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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

CILLIS HOME DESIGN CENTER & APARTMENTS
250 OLD LOUDON ROAD
APPLICATION FOR FINAL APPROVAL,
SEQR DETERMINATION

THE STENOGRAPHIC MINUTES of the above entitled matter by NANCY L. STRANG, a Shorthand Reporter, commencing on September 27, 2016 at 7:371 p.m. at The Public Operations Center, 347 Old Niskayuna Road, Latham, New York.

BOARD MEMBERS:
PETER STUTO, CHAIRMAN
LOU MION
SUSAN MILSTEIN
CRAIG SHAMLIAN
BRIAN AUSTIN
KATHLEEN DALTON

ALSO PRESENT:

Kathleen Marinelli, Esq. Counsel to the Planning Board
Joseph LaCivita, Planning and Economic Development Department
Michael Tengeler, Planning and Economic Development Department
Luigi Palleschi, PE, ABD Engineers
Charles Voss, PE, Barton and Loguidice
Doug Lane

1 CHAIRMAN STUTO: Last item on the agenda is
2 Cillis Home Design Center and Apartments, 250 Old
3 Loudon Road, Application for Final Approval, SEQR
4 Determination, 4,464 sq. ft. Office/Garage and 6 Unit
5 Apartment Building.

6 MR. LACIVITA: And just for the record, we did
7 see this project a couple of times before. We saw it
8 back on February 10, 2015 and then we saw it again in
9 January 26, 2016. I know that the project is
10 currently being proposed to Marini development, so we
11 are working through getting final approval tonight and
12 moving this project forward.

13 Luigi, I'll turn it right over to you.

14 MR. PALLESHI: Good evening. I'm Luigi
15 Palleshi with ABD Engineers. I'm here tonight for 250
16 Old Loudon Road. The project/owner/applicant is Ted
17 Cillis with Cillis Builders.

18 As mentioned this is a 4,464 foot plus or minus
19 office design center located right on Old Loudon Road
20 with a separate building at the rear of the property.
21 We are a six-unit apartment building.

22 Access would be off of Old Loudon Road on the
23 northeast side of the property. Lighting would be
24 kept so that it would light up the entranceway and any
25 doorways that you would need to get in and out of the

1 buildings for security purposes.

2 There are seven parking spaces in front of the
3 home design center. There are additional parking
4 spaces at the rear of the project for the six-unit
5 apartment building. The apartment building does have
6 one garage per unit with another parking space in
7 front of the garage.

8 Landscaping throughout the entire project --
9 landscaping all along Old Loudon Road and also
10 screening along the northeast boundary line and the
11 southeast as well. We have worked through the TDE
12 Barton and Loguidice. There were several technical
13 comments that we reviewed and had discussions with and
14 actually yesterday we worked through all of those
15 comments and we provided a draft response letter to
16 Barton and Loguidice resolving all of the issues.

17 Other than that there are no major changes from
18 the last time that we were here. I'll turn it over to
19 the Board for any questions.

20 CHAIRMAN STUTO: Okay, we have a Town
21 Designated Engineer again reviewing and we have some
22 neighborhood interest.

23 We'll hear from Chuck and then we'll hear from
24 the neighbors.

25 MR. VOSS: The Board has in their packets our

1 last comment letter from September 19th which outlined
2 just some very minor technical comments that we had
3 seen on the final set of plans.

4 The only issues that we had at that time had a
5 little bit to do with some of the stormwater
6 calculations and we're just making sure that those
7 were accurate for the site.

8 We also had a question about the sizing of the
9 water pipe for fire prevention to the apartment
10 building. As Luigi mentioned, we met with them last
11 week. We were able to go through all our comments in
12 detail and we're very please to say that as of
13 yesterday they did supply a new comment letter that
14 addressed everything on our checklist. We were very
15 pleased to see them work so hard and really kind of
16 bringing that to fruition.

17 Other than that, we're satisfied. We think
18 that the project is complete from a technical
19 standpoint. We see no additional reason to review
20 anything any further. We're comfortable if the Board
21 wants to move forward.

22 CHAIRMAN STUTO: Doug Lane would like to speak
23 on this.

24 MR. LANE: I think that we're all set. I think
25 that we showed up because of the for sales signs on

1 the property. I didn't know if it was changing hands
2 or it was going to be changing in scope. I think that
3 it's identical to what we had talked about last time.
4 We just came here as a precaution.

5 CHAIRMAN STUTO: Thank you.

6 Any comments or questions from the Board?

7 (There was no response.)

8 Can you walk us through the environmental
9 review?

10 MR. VOSS: Certainly.

11 The Board has in their packets SEQR forms.
12 This project was an unlisted action, as per SEQR. We
13 had the applicant complete the short EAF that you have
14 in your packets. As Part II of that short EAF we'll
15 go through the 11 questions. As with the prior two
16 projects we answered all these questions no or small
17 impact but we'll just walk through them very quickly.

18 Will the proposed action create a material
19 conflict with an adopted land use plan or zoning?
20 Will the proposed action result in a change in the use
21 or intensity of the use of land? Will the proposed
22 action impair the character or the quality of the
23 existing community? Will the proposed action have an
24 impact on the environmental characteristics that cause
25 the establishment of a critical environmental area?

1 There was no CEA on this site.

2 Will the proposed action result in an adverse
3 change in the existing level of traffic or affect
4 existing infrastructure for mass transit, biking or
5 walking? Will the proposed action cause an increase
6 in the use of energy? Will the proposed action impact
7 public or private water supplies or public or private
8 wastewater treatment utilities? Will the proposed
9 action impair the character or quality of important
10 historic, archeological or aesthetic resources? Will
11 the proposed action result in an adverse change to
12 natural resources? Will the proposed action result in
13 an adverse change to natural resources? Will the
14 proposed action result in an increase in the potential
15 for erosion, flooding or drainage problems? Will the
16 proposed action create a hazard to environmental
17 resources or human health?

18 Again, we answered all of those questions no or
19 small impact may occur.

20 CHAIRMAN STUTO: Any comments or questions from
21 the Board on that?

22 (There was no response.)

23 Craig wants to go back to the project, itself.

24 MR. SHAMLIAN: You gave us a color rendition of
25 the apartments? Do you have something for the office

1 building?

2 MR. PALLESHI: I believe so.

3 MR. SHAMLIAN: I'll be honest, I'm not
4 enamored with the look of that building.

5 MR. PALLESHI: The color scheme would be very
6 similar to the apartments. This is the front facing
7 Old Loudon Road (Indicating). This photo looks a
8 little better (Indicating). That might help it.

9 MR. SHAMLIAN: It's right up on the road and I
10 think that it's kind of plain, to be honest.

11 MS. MILSTEIN: Boring.

12 CHAIRMAN STUTO: Chuck, can you help us with
13 some specific recommendations to dress it up a little
14 bit. Shutters on the window -- Brian suggested.

15 MR. VOSS: You could do some window treatments.
16 I don't know if altering the roof-lines would change a
17 whole lot.

18 MR. LACIVITA: And I ask what the Board is
19 looking for? Are they looking for more of a
20 commercial look or blending in with the community?

21 MR. SHAMLIAN: More of a residential look.

22 CHAIRMAN STUTO: Agreed.

23 MS. DALTON: Yes, I think that it needs a
24 little more something.

25 MR. LACIVITA: So, maybe a couple of peaks.

1 MS. MILSTEIN: Which building are we talking
2 about?

3 MR. LACIVITA: The office building.

4 MR. SHAMLIAN: Old Loudon isn't really
5 commercial anyway. There are a couple of small
6 commercial businesses in a few spots, but you are
7 clearly making the transition there to residential and
8 this kind of takes you back the other way.

9 MS. DALTON: And plus, it's a home design
10 center. So, it makes sense to make it a little
11 homier.

12 MR. PALLESHI: We can certainly touch up on
13 that. We did do the gabled ends that you see in a
14 residential neighborhood. We also have the porch with
15 the columns that also have the peak roof. We though
16 that we incorporated some and I think that I heard
17 some shutters maybe. We can certainly look at that to
18 enhance it.

19 MR. AUSTIN: I think that was the concern of
20 the residents who showed up last time. They were
21 worried about having a big commercial building right
22 across the street from them. I know that the back -
23 you can't do much with that because you have a big
24 door. That's the back. The sides and the front - you
25 can fake them out with some shutters or something.

1 CHAIRMAN STUTO: Chuck and Joe, do you have any
2 ideas?

3 MR. LACIVITA: We were just talking about that.
4 We can work with the applicant and then we'll work
5 with Luigi to actually spruce that up a little bit.

6 MR. SHAMLIAN: When you look at the left
7 elevation which is going to be a clear shot -- because
8 you have a parking lot open. That is not attractive.

9 MR. LACIVITA: Certainly a couple of gables on
10 there -

11 MR. SHAMLIAN: We have to do something.

12 MR. PALLESHI: So, it's more this side facing
13 and not Loudon Road?

14 CHAIRMAN STUTO: I would say all three sides.

15 MS. MILSTEIN: It's a little hard because
16 they're sharing one picture, too.

17 MR. LACIVITA: With that being three-sided,
18 Luigi, we'll work on that and take another look at
19 that parking lot visibility.

20 MR. SHAMLIAN: Is there any planting along what
21 is the left hand side?

22 MR. PALLESHI: No. The adjoining property has
23 some well-landscaped area. So, when you are traveling
24 in this direction on Old Loudon Road, that does block
25 that side of the building but we can match what is on

1 that side.

2 MR. SHAMLIAN: I'm speaking for myself, but I'm
3 not looking for a full screening like you have on the
4 other side. Something along that side is probably
5 warranted as well to help break that up. It's a
6 pretty good sized building and as it's proposed right
7 now -- what is the total depth of the building?

8 MR. PALLESHI: That's 93 feet.

9 MR. SHAMLIAN: There is 60 or 70 feet of blank
10 wall.

11 MR. PALLESHI: Right. We're talking some
12 foundation shrubs? Is that what we're looking for?

13 MR. SHAMLIAN: I think something with a little
14 more height.

15 MR. VOSS: My only advise to that is because of
16 the tight setback there from the property line, Fire
17 Services wants to have at least a 12-foot clear zone.

18 MR. PALLESHI: Actually, there is a waterline
19 easement that serves a service lateral to the dentist.
20 So, to have any landscaping there is prohibited
21 because of that water service.

22 CHAIRMAN STUTO: Dressing up the building will
23 be all that much more important.

24 MR. PALLESHI: There are some substantial trees
25 on the adjacent property. There are street trees that

1 run all the way back and should help here.

2 MR. AUSTIN: Can you do the cultured stone?

3 MR. PALLESHI: Yes, the cultured stone is
4 proposed along the front end at the one side.

5 MS. MILSTEIN: What about landscape along the
6 back? Along the boundary line.

7 MR. PALLESHI: There are existing trees there
8 that we would save. There are some trees in that
9 northern property line there.

10 The same thing here (Indicating). There are
11 existing trees that are on the other property.

12 CHAIRMAN STUTO: So, we'll leave it to Joe and
13 Chuck, based on those comments?

14 MR. SHAMLIAN: Sure.

15 CHAIRMAN STUTO: Anything else?

16 (There was no response.)

17 Back to the environmental review: Chuck has
18 gone through all of the 11 factors that are considered
19 that have no or small impact which may occur. Based
20 upon that, they are proposing the negative declaration
21 that's in our packets. The lead agency has reviewed
22 the application site plan project description and all
23 supporting documentation and conducted such further
24 investigation of the project and its environmental
25 effects as the lead agency has deemed appropriate.

1 Based upon this review, the lead agency has determined
2 that the action will have no significant affect on the
3 environment. An Environmental Impact Statement
4 therefore is not required.

5 Anybody have any questions on that?

6 (There was no response.)

7 CHAIRMAN STUTO: Do we have a motion on that?

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

9 MS. DALTON: Second.

10 CHAIRMAN STUTO: Any discussion?

11 (There was no response.)

12 All those in favor, say aye.

13 (Ayes were recited.)

14 All those opposed, say nay.

15 (There were none opposed.)

16 The ayes have it.

17 The question for final site plan approval,
18 based upon the conditions including the architectural
19 changes subject to approval by Joe LaCivita and Chuck
20 Voss and all the other Town Designated Engineer and
21 departmental comments. On the main question with this
22 application which will be for final approval,
23 conditioned on all the Town comments and the comments
24 of the Town Designated Engineer, do we have any
25 discussion?

1 (There was no response.)

2 Do we have a motion?

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

4 MS. DALTON: Second.

5 CHAIRMAN STUTO: Any discussion?

6 (There was no response.)

7 All those in favor, say aye.

8 MR. MION: Aye.

9 MR. SHAMLIAN: Aye.

10 MR. AUSTIN: Aye.

11 MS. DALTON: Aye.

12 CHAIRMAN STUTO: Aye.

13 All those opposed, say nay.

14 MS. MILSTEIN: Nay.

15 CHAIRMAN STUTO: We have one nay on the record,
16 but the ayes have it.

17 Thank you.

18 MR. PALLESHI: Thank you.

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21 (Whereas the above entitled proceeding was
22 concluded at 7:50 p.m.)

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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 _____

