier between the two.

22 MR. COSTA: Yes, there is a retaining wall  
23 there. We're increasing the greenspace with this  
24 scenario that you see here, there is quite a bit of  
25 greenspace. There are rumors that this won't be here.

1 CHAIRMAN STUTO: Is it on the market?

2 MR. TENGELER: Yes, it's on the market.

3 CHAIRMAN STUTO: I have a couple particular  
4 questions. How far are the buildings off the road?  
5 When I'm in the community, one of the more frequent  
6 comments I hear is that the buildings on the other  
7 side are too close to the road. It's not surprising  
8 that people have concerns about traffic in that area  
9 as well. I know what the Code says, but I'm worried  
10 about creating too narrow of a corridor and also the  
11 vision.

12 MR. COSTA: This is 23 feet and then it  
13 increases. That plan shows that it increases even  
14 more with this plan.

15 MR. SHAMLIAN: So, the redline being 23 feet?

16 MR. COSTA: Yes, the closest one is -- that was  
17 really done to conform with the requirements.

18 MR. LANE: They're going to be one-story  
19 buildings that are likely?

20 MR. COSTA: Yes, they all will be. One of the  
21 things that we did was we did step the buildings just  
22 so that we don't have this massive -

23 CHAIRMAN STUTO: I will ask the department and  
24 the TDE to just be mindful of that.

25 My other question and concern is the right-in

1 and right-out. I'm in favor of that, myself. You  
2 don't want another busy curb cut there.

3 If there is a proposal for a drive-thru, I  
4 would integrate it with that in mind. The way that  
5 the other drawing looked, I'm not sure but it looked  
6 like you weren't contemplating right-in and right-out  
7 on that one. Maybe I'm wrong about that.

8 MR. COSTA: No, this is right-in and right-out.

9 CHAIRMAN STUTO: Where would they leave? They  
10 would have to make their way to the other -- they  
11 could take a right out of there, but not a left.

12 MR. COSTA: No.

13 CHAIRMAN STUTO: If they needed to take a left,  
14 they'd have to make their way to the light.

15 MR. COSTA: Right.

16 CHAIRMAN STUTO: Is that circulation in there?

17 MR. COSTA: Yes. They would come out here to  
18 the left (Indicating).

19 CHAIRMAN STUTO: There may be an argument for  
20 just that one curb cut. I don't know.

21 MS. DALTON: There is a bunch of fast food  
22 places already. I'm not sure that we need another one  
23 there. I thought that the point of the Village of New  
24 Loudon was to create a walkable kind of up-scale  
25 looking corridor. Putting a drive-thru seems

1 inconsistent with what we are trying to do with that  
2 particular stretch. I think that the buildings are  
3 fine and I think that the restaurant is fine. I  
4 personally am not in favor of the drive-thru because I  
5 don't think that it is consistent with the character  
6 that we are trying to develop there, and also because  
7 it creates more traffic problems than we want in that  
8 area.

9 MR. LANE: I agree with you on that. That's a  
10 good point. You're trying to create a particular  
11 look.

12 MS. DALTON: Right, so that's number one.

13 Second, a little bit further south you've got  
14 the Newton Plaza and the two sets of lights that are  
15 down there. I think that it does need a light at the  
16 northern exposure, but then I think that you should  
17 close out the south.

18 CHAIRMAN STUTO: It's for the traffic engineers  
19 to advise us, but there is a lot of traffic lights  
20 now. I think that all of that has to be studied.

21 One further point from me -- I know that people  
22 don't want the car company parking on that lot, but we  
23 do like interconnectivity. If there is a future use  
24 for the car dealership, there might be a connection  
25 that we want to make. I think that car dealerships

1 are looking for more real estate than that.

2 MR. TENGELER: It's not as conducive as it used  
3 to be when the dealership first went in there.

4 MS. DALTON: Plus, they sold some of that land  
5 to Stewarts when Stewarts was developed. So, they  
6 lost all the parking on that side as well.

7 CHAIRMAN STUTO: Any other comments?

8 MR. MION: You're talking about  
9 innerconnectivity. Should that be noted?

10 MR. TENGELER: Absolutely. That should be  
11 noted on the plans.

12 CHAIRMAN STUTO: Anything else from the Board?

13 (There was no response.)

14 Thank you.

15 MR. COSTA: Thank you.

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17 (Whereas the above proceeding was concluded at  
18 7:19 p.m.)

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CERTIFICATION

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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.

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NANCY STRANG-VANDEBOGART

Dated \_\_\_\_\_

