

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

GOLDSTEIN CHRYSLER JEEP DODGE RAM
1 AUTOPARK DRIVE
SKETCH PLAN REVIEW

5 *****

6 THE STENOGRAPHIC MINUTES of the above entitled
7 matter by NANCY L. STRANG, a Shorthand Reporter,
8 commencing on March 8, 2016 at 8:16 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham, New
York

9

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

16

17

18 ALSO PRESENT:

19 Kathleen Marinelli, Esq. Counsel to the Planning Board

20 Michael Tengeler, Planning and Economic Development

21 Joseph LaCivita, Director, Planning and Economic
22 Development

23

24 Daniel Hershberg, PE, Hershberg & Hershberg

25

1 CHAIRMAN STUTO: Next item is Goldstein
2 Chrysler Jeep Dodge Ram, 1 Auto Park Drive, sketch
3 plan review. Raze existing dealership and replace
4 with a new 44,000 square foot dealership.

5 Joe LaCivita?

6 MR. LACIVITA: Sure, we'll let everyone set up
7 and switch our TDEs switch out here.

8 For the record, this is an exciting time for
9 this project here in the sense that the location that
10 is selected, 1 Auto Park Drive, was the home of
11 Nemith, Volvo and Mercury at one point and now we have
12 another long-standing Town company, Goldstein.

13 Mr. Goldstein is here this evening looking to
14 move his project up to 1 Auto Park Drive; Chrysler
15 Jeep Dodge Ram. It's exciting to see one current
16 owner business owner decide to move to another
17 location and expand.

18 The project is going to be looking at some new
19 buildings and the use of existing buildings that they
20 currently have.

21 I don't want to take all of Dan's thunder, but
22 we'll turn it right over to the project here.

23 It is an exciting time for Mr. Goldstein and
24 his family.

25 CHAIRMAN STUTO: Mr. Hershberg.

1 MR. HERSHBERG: Thank you, Mr. Chairman. My
2 name is Daniel Hershberg of the firm of Hershberg and
3 Hershberg. With me today is Al Goldstein, Mr. Martel;
4 Mr. Campbell, and some of the architects. I'm well
5 backed-up. If you have any questions about the
6 project, I'll turn to them to give you the real
7 answers.

8 Just the other side of this National Grid right
9 of way was a project that you had recently seen and
10 that's the Fuccillo Nissan project on the opposite
11 side of that right of way. This existing 11,000
12 square foot building; 10,998 square foot building
13 actually, will be the model for 44,000 square foot
14 building. The impact on this - we are trying to keep
15 very minimal. First, we anticipate that due to the
16 grades on here, we may only have to excavate and
17 disturb soil except for the footings to the building.
18 So, we are trying to avoid the soil disturbance to the
19 maximum extent possible. That will probably make it
20 not come under the GP 1502 regulations. However,
21 there has been an issue raised about the drainage from
22 the earlier site plan which had the parking stopping
23 at about here (Indicating). We're not so sure when
24 the parking addition was put on. So, we are in
25 discussions with John Dzialo to figure out what sort

1 of detention they need.

2 First of all, the site now drains in this
3 direction and the drainage plan that was made up by
4 Clough Harbor plan for the Auto Park Drive assumed
5 that the drainage would all come out to Auto Park
6 Drive and down to the system. Our goal would be to
7 take a look at that and see if we could redirect that
8 drainage and have that happen so that it functions the
9 way that the system is supposed to function and see
10 whether or not detention is required. This is pretty
11 much a redevelopment of an existing site.

12 Unfortunately, it doesn't meet the definition under
13 New York State DEC Stormwater Design Management Manual
14 because we're not reducing the percentage by more than
15 25%. That having been said, we intend to propose to
16 leave the edge of the pavement just the way that it
17 exists today and we do not intend to add anymore
18 pavement.

19 I'd like to point out a couple of things in
20 here. The question is always raised: Where are we
21 going to unload our vehicles. We've shown it this
22 time on our plan. We have a place back here and this
23 will be designated for cars to come in. It's wide
24 enough for trucks to come in.

25 CHAIRMAN STUTO: I want to ask a question. Is

1 Auto Park a Town Road right now?

2 MR. HERSHBERG: Auto Park is owned as well as
3 the drainage system off of Auto Park Drive. That's
4 part of the public system at this point.

5 The truck could come in and drop cars there and
6 leave easily. So, this is one of those places where
7 we don't have to contend with unloading traffic in the
8 middle of Route 9.

9 We did talk to people at the DCC meeting. The
10 water department requested rather than tapping into
11 the 24-inch main out in the roadway, that we reuse the
12 hydrant lead for our water service into the building.
13 So, it makes a very convoluted water lateral, but it
14 works quite well for us.

15 The sanitary sewer lateral will bring it to the
16 building, together with oil and grease separators.

17 This existing building will remain for a lot of
18 purposes.

19 So, the entire site is now Big Al's Auto
20 Dealership and Big Al is here to discuss it if you
21 need any additional information from where they are
22 going. This is a major addition.

23 As you are aware, all the manufactured
24 required improvements. So, this shows the building as
25 it will be and we think that it's a very attractive

1 change over the existing building there.

2 CHAIRMAN STUTO: What brands are you handling?
3 Are they all on there?

4 MR. HERSHBERG: Chrysler, Dodge, Jeep and Ram.

5 CHAIRMAN STUTO: Is that what is on Route 9
6 now?

7 MR. HERSHBERG: Yes. This gives them
8 additional car storage. It's an ideal place that has
9 been used for cars before. It's somewhat the
10 destination for people going vehicle shopping. That
11 makes it good.

12 We do ask for four waivers. One is this
13 building be more than 25 feet back from the road line
14 of Route 9.

15 The second one is that the existing pavement is
16 on the Auto Park Drive right of way and requires a
17 15-foot setback.

18 We do have some parking in front of the
19 building, although on the new building, it's limited.
20 We actually slid it to reduce the amount of space in
21 front of the building.

22 We would like a variance of the 20 square feet
23 of island for each stall. We think essentially that
24 could be waived for a lot of the portion of the site
25 and we are willing to discuss with staff whether or

1 not additional islands are required.

2 A couple of items were raised. When the
3 Fuccillo project got approved there was set aside for
4 public sidewalks in there. The Planning Department
5 thinks that we could get the sidewalks continuously
6 from Century Park down to Auto Park Drive and we could
7 probably have that done since as a minimum, Goldstein
8 asked to set aside the cost of this portion of the
9 sidewalk anyway and rather than set aside, the
10 Planning Department would like us to include it in our
11 project.

12 A number of the comments that we see, they had
13 to do with stormwater management. With sewer and
14 water, we're very straight forward. The Planning
15 comments were pretty much as I outlined them with two
16 more regarding landscaping requirements. The DCC
17 meeting minutes were attached to our application that
18 Victoria has circulated to you folks. If you have any
19 direct questions, I'll try to answer them.

20 MR. LACIVITA: Peter, I know that Mr. Goldstein
21 made it very clear to the Town Departments and to the
22 TDE during the course of the process. The timing is
23 going to be everything. I know that we looking to try
24 to have everything approved prior to June. That is in
25 order for him to meet his deadline with the Chrysler

1 dealership. You may see this project time and time
2 again to keep this thing moving.

3 CHAIRMAN STUTO: Believe it or not, we're not
4 usually the hold-up. It's whether all the engineering
5 all gets done in time.

6 We have a Town Designated Engineer, CHA, Joe
7 Grasso is representing them.

8 Joe, I know that you haven't done a formal
9 review yet, but do you have any comments so far?

10 MR. GRASSO: Yes, we think that the project is
11 off to a good start. Obviously, there is a couple of
12 positive salient points that we'd like to make about
13 the project.

14 First and foremost, we commend the applicant
15 for bringing forth the redevelopment application for
16 the development. Obviously, it's been heavily
17 commercially used for a number of years and we know
18 that redevelopment projects of this type can sometimes
19 be more challenging and more costly than some retail
20 sites. So, we commend the applicant for that.

21 They are looking to maintain existing access
22 points and those access points were carefully selected
23 when the old Auto Park Drive corridor was developed 20
24 years ago. So, that's a positive point.

25 Dan mentioned that the proposed building is

1 sliding 60 or 70 feet closer to Route 9. That brings
2 it more in line with the design standards that the
3 Town has and also reduces the amount of parking
4 between the building and Route 9, which is a positive
5 point and should help to improve the aesthetics of the
6 Route 9 corridor. We like the fact that the customer
7 spaces are primarily located between the building and
8 Route 9 which allows the inventory to be to the sites
9 in the rear. They are proposing any expansion of the
10 pavement limits on the site, which is a positive
11 point. Like Dan mentioned, there is a relatively
12 minor increase in the amount of greenspace, but
13 obviously greenspace is important to the Town and that
14 is an important feature.

15 Dan touched on all the comments that were
16 brought up during the DCC process and those that we
17 share as well. He mentioned the sidewalk along Route
18 9 and that would obviously be a very positive element
19 to the Route 9 corridor and it's got two logical
20 termination points assuming that the extension to the
21 north is done, basically building a sidewalk from
22 Century Hill Drive down to Auto Park Drive.

23 Dan mentioned having the curb landscape islands
24 possibly - not making it fully compliant with the
25 Town's requirement in terms of interior landscaped

1 island, but towards the front of the site, where it
2 could be viewed from Route 9 and when you're into the
3 customer parking areas - that's where it's going to
4 provide the most benefit. We don't think that there
5 is any merit in adding those landscaped islands to the
6 rear of the site or in the inventory spaces.

7 There is another comment about a possible
8 decorative wall or fencing across the frontage on
9 Route 9 which is, as you know, one of the design
10 standards. We do know from our extensive history on
11 the site that there are a lot of utilities along that
12 corridor which are probably going to preclude that,
13 but we do ask that the applicant look or his
14 consultant look for ways to do some improved
15 landscaping enhancement.

16 Dan mentioned the stormwater concerns. His
17 concerns are probably greater than our concerns. We
18 know that this site had always been planned to have a
19 minimum of 35% greenspace and stormwater management
20 facilities have already been constructed down at the
21 end of Auto Park Drive when you get close to the
22 Northway. Obviously, we'll need to look for temporary
23 controls during construction and then we'll see if
24 there are any other water quality improvement measures
25 warranted as we get into the detailed design.

1 That's all that we've got.

2 CHAIRMAN STUTO: Any other comments from the
3 Board?

4 MR. MION: Are you going to repave it?

5 CHAIRMAN STUTO: With permeable pavement?

6 MR. HERSHBERG: We will pave it, but if we do
7 new pavement, it can't handle the permeable pavement.
8 The pavement will be limited to the area around the
9 building and we may determine for aesthetic purposes
10 to resurface a portion of the front.

11 MS. MILSTEIN: This probably won't come to any
12 surprise to you, but I really don't like the buildings
13 that close.

14 MR. HERSHBERG: Again, as you know, we are up
15 against the Code which says keep it closer. We sort
16 of compromised in between. We don't reach a 25 foot.

17 CHAIRMAN STUTO: I'll just make one comment. I
18 think that it's a good plan and a good redevelopment.

19 Joe touched on the fencing and the landscaping
20 and whatever treatment is going to be up front. You
21 don't have a lot of detail on that yet. So, we are
22 looking forward for you to do your usual good job on
23 that. I'm sure that the applicant wants to make it
24 look good from the curb as well.

25 MR. HERSHBERG: We've always been allowed by

1 the Goldsteins to do a reasonable landscaping job on
2 their sites, and I don't think that this will be any
3 different. The problem is that this area right
4 here, (Indicating) there is an easement that occupies
5 most of that greenspace out front. So, we have to be
6 careful. I think that we can plant materials that
7 meet the demands of the departments; not to have
8 things with deep roots over the top of them, but we
9 can do landscape over there.

10 CHAIRMAN STUTO: I don't want to give up on
11 fencing. Joe implied that maybe it's not a big deal.

12 MR. GRASSO: We'll look at it.

13 MR. HERSHBERG: And it may be possible to do a
14 portion of it -- it gets very tight because -- I'm not
15 so sure whether or not we can't negotiate. That's
16 actually a Latham Water District easement. It was
17 before the time that they did the utility easement.
18 There is actually a discussion there about whether or
19 not they would allow the fence within a right of way
20 within their easement. We can work it out. We're not
21 trying to duck the requirement to do it.

22 MR. GOLDSTEIN: I think that if you look at our
23 Buick store over in the Village, you'll see how we do
24 things. It's done nice. Whatever it needs, it gets.

25 CHAIRMAN STUTO: Thank you. Any other

1 questions?

2 FROM THE FLOOR: What was the greenspace?

3 MR. GRASSO: The Town's minimum is 35%. They
4 are currently over 35%.

5 MR. HERSHBERG: We are about 39% or 40%.

6 MR. GRASSO: And it's a slight increase in that
7 proposed plan; very slight.

8 CHAIRMAN STUTO: Okay, thank you. We'll see
9 you next time for concept.

10 MR. HERSHBERG: Thank you, very much.

11

12 (Whereas the above entitled proceeding was
13 concluded at 8:29 p.m.)

14

15

16

17

18

19

20

21

22

23

24

25

CERTIFICATION

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

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 _____

