

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 RJ VALENTE MIXED-USE  
175 TROY SCHENECTADY ROAD  
5 SKETCH PLAN REVIEW

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6 THE STENOGRAPHIC MINUTES of the above entitled  
7 Public Hearing by NANCY L. STRANG, a Shorthand  
8 Reporter, commencing on May 10, 2016 at 10:13 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 LOU MION  
13 KATHLEEN DALTON  
14 TIMOTHY LANE  
15 SUSAN MILSTEIN  
16 CRAIG SHAMLIAN

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15 ALSO PRESENT:

16 Michael C. Magguilli, Esq. Town Attorney and Counsel to  
17 the Planning Board  
18 Joseph LaCivita, Planning and Economic Development  
Department  
19 Nick Costa, PE, Advance Engineering

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1                   CHAIRMAN STUTO: Next on the agenda is RJ  
2 Valente Mixed-Use, 175 Troy Schenectady Road, sketch  
3 plan review. This is to construct 4,450 square foot  
4 retail office space and 2,270 square foot six  
5 residential apartments.

6                   MR. LACIVITA: You might remember that this  
7 project was actually Gibby's Plaza. This one was the  
8 one that we approved. It was just the retail office  
9 space at the time. It was 9,000 square feet or shortly  
10 under that, Nick?

11                  MR. COSTA: No, I think that it was like 9,300  
12 or 9,500.

13                  MR. LACIVITA: He was trying to sell it many  
14 times. He came back for extensions and we have an  
15 applicant before us now, which is RJ Valente, looking  
16 to take this as his headquarters for his company which  
17 is the addition of the apartment use which is in the  
18 Code.

19                  Nick, I'll turn that over to you.

20                  MR. COSTA: We're here for a sketch plan  
21 presentation tonight before we take this to concept.

22                  As Joe mentioned, this is the site for the  
23 former Gibby's Plaza. It's owned by Dennis Deeb and  
24 it's under contract to purchase it and RJ Valente  
25 wants to move their offices down to this location.

1           The site is about 1.4 acres in size. The site  
2 already was designed and approved three years ago.

3           We're not really making a lot of changes to the  
4 site. Other than the addition of having the retail  
5 just in the front, the office is in the back. One  
6 apartment is downstairs and it's an ADA compliant  
7 apartment and then there are five apartments on the  
8 second floor.

9           The site has sufficient parking. It meets the  
10 greenspace requirement. It has all the infrastructure  
11 that it needs for providing water, sewer and  
12 stormwater. The stormwater basin will be in the back.

13          The sanitary sewer will also go out in the  
14 back. The water will go out in the front. Gas,  
15 telephone and Time Warner are all available in the  
16 Route 2 corridor.

17          That's pretty much the bulk of the information  
18 that we have now.

19          This is the building that is being proposed.  
20 There are some waivers that are going to be requested;  
21 parking in the front and also not meeting the setback  
22 requirements. Those are the two that I can think of.

23          If there are any questions, I'll certainly try  
24 to respond to them.

25          MS. MILSTEIN: The only question that I have is

1 on the rendition that you are showing of trees are  
2 those trees that are to just make it look pretty, but  
3 are they going to be planted?

4 MR. COSTA: No, these are the trees that are on  
5 the side.

6 MS. MILSTEIN: So, they're already back there.

7 MR. COSTA: Yes, and again, this is sketch. In  
8 Concept of preliminary final, we'll have a landscaping  
9 plan.

10 MR. LACIVITA: I think that from the aerial that  
11 you have with the sketch plan and all the other  
12 processes within the Town and Planning Department,  
13 you'll see that it's a very limited tree line. I think  
14 that this is just a rendition there; right, Nick?

15 MR. COSTA: Yes.

16 MR. LACIVITA: These are very small sapling  
17 trees on the site.

18 CHAIRMAN STUTO: I'll make one comment. I think  
19 that it's a very attractive building. I understand  
20 that there was a retail that was originally proposed.  
21 I do have questions of whether it's sustainable to  
22 have six apartments above there. That's my opinion  
23 from what I've seen. I think that you need a certain  
24 scale in order for the mix of the apartments and the  
25 buildings.

1           The rest of the Board may not agree with me. I  
2 do feel that is an opinion that I have that I want to  
3 think about.

4           MR. SHAMLIAN: I share that opinion. I'm not a  
5 huge fan of these mixed units on Troy Schenectady  
6 Road. I'm concerned about where it gets - what those  
7 apartments will become five or ten years from now.

8           MR. COSTA: As I mentioned and Joe mentioned,  
9 the office use is going to be RJ Valente's  
10 headquarters. I think that during the time that he's  
11 there, it's going to be controlled. I agree with you  
12 that you don't know what is going to happen in 20  
13 years.

14          MR. MION: How far back do you go, to the tree  
15 line?

16          MR. COSTA: No, it goes a little bit beyond  
17 that.

18          MR. MION: Are there wetlands back there?

19          MR. COSTA: No, not until you get further back.  
20 Then, the contours start going down and it's wetlands.

21          MR. SHAMLIAN: Next to this is the funeral home?

22          MR. COSTA: That's correct.

23          MR. LACIVITA: With the road that's in between  
24 there.

25          MR. SHAMLIAN: Why isn't this tying into that

1 road as well?

2 MR. COSTA: We are.

3 MR. LACIVITA: They are tying into the front,  
4 but they have more than one access point.

5 MR. COSTA: That was always in the proposal.

6 MR. SHAMLIAN: Is that a single right out? The  
7 rest of their ingress and egress -

8 MR. LACIVITA: That's to the west I think.

9 MR. SHAMLIAN: Should the site have access to  
10 Route 7?

11 MR. VOSS: They have. Obviously, DOT will take a  
12 look at this as well.

13 CHAIRMAN STUTO: A shared driveway would have  
14 been better, but it looks like it's too late to force  
15 the issue, I guess.

16 MR. COSTA: No, it's not too late.

17 CHAIRMAN STUTO: Can we share the access to the  
18 funeral home driveway?

19 MR. LACIVITA: That would be a dedicated Town  
20 road to the project.

21 CHAIRMAN STUTO: That's a Town road?

22 MR. LACIVITA: That will be a future Town road  
23 in the process. Right now it's designed for access up  
24 to the funeral parlor to get in. With that  
25 development behind it, that would have been -

1                   CHAIRMAN STUTO: Oh, out to Swatling. How long  
2 is the driveway now?

3                   MR. LACIVITA: Right now it's a private  
4 ownership.

5                   MR. VOSS: New Comer has an access easement to  
6 use it.

7                   CHAIRMAN STUTO: How could we persuade the  
8 issue?

9                   MR. LACIVITA: I think that DOT is going to  
10 weigh in on the use. If that comes in, it may be a  
11 right-in only. Who knows? We'll have to hear from  
12 DOT.

13                   MR. SHAMLIAN: The site is only 175 feet wide.

14                   MR. LACIVITA: We tried to encourage the  
15 applicant and Mr. Valente was very amenable to looking  
16 into the old carwash next to it, as you see in your  
17 overlay. Unfortunately, it has back taxes now for  
18 about \$485,000.00 and it just doesn't make it  
19 feasible.

20                   CHAIRMAN STUTO: Well, we voiced our preference  
21 on access, I think.

22                   Anything else?

23                   (There was no response.)

24                   Thank you.

25                   (Whereas the above entitled proceeding was

1 concluded at 10:23 p.m.)

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CERTIFICATION

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.

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NANCY L. STRANG

Dated \_\_\_\_\_

