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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

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LAGUNA MOBIL CAR WASH EXPANSION  
610 TROY SCHENECTADY ROAD  
BOARD UPDATE/SKETCH PLAN REVIEW

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THE STENOGRAPHIC MINUTES of the above entitled matter by NANCY L. STRANG, a Shorthand Reporter, commencing on February 7, 2017 at 6:45 p.m. at The Public Operations Center, 347 Old Niskayuna Road, Latham, New York.

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

ALSO PRESENT:

Joseph LaCivita, Planning and Economic Development Department  
Michael Tengeler, Planning and Economic Development Department  
Brian Sipperly, PE, Sipperly & Associates

1           MR. SIPPERLY: We do plan to have a retaining  
2 wall to protect lights and things like that. In fact,  
3 they are a little bit more involved now. In the last  
4 design we were not extending this driveway as far  
5 south as we are now. We are actually proposing to  
6 deconstruct the retaining wall on the property and  
7 reconstruct our wall. So, we had to get their approval  
8 to do that.

9           CHAIRMAN STUTO: I guess we will see if they  
10 come in.

11           Any comments from the Board?

12           MR. MION: I have a question. Moving the  
13 dumpster over to the center - is that dumpster right  
14 now on the line, or is the tree that is behind the  
15 dumpster on the line?

16           MR. SIPPERLY: I did not bring my existing  
17 conditions with me. I cannot remember. You are asking  
18 right now if you see a tree in the existing  
19 condition -

20           MR. MION: I was there. I wanted to get a  
21 visual of just how much space there is because last  
22 time when I went out there to look at it in the way  
23 you had it designed, it was very tight at the end of  
24 your pumps. Now, you are moving it over more and I'm  
25 just wondering is the line at the back of the dumpster

1 or is it the tree that is behind the dumpster? I don't  
2 know if you knew that it was there, but maybe the  
3 owner knows that it is there.

4 MR. SIPPERLY: You're looking at this line?

5 MR. MION: Yes. Is that the property line?

6 MR. SIPPERLY: No. The property line is  
7 actually back toward the retaining wall if you walked  
8 that far behind the building.

9 MR. MION: On the Northway side.

10 MR. SIPPERLY: So, if you walked down where the  
11 fence is - the fence that would prevent you from  
12 falling into the pond - right about there is going to  
13 be the property line.

14 MR. MION: So, you are moving it way over  
15 there.

16 MR. SIPPERLY: This is a fill site. So, we are  
17 going to be going down really deep with the footings.  
18 We didn't want to come up to a retaining wall and then  
19 grade one on three to a deep footing. So, we are going  
20 to have an integral foundation wall/retaining wall  
21 that is going to do the trick on that edge of the  
22 foundation. You are right. We're slanting at 1 foot up  
23 against the property line. We are going to blow the  
24 whole curb line out all the way.

25 MR. MION: What are you going to do with your

1 current air pump?

2 MR. SIPPERLY: We will relocate it to a  
3 convenient location. Do you use it?

4 MR. MION: When I need it, I do.

5 MR. SIPPERLY: None of the amenities will be  
6 lost on the site. We will be moving everything to  
7 logical locations.

8 MS. DALTON: Can you show me the traffic  
9 pattern that you expect people to use if they are  
10 coming into the car wash?

11 MR. SIPPERLY: It is sometimes hard to  
12 anticipate what people are going to do. They do a  
13 couple of different things. They're those people that  
14 have multiple cars that show up to get gas and get a  
15 car wash here - and here only. And that case, more  
16 than likely they will traverse under and around the  
17 canopy and into the queue to stack and to wait. There  
18 are those patrons who are going to get gas and choose  
19 the extra option and get the ticket and more than  
20 likely - again, depending upon where you are parked or  
21 where you are getting your gas - meander into that  
22 entrance there. The site is tight. There isn't going  
23 to be defined lanes. I almost kind of acquaint it to  
24 the Mobil on 155 and Albany Shaker Road across from  
25 Keeler. Although it's on to the side, there is really

1 no way to get there. You just see empty pavement and a  
2 way to get there.

3 Mobil on Wolf Road and Sand Creek is a similar  
4 tight site. You just kind of have to know -go over  
5 towards 50 Wolf Rd. and get into the back of the car  
6 wash that way.

7 MR. MION: Like the Mobil that was down by  
8 Balltown Road - very much like that one.

9 MR. SIPPERLY: Yes. These are the challenges  
10 with these sites. There were three models. There was a  
11 structure that was Getty and he got turned around and  
12 flipped 90 degrees. There was a building under the  
13 canopy and then I got reconstructed again in 2007.  
14 There are certain appurtenances on the site that don't  
15 get moved; conduits for routing, tanks and that is  
16 fixed where the building goes and then we come by in  
17 don't have much to play with. We tried to make the  
18 best that we can of the site. Having the variances  
19 obtained in this situation was key. If we did not have  
20 the variances, we would not have had the room on the  
21 site to make it happen.

22 MS. DALTON: I am a little concerned about the  
23 traffic patterns especially because you have people  
24 who are going to be using a very small area for a  
25 multitude of purposes. You could just be pulling into

1 use the minimart, you could be pulling in to wash your  
2 car, it could be pulling in to get gas and then try to  
3 leave. There is a possibility for a lot of people  
4 moving a lot of different ways in that area between  
5 the pumps in the store and the car wash.

6 MR. SIPPERLY: I hear your concern. Part of it  
7 was making sure that we had good access to get in here  
8 and enough queuing to try to get cars from  
9 preventing -- we don't want cars to queue in where the  
10 MPDs are; absolutely not. Right now what is showing is  
11 this comfortable four cars in the queue and we can  
12 easily get six in there before you would actually  
13 starts protruding into the drive lands. I will be  
14 honest with you, these really are not about levels of  
15 service. If I pull up to a place like this and there  
16 are seven people, I'm out of there. I hate to say that  
17 is how we designed the site, but that is generally how  
18 they can operated and used. Point taken. We will look  
19 at that and talk with the Planning Department.

20 MS. DALTON: I am not completely sure that this  
21 is a good idea but there might be a place to outline a  
22 crosswalk from the pumps to the store so at least  
23 people are highlighted to the fact that people are  
24 there and you really need to be careful.

25 MR. SIPPERLY: We will take that into account.

1 Thank you for the comment.

2 CHAIRMAN STUTO: Anything else? Anyone else  
3 have any questions or comments?

4 (There was no response.)

5 Joe, I have a question. The money that is set  
6 aside for the green space - what is that used for?

7 Mr. LACIVITA: That is calculated through the  
8 incentive fee which is 190.27 of the Land Use Law.  
9 After that when monies are collected for the less than  
10 35% green space that is supposed to have -- in this  
11 case it was at 25% and it was being calculated down -  
12 those monies will actually go towards the acquisition  
13 of or the preservation of green space. We are now  
14 looking to look at that as possibly using those monies  
15 to go towards grant writing for things such as tree  
16 inventory and those types of things. There are some  
17 incentives out there from the state level. They are  
18 really starting to look at how we can actually use  
19 that money to be a little bit more productive with  
20 green space.

21 CHAIRMAN STUTO: Do you know how much is  
22 available?

23 MR. LACIVITA: Right now there is approximately  
24 \$160,000.00 plus or minus. If we add another  
25 \$44,000.00 you're looking at about \$200,000.00 which

1 would put us in a good position to start applying for  
2 funding in the future.

3 CHAIRMAN STUTO: Any other comments or  
4 questions from the Board?

5 (There was no response.)

6 I think it's a tight spot, but it is  
7 self-mitigating or however you want to say it. If it's  
8 crowded, people are just going to move on. It is in a  
9 completely commercial area and I think that it is the  
10 appropriate place to do what you are proposing to do.  
11 That is my opinion.

12 MR. SIPPERLY: The owner is trying to keep up  
13 with a lot of other new facility installations that do  
14 have a lot of services like the food, the coffee, the  
15 gas in the car washes. So, this is about keeping up.

16 CHAIRMAN STUTO: We will see you next time.  
17 Thank you.

18 MR. SIPPERLY: Thank you.

19  
20 (Whereas the above entitled proceeding was concluded  
21 at 6:51 PM.)  
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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 \_\_\_\_\_

