

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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CILLIS HOME DESIGN CENTER & APARTMENTS

250 OLD LOUDON ROAD

APPLICATION FOR CONCEPT ACCEPTANCE

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6 THE STENOGRAPHIC MINUTES of the above entitled
7 matter by NANCY STRANG, a Shorthand Reporter,
8 commencing on January 26, 2016 at 7:05 p.m. at The
Public Operations Center, 347 Old Niskayuna Road,
Latham, New York

9

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

16 ALSO PRESENT:

17 Kathleen Marinelli, Esq. Counsel to the Planning Board

18 Michael Tengeler, Planning and Economic Development

19 Joseph LaCivita, Director, Planning and Economic
20 Development

21 Joseph Bianchini, ABD Engineering

22 Chuck Voss, PE, Barton and Loguidice

23 Helen Rosano, Conservation Advisory Committee

24 Nancy Rezek

25 Annel Ceberaolu

1 CHAIRMAN STUTO: Welcome to the Town of Colonie
2 Planning Board. As I said, the first item on the
3 agenda was tabled. That would be the Crossings
4 Apartments.

5 So, now being 7:05, we'll call up the next one.
6 Cillis Home Design Center and Apartments, 250 Old
7 Loudon Road. This is an application for concept
8 acceptance. This is a 4,464 square foot office garage
9 and six-unit apartment building.

10 Joe LaCivita, do you have any introductory
11 remarks? I know that we have seen this in sketch
12 before.

13 MR. LACIVITA: Yes, Mr. Cillis was actually
14 before the Department Coordination Committee back on
15 January 13, 2015 and was subsequently back before the
16 Planning Board for a sketch plan review in February
17 2015 and they are here tonight for concept acceptance
18 on that 4,400 square foot office with six apartment
19 units.

20 With us is Joe Bianchini from ABD Engineering
21 and he will take us through the presentation.

22 MR. BIANCINI: Thank you, Joe.

23 As was indicated, we have been before the Board
24 once with a sketch plan on the project.

25 Ted Cillis has purchased the site. It's a 1.24

1 acre site. This is Old Loudon Road here (Indicating).
2 On the south side is the parking lot for the hotel.
3 On the west side there is a dentist office that is out
4 on Route 9. On the north side that are apartments.
5 And as we go around on two sides, there is a single
6 family house here (Indicating). On the opposite side
7 of Old Loudon Road there are single family and
8 duplexes along through here (Indicating).

9 What Ted would like to do is to develop the
10 site for an office design center and garage and six
11 apartments.

12 The existing site contains -- there is an
13 existing house that is in poor condition with a
14 garage. Obviously, that would be removed. It sits
15 quite a ways back up here (Indicating) and it's
16 up-hill from Old Loudon Road. It's high point is back
17 here (Indicating) and it's sloped in that direction
18 towards Loudon Road. So, the existing house would be
19 removed.

20 Most of this is lawn and there are some wooded
21 areas. Most of that is also being removed. The home
22 center is here (Indicating). I think that previously
23 when we submitted this as a sketch plan, we had the
24 home center back here and the apartments up front.
25 The Board felt at that time that it would be better if

1 we flipped them, so we did. Now the home center and
2 the garage is here (Indicating). It's 4,464 square
3 feet, one story, a high bay though because of the
4 garage in the back used for Ted's equipment and for
5 maintenance and also for storage.

6 He's a home-builder, so there are always
7 products that he needs to store in there. His office
8 and design center would be in front. There is a
9 two-way entrance off of Old Loudon Road here, parking
10 here (Indicating) and the apartments would sit at the
11 top of the hill, basically. The project is six
12 apartments; three on each level, two stories. Each of
13 the apartments would have a garage and then there is
14 space for parking in front of each garage and then
15 there is additional parking on either end of the
16 building. Obviously, there is water and sewer there
17 that we'd be connecting into. We're maintaining the
18 sewer water on-site with ground infiltration. The
19 test pits out there - we can utilize that for the
20 stormwater.

21 We'll be having landscaping along the front.
22 We'll put a buffer on the residential property side -
23 a double row of pine trees - spruce trees along that
24 and then we'll have landscaping around the apartment
25 building.

1 There will be some lighting that will be
2 low-level -- we are thinking either a six or an
3 eight-foot pole of residential style lighting so it's
4 not bothering any of the neighbors. Actually, there
5 is only one neighbor. It won't be bright. It will be
6 residentially lit. It will probably be the LED type
7 lights and they would have the down direction on them.

8 This is the rendering of the apartment
9 buildings (Indicating). It would be vinyl siding
10 which would be a light tan, a darker colored shutters
11 and trim. There would be white trim along the garages
12 and a black asphalt shingled roof and then along the
13 bottom would be an architectural cultured stone along
14 the bottom. The office warehouse basically would
15 mimic that with the same type of -- I don't have a
16 colored rendering of it, but it would have the stone
17 here (Indicating) which is the same color siding and
18 the same color roof and same color trim.

19 We did get comments from the Town and the Town
20 Designated Engineer and I don't think that there is
21 anything in there that's a deal breaker. We looked at
22 it and we think that everything can be accomplished
23 between now and hopefully final approval.

24 With that, we are glad to answer questions.

25 CHAIRMAN STUTO: Before we take questions, I

1 just want the public to know if anyone is interested
2 in speaking on this project, we have a yellow sheet of
3 paper to the Board's right if you want to sign up.

4 We'll take comments now from our Town
5 Designated Engineer and then open it up to the public.

6 MR. VOSS: Thank you, Peter. The Board should
7 have our concept review letter dated January 15th.
8 I'll just walk you through some of the high points.

9 As Joe mentioned the site is about an acre and
10 a quarter. It's in the COR district. As proposed,
11 the project doesn't need any waivers, at this point,
12 that we are aware of. It seems to meet all of those
13 COR design standards.

14 The Board will remember that when they first
15 saw this at sketch, the apartment building and the
16 home design center were flipped and we certainly agree
17 with the Board's recommendation at that time to put
18 those back to what we see now. We think that this
19 configuration is much more efficient and logical in
20 terms of this layout. It will further reduce
21 potential conflict between the commercial uses up
22 front and the residential use in the back. I think
23 that it's more appropriate to keep that residential
24 use kind of tucked in the back. It's basically up
25 against the adjacent neighbor to the north which is

1 another residential use. The screening area off to
2 the west where the dentist's office is presently is
3 fairly thick right now. There is parking back there
4 and it's sort of to the south is the parking lot for
5 the hotel. So, it seems to tuck in nicely back there
6 and be relatively quiet.

7 In terms of the flow, we agree with Joe that
8 the site seems to be able to accommodate the six or
9 eight residential vehicles you might see coming or
10 going in the back as well as the potential commercial
11 vehicles that come to the design center and the
12 customers that come there.

13 Joe, it's my understanding that to the design
14 center, that those are by appointment only.

15 MR. BIANCINI: Yes. Basically, Ted and one
16 person will be there during the day and then customers
17 come in during the late afternoon or evening.

18 MR. VOSS: So, it's not like a heavy retail.
19 Parking certainly seems adequate.

20 We looked again at the density issue. That was
21 one of our comments that the applicant is seeking a
22 variance from the Zoning Board to allow for the
23 density. It's our understanding that the variance was
24 granted by the Zoning Board.

25 MR. BIANCINI: Yes, the density allows 5.95 and

1 we rounded up so we had to get a variance for .05 of a
2 unit.

3 MR. VOSS: It was such a minimal variance
4 request for that. It's certainly not exceeding the
5 density component there.

6 Because you are probably disturbing more than
7 an acre, we'll need a full SWPP which we know which is
8 something that you guys can do.

9 I think that the only other issue that we had
10 was in a COR district the front of the buildings need
11 to face the street. That's probably a question for
12 the Board. Right now, the front entrance to the home
13 design center faces to the north and not directly to
14 the east yet. So, there may be some question, Joe,
15 about turning that or at least treating the front of
16 the building so that it looks more like the front
17 entryway. Maybe turning that entryway or skewing it
18 somehow.

19 Other than that, the only other comment that we
20 had was just be aware of the high water table in the
21 area. When you design your stormwater systems, keep
22 that in mind.

23 Other than that, the site looks good to us.
24 We're happy, Peter.

25 CHAIRMAN STUTO: Were there any members of the

1 public that were looking to speak on this one?

2 MR. LACIVITA: Peter, I failed to mention that
3 Ellen Rosano is representing the Conservation Advisory
4 Council. She is the Chairperson for 2016.

5 MS. ROSANO: We were very glad to see the
6 number of plantings that were being planned in
7 relation to the number of things that were being taken
8 down.

9 One thing that we would like to see is to
10 eliminate the White Pine.

11 As far as the Norway Spruce - to stagger them
12 so that they have enough room to spread out so that
13 you're not having to cut them down in a few years.

14 The Bradford Pear tree - there is a lot of call
15 for those. Some of them are not good for this
16 particular climate. So, I would be glad to research
17 ones that I would suggest to you, or if you wanted to
18 do that with whoever you're working with, that would
19 be fine. We want to make sure that is a tree that
20 will last. They are pretty fragile.

21 CHAIRMAN STUTO: Do you mind repeating the
22 first comment? I didn't catch the whole thing.

23 MS. ROSANO: This project is going to remove
24 approximately six trees, but they are replacing them
25 with plantings in the number of 44. A lot of those

1 trees and a lot of those shrubs -- so, we were glad to
2 see that much more was being put in than was being
3 taken out.

4 CHAIRMAN STUTO: Thank you.

5 Anybody else looking to speak on this?

6 (There was no response.)

7 We'll just open it up to the Board for
8 comments.

9 MR. LANE: Would you mind explaining why this
10 concept is business mixed with residential and not do
11 just business?

12 MR. BIANCINI: Well, Ted doesn't have a need
13 for a bigger -- this is bigger than what he needs,
14 actually. So, to propose something for the rest of
15 the site, he felt that he could manage the apartments
16 and everything -

17 MR. LANE: As opposed to just another situation
18 where you could just rent out office space?

19 MR. BIANCINI: Right; you don't need more.
20 We're not seeing much office space any more. You're
21 seeing a lot of apartments though.

22 MR. MION: One of the things that we have seen
23 in other projects is -- do you expect to rent out the
24 units to families?

25 MR. BIANCINI: Not really.

1 MR. MION: Because the question that always
2 comes up is that if you do have children back there,
3 they have to go to school. It looks like from what I
4 see here, they are going to be walking straight down
5 the parking lot. Again, that's going to be a safety
6 issue. What demographic are you going to be renting
7 to?

8 MR. BIANCINI: Generally, the intent is to
9 either rent it out to seniors or empty nesters or
10 young professional married couples. That's usually
11 the intent for the apartments - not that we can limit
12 it, unless we go through a whole bunch of gyrations to
13 limit it to senior citizens. Seniors are the
14 preference.

15 MR. MION: Even then, if they want to walk,
16 they're going to walk down the parking lot. We either
17 are going to run over the kids or run over the old
18 folk. Is there a way that you can put a sidewalk in
19 or something or anyway that we can get someone from
20 there to out to the road?

21 MR. BIANCINI: You can do something - at least
22 stripe the area or something. We can take a look at
23 that and I think that we can do something.

24 MR. MION: Is there going to be anything else
25 on the Internet besides a picnic table?

1 MR. BIANCINI: At this point we could put
2 something there, but I'm sure that there might be a
3 barbeque or something when Ted gets into it. Right
4 now, we really didn't get into the details on that.

5 MR. MION: Again, if you have children in
6 there -

7 MR. BIANCINI: There could be a swing set or
8 something.

9 MR. MION: I think that definitely, if nothing
10 else, we need a sidewalk on Old Loudon Road.

11 MR. AUSTIN: You're 45% greenspace, correct?

12 MR. BIANCINI: Just shy of 45%. It's 44%.

13 MR. AUSTIN: You only need 35%, so you could
14 put in a sidewalk.

15 MR. BIANCINI: We have space to work with;
16 right.

17 MR. AUSTIN: So, I'd like a sidewalk. That
18 way, we aren't saying that maybe we'll put a sidewalk
19 in and maybe we won't have a sidewalk. For safety
20 purposes -- what does the TDE think of that?

21 MR. VOSS: No, I think that it makes sense.
22 Certainly in just looking at this without interfering
23 too much with the landscaping on the north side, you
24 might be able to squeeze a long sidewalk stretch in
25 that comes all the way out, or you could even come

1 down - the residential apartment buildings down the
2 south side to the commercial building that's going to
3 be right by a sidewalk. You could even come down the
4 residential apartment buildings down the south side to
5 the commercial building that's going to be ringed by a
6 sidewalk. So, either way you could probably work it
7 from both sides. It's not going to necessarily change
8 the stormwater issues or your greenspace, per se. I
9 think that makes sense.

10 CHAIRMAN STUTO: I agree with the pedestrian
11 connection comment. Although you have met and
12 exceeded the greenspace requirement - I'm just
13 dissatisfied with the one relatively small area where
14 people can congregate outside. I don't know if there
15 is anything else that can be done. If they want to
16 have a picnic or cook outside, I'm not sure what they
17 are going to do. What is going to encourage somebody
18 on the far end to go to that greenspace area?

19 MR. BIANCINI: There is another green area on
20 that side - even if we shift the building a little
21 bit.

22 CHAIRMAN STUTO: It's 18.5 feet from the corner
23 to the side. I will say that the configuration is
24 better than last time. I do think that you're trying
25 to do too much without making the proper accommodation

1 for the residential use. Anyway, that's my comment.

2 Anyone else?

3 MR. LANE: What about the number of parking
4 spaces?

5 MR. BIANCINI: We exceed the use. The minimum
6 is two per apartment. We have two basically with the
7 garage facing -

8 MR. LANE: So, would it be possible to
9 eliminate some of those spaces?

10 MR. BIANCINI: We could eliminate a couple and
11 make some more grass or whatever.

12 CHAIRMAN STUTO: I would be in favor of that,
13 if that makes sense.

14 MR. LANE: If you find there is excess parking,
15 that may be your best option as far as creating a
16 little more greenspace for the residents.

17 MR. BIANCINI: That could be done.

18 MR. VOSS: You could bank some of those spaces.

19 CHAIRMAN STUTO: That would be a wonderful
20 idea.

21 MR. BIANCINI: Sure.

22 MR. LACIVITA: Joe, your parking is based on
23 straight-up parking. It wasn't done through a shared
24 parking calculation?

25 MR. BIANCINI: No, it was just for the

1 apartments and for the office. We have more than what
2 we feel we need here. We've got five extra for the
3 apartments.

4 MR. LACIVITA: For the weekend, you could
5 definitely use the office space, if you've got it so
6 it would certainly be an alternative.

7 CHAIRMAN STUTO: Susan, do you have any
8 comments?

9 MS. MILSTEIN: No, it just seems like there is
10 a lot of gray in that picture. The way that you
11 described the business, it's not that constant now and
12 there is a little room around it. Especially if it's
13 not going to be used for parking, it could be used in
14 what I think is better having it green than pavement.

15 MR. MION: I noticed you have bays in the back
16 of the home design center. Is that for deliveries?

17 MR. BIANCINI: That is for his vehicles and
18 equipment. They are overhead garage doors, so you can
19 get into the back of this. Part of this is because if
20 he has a trailer or something, he might need to back
21 it up into here. That's why it's a little wider. We
22 can look at narrowing that down somehow.

23 MR. AUSTIN: What size? Are we talking small
24 trailer or tractor trailer?

25 MR. BIANCINI: Not a tractor trailer, but a

1 trailer on a dump truck because he does have a
2 back-hoe and occasionally might need to bring it back
3 here and work on it in the garage.

4 MR. LACIVITA: There won't be any external
5 storage?

6 MR. BIANCINI: No external storage. We have
7 already agreed to no external storage.

8 MR. AUSTIN: And the back-hoe goes in the
9 garage.

10 MR. BIANCINI: The back-hoe would go in the
11 garage if he needed to work on it. He doesn't do
12 major repairs. If there are holes or leaks, he has to
13 fix them.

14 MR. MION: Not for deliveries?

15 MR. BIANCINI: It's for a delivery vehicle, but
16 not a tractor trailer.

17 MR. MION: Box truck?

18 MR. BIANCINI: A box truck; yes.

19 MR. MION: The one thing that you might want to
20 consider is since you are going to have the apartments
21 back there, deliveries will happen between 7:00 a.m.
22 to 7:00 p.m. and no later; something of that nature.

23 MR. BIANCINI: It would have to be when Ted is
24 there. He would have to schedule it. Somebody moving
25 in - occasionally, there could be a tractor trailer

1 there with someone moving in. They can do it, but it's
2 tight to get it in and out.

3 CHAIRMAN STUTO: Ma'am, do you have a question
4 or comment?

5 MS. REZEK: I'm Nancy Rezek and I live at 257
6 Old Loudon Road. I own the house. My driveway is
7 right across the street from this development -
8 whatever they are going to do here. It's commercial -
9 in the front. I don't know what kind of garage is
10 going to be there. It is right across from my
11 driveway and it's going to be a problem to us.

12 CHAIRMAN STUTO: Can you see the drawing? Can
13 you see how it's going to be laid out?

14 MS. REZEK: I see it, but I don't know which
15 site the driveway is going to go in.

16 CHAIRMAN STUTO: I will ask the applicant to
17 explain it to you.

18 MR. BIANCINI: I believe that this is your
19 house and you have a circular driveway?

20 MS. REZEK: Yes.

21 MR. BIANCINI: Here is our driveway
22 (Indicating) which will not be directly opposite your
23 driveway. There is a green area in here. It will be
24 opposite the green area.

25 MS. REZEK: So, your driveway is going to be on

1 the opposite side of the yard?

2 MR. BIANCINI: Yes, now it's over here
3 somewhere (Indicating). We are pushing it to the
4 north side.

5 MS. REZEK: This commercial is very close to my
6 driveway. The bus stop is going to be stopping there.
7 Delivery trucks are going to be going in there.

8 I wanted to build a small garage and they
9 didn't let me do it.

10 CHAIRMAN STUTO: The only thing that I'll say
11 is that yes, the driveway is on the north end. If it
12 was on the south end, it's not there anymore the way
13 that it's designed. The deliveries will be -- show
14 her where the deliveries will be.

15 MR. BIANCINI: The deliveries will come in, but
16 they will go to the back of the building here
17 (Indicating). There will be no deliveries in the
18 front door here (Indicating).

19 MS. REZEK: But the garage is very close to the
20 road, anyway. How big is this garage? How many
21 square feet?

22 MR. BIANCINI: The whole building is 4,400
23 square feet.

24 MS. REZEK: Just the commercial side.

25 MR. BIANCINI: Yes.

1 MS. REZEK: That's a lot. That's not a garage.
2 That's a business.

3 CHAIRMAN STUTO: It is a business; yes.

4 MS. REZEK: So, there are going to be a lot of
5 trucks going in and out.

6 CHAIRMAN STUTO: It's zoned for that use on
7 that road. I don't want to say that it's a main road,
8 but it's kind of a main road. It's not Route 9. It's
9 a fairly busy road and it's designed
10 commercial/office/residential or I should say that
11 it's zoned commercial/office/residential.

12 MS. REZEK: So, it's okay for residential and
13 commercial in the same area?

14 MR. BIANCINI: Yes.

15 CHAIRMAN STUTO: If there is a business next
16 door to the south and there is the firehouse after
17 that -

18 MR. BIANCINI: This is the hotel parking lot
19 here and below that is the firehouse (Indicating).

20 CHAIRMAN STUTO: North of it there are
21 apartment buildings.

22 The way that they had it before when they came
23 before us is that they had the residential up front
24 and the commercial in the back and we didn't think
25 that it was fair -- I think that we voiced opinions

1 that it wasn't fair to the residents and that they
2 should get tucked away in the back so they have a
3 little more quiet and a little more greenspace
4 surrounding them.

5 MS. REZEK: It's noisy to us.

6 CHAIRMAN STUTO: It's not a noisy business.
7 I'm not the applicant.

8 Can you explain the business and what the
9 business model is?

10 MR. BIANCINI: Yes. Ted is a home builder. He
11 builds homes. He is normally out on the site building
12 a house. He's not in the office. He uses the office
13 for new customers that want a new house. They come
14 into the office and he briefly shows them different
15 windows, different kitchens and different things.

16 MS. REZEK: It's going to be for building on
17 that site.

18 MR. BIANCINI: Not on this site. It will be
19 for another site.

20 CHAIRMAN STUTO: Like if you're going to pick
21 out kitchen cabinets and stuff like that.

22 MR. BIANCINI: Right, you can go here and take
23 a look at what he typically puts into a house and see
24 that. That's what this is for. It's not where there
25 are constant people there all the time. He may have

1 one customer visit and it's not all the time. It's
2 just him and one other person in the office.

3 CHAIRMAN STUTO: How many houses does Mr.
4 Cillis build a year?

5 MR. BIANCINI: Probably 10 to 20 houses,
6 depending on the year.

7 CHAIRMAN STUTO: So, ma'am, that's not a lot,
8 really. I'm not defending the business.

9 Do you have any traffic generation numbers?

10 MR. BIANCINI: It was just what we put in the
11 narrative.

12 CHAIRMAN STUTO: A convenient store would have
13 a lot of customers coming in and out or a restaurant.
14 It's not that type of business.

15 MS. REZEK: This is going to be a lot of trucks
16 or things like that going into that.

17 CHAIRMAN STUTO: I'll leave that to the
18 applicant to answer.

19 MR. BIANCINI: There are not many trucks that
20 come in and out of here.

21 CHAIRMAN STUTO: More than one a day or less
22 than one a day, on average?

23 MR. BIANCINI: I would say that on the average
24 maybe one a day. Most of the trucks are delivered
25 right to where the home is being built. It's only

1 occasionally for some reason it can't make the
2 delivery where the home is being built, he might have
3 to store something here temporarily.

4 MS. REZEK: So, it's storage for the building.
5 That's what it is.

6 CHAIRMAN STUTO: He's not storing building
7 materials there, is he?

8 MR. BIANCINI: Well, for some reason if he gets
9 the wrong size window or something and he's got to
10 bring it back here to get the right size. There is
11 maneuvering that has to happen. You need space for
12 that. It's not constant, but you do need that space.

13 MR. VOSS: Joe, your narrative described six
14 a.m. vehicle trips per day and most of them are
15 generated by the residents in the back. You're
16 talking minimal truck traffic in and out. You might
17 get a couple of pick-up trucks a day.

18 MR. BIANCINI: Sometimes somebody has to come
19 back to the office to pick up something.

20 MR. VOSS: It's more of a showroom, if
21 anything.

22 In terms of its use, typically a family will
23 come in and say yes, we want to pick out the design of
24 the home -

25 MS. REZEK: Forty four hundred square foot -

1 that's just a showroom? Remember my words for what is
2 going to be there. It's going to be storage for the
3 building and trucks are going in and out from there.
4 That's not just a garage. Thank you.

5 CHAIRMAN STUTO: Ma'am, you're welcome to have
6 my set of drawings if you want.

7 MS. REZEK: Yes, please.

8 MR. AUSTIN: The showroom itself, according to
9 my map which is probably based on the common core,
10 looks like 1,500 square feet of office space. The
11 rest of it is for when they're bringing some trucks in
12 on occasion and not all the time.

13 MR. BIANCINI: Right, not all the time.

14 MS. REZEK: Right across from my driveway.
15 This is commercial.

16 MR. AUSTIN: But it's zoned for that particular
17 use. They have the right to develop their land.

18 MS. REZEK: So, I can turn my house into land
19 for that, do you think?

20 MR. AUSTIN: I don't know what your house is
21 zoned for.

22 MS. REZEK: I wanted to build a garage. I
23 didn't have enough frontage from my neighbor's house
24 to my house. I wanted to be able to park my car under
25 a carport. They said that I didn't have enough -

1 MR. LACIVITA: You didn't have enough setbacks.

2 MR. MION: Joe, on the layout there are stairs
3 going up to a landing.

4 MR. BIANCINI: Yes, this is a high bay in the
5 back. There is like an attic space up there. There
6 are no offices or anything up there.

7 CHAIRMAN STUTO: Ma'am, we are the first ones
8 to defend the neighbors and I don't think that it's
9 overly big for the size of the whole parcel. I'd be
10 the first to say that it was.

11 MS. CEBERAOLU: I am a neighbor and I live in
12 the house right there (Indicating).

13 CHAIRMAN STUTO: The house that is adjacent to
14 it?

15 MS. CEBERAOLU: Yes, and I agree with her. I
16 haven't had the time to look at the whole project so
17 I'm not going to say anything now.

18 CHAIRMAN STUTO: Thank you for your comments. I
19 appreciate it.

20 MS. MILSTEIN: Let me just ask one question.
21 Can the commercial building be moved back a little
22 bit? I'm not sure that if that is something that
23 might satisfy you.

24 MS. REZEK: It was all the way back.

25 MR. VOSS: The COR standards require that it be

1 that way.

2 CHAIRMAN STUTO: We could grant a waiver to
3 move it back.

4 Can you show us the front elevation of the
5 commercial building that is going to face the road?

6 MR. BIANCINI: As discussed, we'll probably
7 turn this (Indicating) and make it that way.

8 CHAIRMAN STUTO: Isn't the front of the
9 building supposed to face the road?

10 MR. VOSS: Yes, that's one of our comments.

11 CHAIRMAN STUTO: So, what is it going to look
12 like?

13 MR. BIANCINI: That will also take the stone
14 across the front, too (Indicating).

15 CHAIRMAN STUTO: With a window as well?

16 MR. BIANCINI: With a window, yes.

17 MR. LACIVITA: Joe, will that be the actual
18 entry or is it going to be a false entry?

19 MR. BIANCINI: No, that would be the entry.

20 CHAIRMAN STUTO: So, there would be a sidewalk
21 going in there.

22 MR. BIANCINI: Yes, we'll have to have a
23 sidewalk and incorporate that.

24 CHAIRMAN STUTO: What's the width of the
25 building?

1 MR. VOSS: Forty eight feet.

2 CHAIRMAN STUTO: What would a house typically
3 be?

4 MR. VOSS: About the same.

5 MR. BIANCINI: Might be bigger than that with a
6 garage.

7 CHAIRMAN STUTO: So, it's going to be the same
8 scale at least width wise as a house might be.

9 MR. BIANCINI: From looking at it from Old
10 Loudon Road; yes.

11 CHAIRMAN STUTO: I mean there are 4,000 square
12 foot houses around.

13 MR. AUSTIN: Refresh my memory as to why it has
14 to face the road.

15 MR. LACIVITA: That is the design standard.
16 The setbacks are typically 25 feet, you want that road
17 frontage.

18 MS. MILSTEIN: To answer my question, if it was
19 set back a little bit more, would that satisfy you or
20 you just don't want it at all? Would that be an
21 improvement.

22 MS. REZEK: No.

23 MR. LACIVITA: I think that she is just more
24 opposed to the use.

25 MS. MILSTEIN: But if it was set back, would

1 that be something that would be acceptable to you?

2 MS. REZEK: Maybe if it was set really back so
3 it does not have to bother my driveway all the time
4 with trucks or whatever -

5 MS. MILSTEIN: So, she wants it really back.

6 MR. LACIVITA: Right, which this Planning Board
7 actually switched before. If you look at her home
8 across the way, there is actually a greenspace - kind
9 of like a boulevard that is made so it's not directly
10 across from anything that is going to impede traffic.

11 MS. MILSTEIN: I understand. I just wanted to
12 see if we could make a slight modification and if that
13 would help the situation.

14 MS. REZEK: If he moved it to the north side,
15 it's going to be almost exactly on my driveway.

16 CHAIRMAN STUTO: Well, if he did it on the
17 south side, it would be almost across from my
18 next-door neighbor.

19 Is there any logic to your choice on which side
20 the driveway is on?

21 MR. BIANCINI: There was because of the slope
22 going this way (Indicating), the drainage works out
23 better.

24 Also, this neighbor, at the sketch plan -- I
25 think that we had something over here and he was happy

1 that it was going to be moved to the north.

2 CHAIRMAN STUTO: Okay, any more comments or
3 questions?

4 MS. REZEK: Old Loudon is really a small road.
5 We are going to have trucks. I understand and for me
6 it's better. At some point maybe I can turn my
7 residential into commercial. The point is that if it
8 was like an office - but they are talking about
9 trucks. I'm worried about the traffic. I'm worried
10 about the trucks parking in that lot.

11 CHAIRMAN STUTO: I think that this use
12 generates less traffic than if the whole thing was
13 office. I may be wrong about that.

14 Chuck, do you want to chime in on that?

15 MR. VOSS: It certainly would. If you were to
16 max this out, even as a residential, you could be
17 looking at three or four times the vehicle trips in
18 and out of this lot per day, than what you see here.
19 I think that it's probably a good compromise and it's
20 a good mix, in terms of the light intensity commercial
21 use up front and relatively few residential units in
22 the back.

23 MR. LACIVITA: This is a carrier road so you
24 see busses, CDTA and you do see tractor trailers
25 coming from Price Chopper.

1 MR. LANE: Is there a bus stop in front of
2 this?

3 MR. LACIVITA: Not from this one, unless it's a
4 school bus stop. Up further, across from the outlet
5 of Price Chopper is actually a CDTA bus stop.

6 CHAIRMAN STUTO: We are on for concept, which
7 is not a final approval. It's not even an approval in
8 a way. It's just saying that they are heading in the
9 right direction, if we vote in favor of that. They
10 still have to come back for final. I have given my
11 plans away to the neighbor. If you guys want to look
12 together and if you have further comments, I would get
13 them into the department and maybe the applicant can
14 give you their address -- and if there is anything
15 that might be able to improve it. I hear your
16 comments. I think that it could be a lot worse and
17 they are entitled to develop their property.

18 MS. REZEK: There is this office and then there
19 seems to be a workshop. I don't know what is going to
20 go on back there.

21 CHAIRMAN STUTO: I don't think that's part of
22 the application, but I'll let the applicant address
23 that as to whether the back is going to be a workshop.

24 MR. BIANCINI: Like a woodworking shop in the
25 back?

1 MS. REZEK: Yes.

2 MR. BIANCINI: Well, there will be some work
3 back there, as I mentioned. Occasionally he has to fix
4 something - a piece of equipment or something. It
5 will be a garage where he can work at it. It's not
6 going to be somewhere where he is going to constantly
7 be working on things.

8 MR. AUSTIN: The concern is noise level.

9 MS. REZEK: Exactly.

10 MR. AUSTIN: Is there going to be a great deal
11 of noise?

12 MR. BIANCINI: There wouldn't be much noise at
13 all. It would be inside the building.

14 CHAIRMAN STUTO: You can email the department
15 or call with any questions if there is anything that
16 you need from the applicant. I would assume that they
17 would give you their card.

18 Does the Board have any other comments or
19 questions?

20 (There was no response.)

21 We have an application for concept acceptance.
22 Do we have a motion?

23 MR. MION: I'll make that motion.

24 MR. LANE: Second.

25 CHAIRMAN STUTO: Any comments?

1 (There was no response.)
2 All those in favor say aye.
3 (Ayes were recited.)
4 All those opposed say nay.
5 (There were none opposed.)
6 The ayes have it.
7 Thank you.

8
9 (Whereas the above proceeding was concluded at
10 7:29 p.m.)

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CERTIFICATION

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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 _____

