

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

CAMPITO PARKING EXTENSION

150 WADE ROAD

APPLICATION FOR FINAL REVIEW AND SEQR DETERMINATION

5 *****

6 THE STENOGRAPHIC MINUTES of the above entitled
7 matter by NANCY L. STRANG, a Shorthand Reporter,
8 commencing on September 13, 2016 at 8:35 p.m. at The
Public Operations Center, 347 Old Niskayuna Road,
Latham, New York.

9

10 BOARD MEMBERS:
11 PETER STUTO, CHAIRMAN
12 LOU MION
13 SUSAN MILSTEIN
14 CRAIG SHAMLIAN
15 BRIAN AUSTIN
16 TIMOTHY LANE
17 KATHLEEN DALTON

18 ALSO PRESENT:

19

20 Kathleen Marinelli, Esq. Counsel to the Planning Board
21 Joseph LaCivita, Planning and Economic Development
22 Department
23 Michael Tengeler, Planning and Economic Development
24 Department
25 Daniel Hershberg, PE, Hershberg & Hershberg
Charles Voss, PE, Barton & Loguidice
Peter Campito

26

27

28

29

30

1 CHAIRMAN STUTO: The final item on the agenda
2 is Campito Parking Expansion, 150 Wade Road,
3 application for final review and SEQR determination.
4 It's a 200-car parking expansion. It already has
5 concept acceptance.

6 Joe, what else do you want to tell us about
7 this?

8 MR. LACIVITA: Let's go right to final on this
9 one. This is Dan Hershberg talking about the Campito
10 Parking Lot. We saw the project before. It was
11 September 29, 2015 and again December 1, 2015 and
12 again, here we are for final approval.

13 MR. HERSHBERG: Thank you, Mr. Chairman. My
14 name is Daniel Hershberg from the firm of Hershberg
15 and Hershberg. With me tonight is Peter Campito, the
16 developer and owner of this parcel.

17 This is the parking lot of 200 cars. A number
18 of items have been changed since you first saw the
19 concept. We did add pedestrian access to the site.
20 We added a bike rack and bench area. We've added
21 additional landscaping. I.

22 may take the opportunity to show you what we
23 have added here. I used a few landscape items that we
24 haven't used very much.

25 First of all, the existing trees here are all

1 going to be preserved. The question is: Can we
2 preserve all these trees and move the parking lot back
3 far enough to preserve all of the mature trees along
4 Wade Road.

5 We did add a berm. There is some ironwood and
6 some oak or two. We have a variety of smaller grasses
7 in here.

8 The stormwater management system - it was a
9 little bit difficult because we had to keep a
10 four-foot separation from the groundwater. The soil
11 is very porous and that was not the problem. The
12 question was: keeping the separation of the
13 groundwater. We modified the grade of this parking
14 lot to keep it up high enough. This existing
15 infiltration basin will be clean. It's got some
16 sediment in it. It has been there quite a while. The
17 stormwater system -- I think that was the most
18 critical review of our project. We went through a lot
19 there.

20 We also argued a little bit about having to do
21 an archeological study on it because it was previously
22 disturbed. It turned out that SHPPPO wouldn't buy that
23 so we did a Phase I archeological study and lo and
24 behold, nothing was found. Albeit, Mr. Campito paid
25 for a nice Phase I archeological study.

1 It's a really simple project.

2 There was one issue that was raised back and
3 forth. First, there is a bus stop detail on the plan.
4 It shows a bus stop here (Indicating) and it shows a
5 sidewalk coming off of that and coming into the site.

6 The question was raised about additional
7 sidewalks along Wade Road. The applicant believes
8 that the requirement that he pay for the sidewalk all
9 the way from the bus stop to the adjoining street,
10 Hastings Drive, is quite a demand on him. First, it's
11 over 800 feet long. We don't think that it's going to
12 get a whole lot of use in its condition today. Mr.
13 Campito owns the property from here down to Old
14 Niskayuna Road (Indicating). We think that it would
15 be appropriate at that time to make a more robust plan
16 at that point. We would ask that the Board defer the
17 need to put in this much sidewalk. Of all the uses
18 here, the applicant has agreed to do everything that
19 was asked of him. That sidewalk was a big push. It's
20 over 4,000 square feet of sidewalk at that location.

21 I'm prepared to answer any questions that the
22 Board may have.

23 CHAIRMAN STUTO: Thank you. We had this
24 reviewed by our Town Designated Engineer. Again, it's
25 Chuck Voss from Barton and Loguidice and I see that we

1 have a letter in the file.

2 Chuck can you go over the major points of your
3 review?

4 MR. VOSS: Peter, what we basically did is we
5 issued a final approval for this. We had looked at
6 Dan's final comments dated July 26th that addressed
7 our comments from our prior preliminary final review
8 letter. He has adequately addressed all the questions
9 and comments that we had from that last review.
10 Mostly, it was just talking about some grading issues
11 and some potential stormwater change. Dan adequately
12 addressed all those. From that standpoint, we are
13 fine.

14 We don't have any additional comments or
15 questions for this. It's a parking lot and it's going
16 to work well. It will drain well from a use
17 standpoint. We issued a final letter.

18 The departments also issued final comments and
19 the applicant has complied with all of those final
20 comments as well. We included that in our final
21 comment letter as well. That's all I got, Peter.

22 CHAIRMAN STUTO: The sidewalk seems to be a
23 little sticky.

24 Joe LaCivita, do you have any comments or
25 suggestions on that?

1 MR. LACIVITA: The applicant and I discussed
2 the project and the appropriate project need to put
3 sidewalks in. I think that we all agreed that in
4 theory we tried to put them in. We see a lot of
5 walkers in this corridor that come through the
6 Division of Military Naval Affairs. The idea is that
7 as Hastings Drive develops, there is going to be a
8 litany of sidewalks in through that area and you're
9 going to see them probably going through the parking
10 lot to come back around.

11 Mr. Campito and I talked about the potential of
12 a small agreement letter or a possible small escrow at
13 this time but I think that we could work through the
14 process on reserving those sidewalks to a future date.

15 CHAIRMAN STUTO: How many lineal feet are in
16 front of the new parking lot?

17 MR. HERSHBERG: There is about 250.

18 MR. LACIVITA: Dan, it shows going to the
19 corner.

20 Peter, you don't own that other lot between
21 you, right?

22 MR. CAMPITO: No.

23 MR. HERSHBERG: This are here is about 330 feet
24 from the driveway to the corner of this parcel here
25 (Indicating).

1 CHAIRMAN STUTO: I don't think that the
2 off-site improvements - I don't think that we can ask
3 for them.

4 Do you have a sidewalk escrow fund over there?

5 MR. LACIVITA: Yes, they do.

6 CHAIRMAN STUTO: Would it be fair to ask him to
7 escrow for just his own parcel?

8 MR. LACIVITA: Dan, do you know what something
9 like that would run?

10 MR. HERSHBERG: The concrete and in-place is
11 worth maybe \$8.00 a square foot. You've got some
12 grading to do in there. I would say about \$10.00 a
13 square foot or slightly more. The \$10.00 a square
14 foot is an average that we do there, but some of it is
15 quite clear and could be done. You're talking about
16 \$16,500.00 of asphalt.

17 MR. LACIVITA: But that is taking it through
18 the off-site property.

19 MR. HERSHBERG: No, that's strictly an escrow
20 for this portion here in front of the proposed parking
21 lot. This whole site is 500 feet with frontage. If
22 we did it for this area only here, it's 330 feet and
23 it's five feet wide.

24 CHAIRMAN STUTO: I don't know what's fair. He's
25 not developing the whole property. He's just expanding

1 the parking lot.

2 MR. LACIVITA: We will work through a fair
3 number on that to see what actually is viable. We'll
4 get our DPW to look at it and see what that number
5 potentially could be.

6 MR. CAMPITO: Based on Dan's estimate, I
7 certainly can do that.

8 MR. HERSHBERG: Some of the portion of the
9 off-site portion is a little bit different. It's
10 difficult to develop.

11 CHAIRMAN STUTO: Understood. It's not a brand
12 new development.

13 Is the Board okay to escrow that portion?

14 (All Board Members agreed.)

15 Anything else?

16 (There was no response.)

17 Any members of the public looking to speak on
18 this project?

19 (There was no response.)

20 Any other questions from the Board?

21 (There was no response.)

22 Can someone run us through SEQR?

23 MS. MARINELLI: This is an unlisted action and
24 an Environmental Assessment Form has been completed.
25 I'll go through Part II of the impacts assessment.

1 Will the proposed action create a conflict with
2 any documented land use plan or zoning regulations?

3 No, or small impact may occur.

4 Will the proposed action result in a change of
5 the use or intensity of the land? No, or small impact
6 may occur.

7 Will the proposed action impair the character
8 or quality of the existing community? No, or small
9 impact may occur.

10 Will the proposed action have an impact on the
11 environmental characteristics that cause the
12 establishment of a critical environmental area? No,
13 or small impact may occur.

14 Will the proposed action result in an adverse
15 change in an existing level of traffic or affect
16 existing infrastructure for mass transit, biking or
17 walkway? No, or small impact may occur.

18 Will the proposed action cause an increase and
19 use of energy and fails to incorporate reasonable
20 available energy conservation for renewable energy
21 opportunities? No, or small impact may occur.

22 Will the proposed action impact existing
23 public/private water supplies or impede public/private
24 waste water treatment utilities? No, or small impact
25 may occur.

1 Will the proposed action impair the character
2 or the quality of important historic, archeological,
3 architectural or aesthetic resources? No, or small
4 impact may occur.

5 Will the proposed action result in adverse
6 change to natural resources, wetlands, water bodies,
7 groundwater, air quality, flora or fauna? No, or
8 small impact may occur.

9 Will the proposed action result in an increase
10 in the potential for erosion, flooding or a drainage
11 problems? No, or small impact may occur.

12 Will the proposed action create a hazard to
13 environmental resources or human health? No, or small
14 impact may occur.

15 The lead agency that reviewed the application
16 site plan project description and all supporting
17 documentation is included. Based on the foregoing
18 review, the lead agency has determined that there
19 will be no significant affect on the environment.

20 CHAIRMAN STUTO: Any discussion or comments on
21 that?

22 (There was no response.)

23 Do we have a motion?

24 MR. LANE: I'll make a motion.

25 MR. MION: 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 matter before the Board which is final
9 project acceptance with the conditions that are stated
10 on the record tonight?

11 MR. AUSTIN: I'll make that motion.

12 MS. DALTON: I'll second.

13 CHAIRMAN STUTO: Any discussion?

14 (There was no response.)

15 All those in favor say aye.

16 (Ayes were recited.)

17 All those opposed say nay.

18 (There were none opposed.)

19 The ayes have it.

20

21 (Whereas the above entitled proceeding was
22 concluded at 8:47 p.m.)

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 _____

