

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 BRITISH AMERICAN OFFICE
33 BRITISH AMERICAN BOULEVARD
5 SKETCH PLAN REVIEW

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7 BRITISH AMERICAN PARKING EXPANSION
31 BRITISH AMERICAN BOULEVARD
8 SKETCH PLAN REVIEW

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10 THE STENOGRAPHIC MINUTES of the above entitled
11 matter by NANCY L. STRANG, a Shorthand Reporter,
12 commencing on March 22, 2016 at 7:30 p.m. at The
13 Public Operations Center, 347 Old Niskayuna Road,
14 Latham, New York

15 BOARD MEMBERS:
16 PETER STUTO, CHAIRMAN
17 TIMOTHY LANE
18 LOU MION
19 BRIAN AUSTIN
20 SUSAN MILSTEIN
21 KATHLEEN DALTON

22 ALSO PRESENT:

23 Kathleen Marinelli, Esq. Counsel to the Planning Board

24 Joseph LaCivita, Director, Planning and Economic
25 Development

Chris Conners, British American

Brad Grant, PE, Barton & Loguidice

Frank Palumbo, CT Male Associates

1 CHAIRMAN STUTO: Next on the agenda is British
2 American Office, 33 British American Boulevard. This
3 is a sketch plan review; three-story, 64,000 square
4 foot office.

5 MR. LACIVITA: The British American office and
6 the next project on the agenda, the British American
7 Parking Expansion - these two projects go hand in hand
8 as they are sistering properties.

9 CHAIRMAN STUTO: I'll just read that title.
10 British American Parking Expansion, 31 British
11 American Boulevard. This is a sketch plan review.
12 This is a 60-car parking expansion.

13 MR. LACIVITA: So the reason that we want to
14 get both of these together, Members of the Board, is
15 because 31 and 33 British American Boulevard are two
16 adjoining properties. The project is specific to the
17 tenant that they have. There is one that is asking
18 for the increase in parking, should there be an
19 expansion process here. That's why we are going to
20 pose these together so that you can see the "if" and
21 the "and".

22 Chris Connors is here from British American.

23 MR. PALUMBO: I'm Frank Palumbo from CT Male
24 Associates. Chris Connors is here, as well.

25 It is two projects and when we talked to the

1 PEDD, we thought that it was best to come and do the
2 two projects at the same time at this sketch plan
3 leve.

4 The first, which we will refer to as 33 British
5 American Boulevard, is the larger of the two projects.
6 With the addition of a 64,000 square foot building,
7 three stories -- this is the existing building, 31.

8 The parking is here (Indicating) and access is
9 at this point off of British American Boulevard. What
10 we would do is the building actually straddles the
11 property line of -- well, 399A is the actual property.

12 Back at this point here (Indicating) is an
13 existing property line with land owned by Jack
14 Faddegon, which is 1148 Troy Schenectady. So, that
15 all goes forward. Faddegon's Nursery is up front,
16 just to give you the orientation.

17 This plan would extend parking in this area to
18 the north of the proposed building. This building
19 (Indicating) would be adjacent to the access road that
20 presently comes into the parking here and they have
21 access to the building here and here (Indicating).
22 This is situated to try to achieve a particular tenant
23 desired situation. The total parking would all be
24 joined, but we would make sure that each block would
25 have the required amount of parking.

1 There would be -- and this was asked during DCC
2 -- how would we be allotting the property. We would
3 be proposing a new subdivision of the lands and one of
4 the important factors is that a strip of land with 100
5 feet of frontage would give access for Jack Faddegon's
6 parcel from British American Boulevard where right now
7 access from down at Troy Schenectady Road is next to
8 impossible for him.

9 The stormwater management would be situated in
10 areas in between to maintain some of the tree areas,
11 -- we have to get out and do some more evaluation of
12 the sight to evaluate any particular wetlands that are
13 along a couple of the watercourses there. So, that's
14 why you see them in various places.

15 The parking and the loading dock here
16 (Indicating) are all things that we are trying to work
17 with a particular tenant to achieve and this one,
18 obviously, we know when we come in for concept, we're
19 going to have a lot of answers for you in terms of the
20 stormwater management and how those are sized properly
21 and why we are situating the parking the way that it
22 is.

23 We worked very closely with Jack Faddegon to
24 identify tree locations that would provide a buffer to
25 his lands over here (Indicating). We articulated that

1 in this area here (Indicating) and that's why you see
2 a long row of parking here (Indicating) coming back to
3 this parking which is in more of a triangular fashion
4 at that point, and then the access out to British
5 American Boulevard here.

6 CHAIRMAN STUTO: What is Faddegons' land zoned?

7 MR. PALUMBO: Do you know, Chris?

8 MR. CONNORS: It's office.

9 CHAIRMAN STUTO: Same as you?

10 MR. CONNORS: Yes. Those pieces, yes.

11 MR. PALUMBO: I don't think that we'd have to
12 do any zone changes, but we would have to modify the
13 parcels.

14 MR. LACIVITA: You mentioned a subdivision,
15 Frank. It's really going to be lot-line adjustment.

16 MR. PALUMBO: Yes, thank you, Joe.

17 CHAIRMAN STUTO: So, you're not creating any
18 new lots.

19 MR. PALUMBO: No.

20 CHAIRMAN STUTO: An additional number of lots.

21 MR. PALUMBO: That's not foreseen at this time.
22 So, it's the early stages, but -

23 CHAIRMAN STUTO: I guess I'm a little
24 perplexed. You said a buffer between you and
25 Faddegon? Between two commercial properties, we don't

1 normally see that.

2 MR. PALUMBO: No. This is more just to work to
3 best use the property as to what Jack may have
4 envisioned for his future use of the property and what
5 we are proposing right now. So, it's not a defined
6 buffer. It's just really what's out there now -
7 what's naturally out there.

8 There is a stand of hemlocks that Jack was very
9 interested in maintaining. So, what we did is we went
10 out there and we located that line and that's how we
11 ended up forming this parking. So, we've tried to be
12 very sensitive to what is out there now and how it
13 could best be giving a corporate feel with natural
14 environment as much as we can preserve it.

15 MR. LACIVITA: Mr. Faddegon has an idea that to
16 maintain the integrity of his current location -- he
17 has a couple of ponds on it. He wants to actually
18 create a nice livable community. So, that's why he's
19 working together with Chris and British American on
20 creating a nice kind of like approach to that livable
21 space in the future. So, they want to try to take
22 care of that now.

23 MR. PALUMBO: Just to give you an idea of what
24 we are doing, there is a small retaining wall here
25 (Indicating) as we would come in and dip down. We

1 come in from the road relatively flat to have that up
2 near the first 100 feet of the driveway. Then we get
3 down and come back up to the property. Grading is
4 something that was difficult in as we were working out
5 the concept.

6 What we did was put a small retaining wall
7 there again to try to maintain as much of the treed
8 area so when you're coming in and approaching the
9 site, you're going to have trees on both sides. We're
10 going to investigate whether or not the stormwater
11 basins can be maintained as ponds and the design of
12 that as such. We know that we have a lot to do; the
13 perk tests and everything that has to be done to
14 validate that design.

15 This is essentially the larger project. As I
16 said, we know that this has more that has to be done
17 with it as we advance. And it has some more risk in
18 terms of time and how long that would take.

19 In the meantime, what we have to continue
20 because of the lease agreements with the tenants in
21 this building, is we have to achieve the 269 spaces
22 that we are proposing.

23 When we got the site approved initially for the
24 addition here, we met the Town standard and we were
25 able to proceed with that project based on the Town

1 parking standards being met. The tenant is desirous
2 of a slightly higher number of spaces and so this plan
3 would tie together this parking area. You can see how
4 there are islands in between each of those rows, so we
5 would continue that out and the parking areas would
6 terrace down with the entrance coming through here
7 (Indicating). We have an underground detention area
8 that again, most of this area still goes to the pond
9 that is over on the 25.7 lot. We would be picking
10 this up here and an all new drainage would be
11 collected for stormwater control and quality treatment
12 in an underground system.

13 So, those are the two concepts -

14 CHAIRMAN STUTO: So, they're inconsistent.
15 It's one or the other, right?

16 MR. PALUMBO: It will be one or the other, but
17 we have to proceed as if either one of them could be
18 done. We don't know when the one or the other is
19 actually going to occur.

20 MR. LACIVITA: These are purely being driven by
21 the tenant and Chris has come to us saying that both
22 have to proceed in the idea that concept may have to
23 be given, but at some point in time the tenant or the
24 applicant will decide if this will be a location for
25 future expansion. That would then take precedent.

1 Is that right, Chris?

2 MR. CONNORS: That's correct.

3 MR. PALUMBO: And we are not doing any of it
4 lightheartedly. Chris has to have us design each
5 site, move it forward for that purpose. So, we just
6 wanted to make sure that the Board didn't think we
7 were toying with this. It was just something that has
8 to be done and Chris is investing in the process for
9 both plans.

10 CHAIRMAN STUTO: I have an aerial photo which
11 Joe may have provided, but the building looks
12 different on this aerial. In other words, the
13 bump-out on this building is not nearly as big on
14 this. I don't know if this is an old picture.

15 MR. LACIVITA: It all depends. Ours might be a
16 2011. I think that this was done in 2013.

17 CHAIRMAN STUTO: Did you expand the front of
18 that building?

19 MR. PALUMBO: Yes.

20 MR. CONNORS: We had an expansion last summer.

21 CHAIRMAN STUTO: Okay. Is that your
22 presentation?

23 MR. PALUMBO: Unless you have questions.

24 CHAIRMAN STUTO: We may. We have a Town
25 Designated Engineer, again, Barton and Loguidice; Brad

1 Grant.

2 Brad, do you have any comments about these
3 proposals?

4 MR. GRANT: Not so much the one that's up on
5 the board.

6 The one with the building -- I don't know if
7 the potential tenant is private at this point. The
8 Data Recovery Center - is that the possible use?

9 MR. PALUMBO: There is a data component of this
10 that would be on the basement floor and it would be
11 half of that bottom level. In our parking analysis,
12 just like we had talked about where there was some
13 computer and data storage, we would park the building
14 on the office area and not on that. That would be
15 something that we would present to the Board - the
16 details of it, and discuss the potential of that as a
17 waiver if it doesn't meet the direct classification.

18 MR. GRANT: The reason that I brought that up
19 is that there is an existing 24-inch water main that
20 goes through there that in all likelihood does not
21 want to be that close to that building.

22 MR. PALUMBO: We have talked in great detail
23 with John Frazer about that. Just so you know, during
24 the winter, there was a section of that line here that
25 actually had a leak and John Frazer worked with Chris

1 so that they could get out there and have access,
2 organize parking and stuff, so that could be handled.
3 The Town took care of it. It's their line, but because
4 that happened, it heightened the scrutiny that the
5 Water Department was having with this.

6 At the DCC meeting we discussed that. John
7 Frazer had talked about having no more than a half
8 foot cut anywhere on that line area and no more than a
9 foot of fill and that was one of the complex grading
10 issues and meeting that there, and how we would have
11 that building corner close to it. So, we know that we
12 will be in very constant communication with the Water
13 Department on that.

14 MR. GRANT: Rerouting around via the disturbed
15 lands to the north is another possibility. I mean,
16 water mains break every day. That's just a fact of
17 life.

18 MR. PALUMBO: We did talk about it. Certainly
19 our preferred option is to leave it in place. It is a
20 line and to relocate it would be difficult. It would
21 be adding to the cost of the project, but we realize
22 that John is going to ask us to do certain things
23 during the design to ensure that it's safe.

24 MR. GRANT: My understanding is that Data
25 Recovery would have a rather large generator with

1 seven days fuel capacity, if, God forbid, we couldn't
2 pay our doctor's bills should any of those record
3 rooms were flooded. It's in very close proximity to
4 an older water main.

5 MR. PALUMBO: The water main is definitely on
6 the down-side elevationally of that building. That is
7 a prerequisite with the tenant that the floor is well
8 above. We have talked about the drainage around the
9 building. This swale here (Indicating) was purposely
10 intended to ensure that water is getting away from the
11 building in good clean fashion. They do not want any
12 risk of that data center being breached with water.

13 MR. GRANT: When an eight-inch main goes, it's
14 wet out there. When a 24-inch main goes, it could
15 undermine a corner of the building.

16 CHAIRMAN STUTO: Any comments or questions?

17 (There was no response.)

18 Thank you for coming in and giving us a
19 heads-up prior to your formal submission and I think
20 that's a great idea. Let us know what you have going
21 on and it will be better received the next time we see
22 it.

23 MR. PALUMBO: Thank you.

24 (Whereas the above entitled proceeding was
25 concluded at 7:44 p.m.)

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 L. STRANG

Dated _____

