

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 STEWART'S SHOP
186 TROY SCHENECTADY ROAD
5 SKETCH PLAN REVIEW

6 THE STENOGRAPHIC MINUTES of the above entitled
7 matter by NANCY L. STRANG, a Shorthand Reporter,
8 commencing on January 26, 2016 at 9:02 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 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 Christopher Potter, Stewarts

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1 CHAIRMAN STUTO: Next item is on the agenda is
2 Stewarts Shop, 186 Troy Schenectady Road. This is a
3 sketch plan review. This is a little bit of a smaller
4 building; 3,675 square foot convenience store and 12
5 pumps under two fuel canopies.

6 Is there free air in every store?

7 MR. POTTER: There will be even though he
8 drinks Dunkin Donuts coffee.

9 CHAIRMAN STUTO: We'll turn this straight over
10 to the applicant.

11 MR. POTTER: I don't know if there is confusion
12 with this site. We have already been here once for
13 sketch plan. I assume that we were here for concept
14 acceptance tonight.

15 CHAIRMAN STUTO: That's not how it's written on
16 the agenda, so we're not going to be able to vote on
17 that.

18 MR. GRASSO: And we didn't do a formal review.

19 CHAIRMAN STUTO: And we didn't notify the
20 neighbors.

21 MR. POTTER: Since the last time that we were
22 here for the last sketch which was back in April, we
23 addressed all of the DCC comments.

24 CHAIRMAN STUTO: The public wasn't here for the
25 last meeting. Can you tell us where we are?

1 MR. POTTER: Sure.

2 CHAIRMAN STUTO: We're on the corner of
3 Delatour and Route 2.

4 MR. POTTER: We're looking to purchase a 1.9
5 acre parcel located on the corner of Route 2 and
6 Delatour Road. We will be required to do a minor
7 subdivision as now this is part of one parcel. We're
8 looking to construct a 3,675 square foot convenience
9 store with two 20 x 72 canopies that will have a total
10 of six dispensers, two of which will have diesel as
11 far as underground storage tanks as opposed to the
12 other site of 15,000 gallon and 10,000 gallon. It's a
13 very similar building design. It's a porch on the
14 front and a porch on the side with patio on the side.

15 As far as our access goes, we have one cut on
16 Delatour opposite the church complex that's there. We
17 did reconfigure it a little bit to allow for future
18 expansion to the adjacent lot. That was one of the
19 comments at the last meeting. We also have a
20 connector road going over to the Salvation Army which
21 we utilize the light at Route 2. We're also proposing
22 rights in and rights out on Route 2.

23 We've also added some sidewalks. The grade
24 really doesn't allow us to add it on our side, which
25 would also require a mid-block crossing on Delatour,

1 so we added it on the opposite side of the road which
2 will allow us to connect to the existing sidewalks
3 that are on the other side of the church entrance.

4 Along the front we have a connection from the
5 intersection into our site as well as across the
6 frontage. Since the last time, we've added the
7 landscaping plan and the grading plans. We have the
8 fence and stone columns along the frontage of the site
9 with landscaping and street trees, shrubs and
10 perennial flowers. We've tried to put some larger
11 evergreen trees on the back to help screen the
12 delivery area from people traveling down Delatour
13 Road.

14 Our main concern with this project is getting
15 access. That rights-in and rights-out is really
16 essentially for our project to make this happen for
17 us. That's really our main concern with this.

18 CHAIRMAN STUTO: We'll ask for some comments
19 from Joe Grasso on this, as well. I think that curb
20 cut that you just referred to is probably the biggest
21 thing that jumps out at us as well, as to whether we
22 need it or not. It looks like a lot of curb cuts.

23 MR. GRASSO: The project has come a long way
24 since it was initially proposed and we have always
25 been supportive of rights-in and rights-out access on

1 Route 2 along the frontage of what the Stewarts would
2 ultimately own. It's important to note that -- I'm
3 going to jump up there just to orient everybody.

4 The parent parcel included what was proposed
5 for the Stewarts, but also the lands to the west and
6 to the south. This over here is the Salvation Army
7 which is currently under construction and not yet
8 opened. When they developed their site, they had to
9 develop an access to the signal. When this property
10 was subdivided out, there was an ingress/egress
11 easement over this access in favor of this whole lot.
12 When we originally looked at the Stewarts, they were
13 just proposing a full access curb cut in this location
14 (Indicating) and another full-access curb cut along
15 Delatour Road along that frontage. Our recommendation
16 was that they physically build a road that would
17 connect at this time up to here so that people wanting
18 to make a left and head west on Route 2 could take
19 advantage of the signal. We've always been supportive
20 of the rights-in and rights-out access here.

21 Regarding the access on Delatour Road, along
22 with the Planning Department, we recommended that they
23 relocate the access off their frontage and line it up
24 with this access drive across from -

25 CHAIRMAN STUTO: How many feet is that off of

1 Route 2?

2 MR. GRASSO: About 400 feet. So, it's quite a
3 distance away.

4 CHAIRMAN STUTO: Is there any counter argument
5 to what you're saying about the right-in and
6 right-out?

7 MR. GRASSO: If you eliminated that, there
8 probably wouldn't be a Stewarts on the site. Also,
9 when we look at the access arrangements, you know that
10 is probably one of the things that we focus most on
11 and try to come up with very specific recommendations,
12 given a land use proposal for a project site. The
13 reason why we are strongly in favor of a rights-in and
14 rights-out is because you're leaving the site and you
15 want to head east on Route 2 which is what a lot of
16 traffic is going to want to do, we don't want them
17 going out Delatour Road and trying to jump across
18 Delatour Road and coming down to the signal. We would
19 rather take what we consider a free movement, wait for
20 Route 2 traffic to clear and be able to come out the
21 rights-out movement and then take advantage of the
22 signal they're at on Delatour Road.

23 CHAIRMAN STUTO: That's just rights-out. What
24 about rights-in?

25 MR. GRASSO: Well, rights-in we also consider a

1 free movement and we think that this is a logical spot
2 for cars to being able to pull off of Route 2. We
3 don't think that it's going to be in conflict with the
4 operation of the signal at Delatour Road and Route 2.
5 Obviously, there is going to be back ups of traffic
6 along Route 2 and cars would be -- a right-out
7 movement would be staging within the project site and
8 then a car would be looking to take a right turn into
9 the site and wait until that queue is in motion.

10 CHAIRMAN STUTO: Why is that a free movement
11 when you can take a right at the light, though?

12 MR. GRASSO: You could. It's just going to
13 take traffic there and we expect that there is going
14 to be additional development between the Salvation
15 Army and the Stewarts store. We would be basically
16 routing traffic through that parcel. We would rather
17 have them come down and take advantage of what we
18 consider a free movement right into the site along its
19 frontage.

20 CHAIRMAN STUTO: Will the geometry get approved
21 of that right-in/right-out? In other words - the pork
22 chop where you split it into two?

23 MR. GRASSO: Yes, there is a splitter island in
24 the center of it.

25 CHAIRMAN STUTO: Would it be angled different

1 than what shows there? Do you know what I'm saying -
2 like with a triangle in the middle?

3 MR. GRASSO: There is a triangle located in the
4 middle. He didn't highlight it, but it would have a
5 sidewalk through it. It would have curbing around and
6 it would have the typical signage.

7 CHAIRMAN STUTO: It looks like it could be
8 angled more to invite you in for a right turn and then
9 to invite you out.

10 MR. GRASSO: This is sketch and we'll have to
11 take a close look at and obviously Route 2 is a DOT
12 road, so we'll have to coordinate with them in terms
13 of the exact geometry of it.

14 CHAIRMAN STUTO: Have they given an opinion
15 already on what you're saying?

16 MR. GRASSO: Yes, they commented on an earlier
17 plan where they wanted the connection out to the
18 signal and they were questioning again the need for
19 that rights-in/rights-out being developed along Route
20 2.

21 CHAIRMAN STUTO: So, as far as we know that's
22 where they stand.

23 MR. GRASSO: That's where they stand; yes.

24 MR. AUSTIN: So, Joe, for the traveler coming
25 from Watervliet up the hill going west on Route 2,

1 they're going to turn at the signal at Delatour and
2 they are going to know where to turn? How are they
3 going to know how to get into Stewarts? There is also
4 that turn lane on Route 2, correct?

5 MR. GRASSO: They would have two options. We
6 would expect that they would take a left turn at
7 Delatour Road and then into the site. The other
8 option would be to continue up to the signal and then
9 take a left into the Salvation Army site and circle
10 back around. They do have two options there and we
11 would expect that they're going to obey the rights-in
12 and rights-out signage. Not everybody does, but
13 that's our expectation. We're not going to swear by
14 it.

15 I'm going to keep going through my comments
16 just to go through because Chris touched on the
17 screening and trying to screen the views to the back
18 of the site. We do like the orientation of the
19 building.

20 Regarding pedestrian accommodations, there is a
21 sidewalk on the east side of Delatour Road. We don't
22 see that there would be a need to extend sidewalks
23 down this side of Delatour Road, but that is something
24 that we can discuss with the Planning Department.
25 There is a sidewalk along the frontage on Route 2,

1 they are looking to extend that across the rights-in
2 and rights-out drive. That is going to leave a
3 relatively small gap of undeveloped sidewalk between
4 the Stewarts site and the Salvation Army site. That's
5 something that the Town may want to consider -
6 requiring that as part of the project in lieu of them
7 not building a sidewalk across the frontage, including
8 the Delatour road frontage. They are proposing to
9 make pedestrian accommodations at the Route 2 Delatour
10 Road signal which is a significant expense and a
11 significant project. We commend the applicant for
12 addressing that previous concern that was brought up.

13 The other thing is that when you approach the
14 site from Watervliet as Brian was mentioning, we see
15 this site as potentially being almost like a gateway
16 site to the Town. So, we really think how that corner
17 gets the design is going to be really important and we
18 like the fact that they've shown the fencing and the
19 stone columns, but we think that through some really
20 good landscape architectural design there and some
21 landscaping and maybe some lighting and some features
22 that it can be a really strong element and highlight
23 the site but also serve as a gateway type feel when
24 you come into the Town from the east. So, it's
25 something that we should consider as we work through

1 the plans. That's it.

2 CHAIRMAN STUTO: Anything else from the Board?

3 MR. AUSTIN: Just out of curiosity, I know that
4 the Pizza Hut is vacant now -

5 MR. LACIVITA: Actually, the Pizza Hut is part
6 of a greater scheme of the large church there. That's
7 actually all one parcel.

8 CHAIRMAN STUTO: Any other comments?

9 (There was no response.)

10 MR. LANE: We have the planning federation for
11 the New York State required training. I would like to
12 request that a Resolution be sent to the Town Board to
13 approve Planning to attend.

14 MR. LACIVITA: I don't know if we've done that
15 by Resolution in the past. I guess that we can.

16 MR. LANE: It's April 17th. It's for the ZBA
17 and it's for the Planning Board.

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19 (Whereas the above proceeding was concluded at
20 9:20 p.m.)

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CERTIFICATION

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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 STRANG

Dated _____

