

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 DOLLAR GENERAL
1935 CENTRAL AVENUE
5 APPLICATION FOR FINAL REVIEW
& SEQR CONSIDERATION

6 *****

7 THE STENOGRAPHIC MINUTES of the above entitled
8 Public Hearing by NANCY L. STRANG, a Shorthand
Reporter, commencing on May 24, 2016 at 7:51 p.m. at
9 The Public Operations Center, 347 Old Niskayuna Road,
Latham, New York.

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11 BOARD MEMBERS:
PETER STUTO, CHAIRMAN
12 LOU MION
SUSAN MILSTEIN
13 CRAIG SHAMLIAN

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15 ALSO PRESENT:

16 Kathleen Marinelli, Esq. Counsel to the Planning Board
Joseph LaCivita, Planning and Economic Development
17 Department
Caryn Mlodzianowski, Bohler Engineering
18 Chuck Voss, PE, Barton and Loguidice
Don Allard, Conservation Advisory Council

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1 CHAIRMAN STUTO: Next is Dollar General, 1935
2 Central Avenue, application for final review and
3 environmental SEQR determination. This is a 7,560
4 square foot retail store.

5 Joe LaCivita?

6 MR. LACIVITA: As you said, this is 1935
7 Central. They've been here before, so tonight's action
8 is for SEQR and for final. The site is within the
9 Lishakill/Kings Road GEIS area. There will be
10 mitigation fees assessed to the project. That's about
11 \$33,086.00 for the course of this development. We are
12 in a COR zone. From a SEQR perspective it is an
13 unlisted action and we'll hear more about that from
14 the applicant.

15 From the dates that we have seen this project,
16 the applicant has been before the DCC in August of
17 2015. We saw it shortly thereafter for sketch on
18 September 29, 2015. Concept was issued December 15,
19 2015. Tonight they are here for final.

20 CAC also has some comments on this one and
21 we'll hear from them, as well.

22 With that, I'll turn it over to Bohler
23 Engineering.

24 CHAIRMAN STUTO: Members of the public, if you
25 want to be heard on this, please sign in on the yellow

1 sheet on the table on your left.

2 MS. MLODZIANOWSKI: Good evening. For the
3 record, my name is Caryn Mlodzianowski from Bohler
4 Engineering. I represent Primax Properties who is
5 proposing to develop this 1.7 plus or minus acre
6 parcel of land located at 1935 Central Avenue, also
7 known as New York State Route 5 in the Town.

8 This site is in the COR zoning district and is
9 surrounded by a motel, Hiro's restaurant, a veterinary
10 clinic across the street and a residential subdivision
11 to the rear.

12 On this 1.7 acre lot we are proposing a 7,600
13 plus or minus square foot Dollar General retail store
14 which will be located at the front of the site as you
15 can see here. The store will have a new access to New
16 York State Route 5 which has been conceptually
17 approved by the DOT in their DCC review back in August
18 of last year. The store will have 32 parking spaces
19 and we are also proposing six landbanked parking
20 spaces back in here to meet the code requirement of 38
21 spaces. We find that Dollar General typically
22 succeeds well on 32 parking spaces but we are more
23 than happy to build the extra six spaces if they find
24 the need for them. We have designed our stormwater
25 accordingly for the full 38 spaces.

1 This retail store is an allowed use in the COR
2 zoning district. We meet all of the required setbacks
3 in this district including a setback from the rear
4 residential subdivision of almost three times what it
5 required.

6 The site has approximately 8% greenspace. As
7 you can see, we left as much as we can.

8 We also added a row of trees along the rear
9 property line and a new six feet tall stockade privacy
10 fence for screening.

11 We also added a row of trees along this side of
12 the property line here (Indicating) as the existing
13 vegetation out back is very sparse.

14 We are requesting a waiver for the frontage
15 build-out. We cannot achieve the 80% build-out due to
16 our access being over 20% of the width of our lot.
17 We do propose decorative fence along the frontage and
18 we also have added plantings as requested.

19 In addition to site work, we have come a long
20 way with our building elevations. As you remember, we
21 had very dark brown elevations when we first met with
22 you back in the fall of last year. We have come to
23 this final product for our building elevations.

24 We have changed our colors, based on the
25 Board's comments. We now have neutral tones. We have

1 added a cornis along the top of the vestibule here.
2 What was a blank wall along this side (Indicating) now
3 has glass windows. We've added a brick venire to all
4 four sides of the building. We've also added a
5 parapet around three of the four sides of the building
6 to shield the HVAC unit on the roof, as requested. It
7 faces a commercial use so we don't see any impact as
8 far as that goes.

9 As Joe mentioned, we have come a long way with
10 this project with sketch plan review, concept approval
11 and various reviews with Barton and Loguidice and we
12 feel like we are finally at the finish line here with
13 this project and we're excited to move forward.

14 CHAIRMAN STUTO: I agree that it's greatly
15 improved. The other Board Members will speak up when
16 they want.

17 Were there members of the public that wanted to
18 speak on this besides Don?

19 (There was no response.)

20 Do you want to give your comments quickly?

21 MR. VOSS: Thank you, Peter.

22 As the Board is aware, we issued our second and
23 final review comment letter on April 27th for this
24 project. Really what that letter consisted of -- we
25 were just going through some of the final details with

1 Bohler's site plan. It really was not an extensive in
2 terms of comments. They pretty much addressed just
3 about everything up to that point that we had for
4 earlier in the process.

5 Caryn and her team issued a response letter to
6 our letter. Theirs is dated May 3rd which is also in
7 your packet. Essentially what they did is go through
8 each one of our comments and addressed them one by
9 one. We went through that letter just to verify those
10 comments were addressed.

11 CHAIRMAN STUTO: Okay, we'll just keep it
12 moving. If you have more, you can go through it in
13 the environmental.

14 Don Allard, did you want to say something?

15 MR. ALLARD: CAC has no comment on this
16 project.

17 CHAIRMAN STUTO: Do you want to walk us through
18 the environmental review?

19 MR. MION: Why can't you put a parapet on the
20 last corner?

21 MS. MLODZIANOWSKI: It's on three of the four
22 sides. It's not on the fourth side here. We have our
23 roof drains that run along this side of the building.

24 MR. MION: It's at the rear of the building?

25 MS. MLODZIANOWSKI: This is the side that faces

1 Hiro's. We do have a parapet on the rear which faces
2 the residential.

3 MR. MION: I don't understand why you can't
4 have a drain and still have a parapet over there.

5 MS. MLODZIANOWSKI: The roof is sloped from
6 this side to this side (Indicating), so all the
7 drainage runs along here where it's collected and
8 piped to our stormwater area.

9 CHAIRMAN STUTO: What do you think, Chuck? Is
10 there a way to do it?

11 MR. VOSS: There may be some way, but depending
12 on the way that roof is actually constructed -- we
13 didn't look at any architectural details obviously.
14 It's our understanding that the way that Caryn is
15 describing is the roof does slope off to that easterly
16 side. It's difficult to even put a false parapet
17 there. You want to make sure that ice and snow and
18 everything else comes off the roof at that point. You
19 could potentially have your architect look and maybe
20 come up with some sort of detail that we could
21 approve, certainly later on if the Board were to grant
22 final approval. It's not a critical detail.

23 MR. SHAMLIAN: Does the water go through a
24 gutter or a roof drain?

25 MS. MLODZIANOWSKI: It goes to a gutter along

1 here (Indicating).

2 MR. VOSS: It's almost like a conventional
3 gutter drain.

4 MR. MION: The reason why I brought it up is we
5 requested it. There is another facility very close to
6 that. You might want to take another look at it - if
7 it's a possibility.

8 Have you thought about banking any of those
9 parking spaces instead of just putting them out
10 there?

11 MS. MLODZIANOWSKI: We are banking six of them.

12 MR. MION: Okay, good.

13 CHAIRMAN STUTO: Any other Board Member
14 comments or questions?

15 (There was no response.)

16 Environmental?

17 MR. VOSS: You have a SEQR determination from
18 the Town Attorney's office. This is an unlisted action
19 as per the Town Attorney. They have recommended a
20 negative declaration. I'll just go through Part II of
21 the form with the Board.

22 Part II is impact assessments.

23 Will the proposed action create a material
24 conflict with adopted land use or zoning regulations.
25 The answer is no.

1 Will the proposed action result in a change in
2 the intensity or use of the land? The answer is no,
3 or small impact.

4 Will the proposed action impair the character
5 or quality of the existing community? The answer is
6 no, or small impact.

7 Will the proposed action have an impact on the
8 environmental characteristics that cause the
9 establishment of a critical environmental area? The
10 answer is no. There is no CEA there.

11 Will the proposed action result in an adverse
12 change in the existing level of traffic or effect
13 existing infrastructure for mass transit or biking or
14 walk way? The answer is no, or small impact.

15 Will the proposed action cause an increase in
16 the use of energy and it fails to incorporate
17 reasonably available energy conservation or renewable
18 energy opportunities? The answer is no, or small
19 impact.

20 Will the proposed action impact existing
21 public/private water supplies or public/private waste
22 water treatment facilities? Again, the answer is no
23 to both of those.

24 Will the proposed action impair the character
25 or quality of important historic, archaeological,

1 architectural or aesthetic resources? The answer is
2 no.

3 Will the proposed action result in an adverse
4 change to natural resources; for example, wetlands,
5 water bodies, ground water, air quality, flora or
6 fauna? The answer is no.

7 Will the proposed action result in an increase
8 for the potential for erosion, flooding or drainage
9 problems? The answer is no.

10 Will the proposed action create a hazard to
11 environmental resources or human health. The answer
12 is no.

13 Part III was prepared by Rebekah Kennedy at the
14 Town Attorney's office. It basically states that -
15 check this box if you have determined, based on the
16 information analysis above and any supporting
17 documentation that the proposed action will not result
18 in any significant adverse impacts.

19 CHAIRMAN STUTO: Do we have any discussion on
20 that?

21 (There was no response.)

22 Do we have a motion on that negative
23 declaration?

24 MR. MION: I'll make the motion.

25 MR. AUSTIN: I'll second.

1 CHAIRMAN STUTO: Any discussion?

2 (There was no response.)

3 All those in favor say aye.

4 (Ayes were recited.)

5 All those opposed say nay.

6 (There were none opposed.)

7 The ayes have it.

8 On the main question which is for final review
9 approval, do we have any discussion?

10 (There was no response.)

11 Do we have a motion?

12 MR. MION: I'll make a motion.

13 MR. AUSTIN: I'll second.

14 CHAIRMAN STUTO: Any discussion?

15 (There was no response.)

16 All those in favor say aye.

17 (Ayes were recited.)

18 All those opposed say nay.

19 (There were none opposed.)

20 The ayes have it.

21 MR. LACIVITA: Peter, as to the elevation, I
22 apologize. The parapet issue with the drainage -
23 typically we sign-off on these. Do you want them to
24 work with Chuck and I just to make sure they're final
25 as they go forward with this, or bring these back?

1 CHAIRMAN STUTO: I don't think that we need to
2 see it again.

3 MR. VOSS: It should be very routine.

4 MS. MLODZIANOWSKI: Thank you.

5 CHAIRMAN STUTO: Thank you.

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7 (Whereas the above entitled proceeding was
8 concluded at 8:12 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.

NANCY L. STRANG

Dated _____

