

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 3 Unit Residential Building
5 2194 CENTRAL AVENUE
6 SKETCH PLAN REVIEW

7 *****

8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY L. STRANG, a Shorthand Reporter,
10 commencing on February 28, 2017 at 9:05 p.m. at The
11 Public Operations Center, 347 Old Niskayuna Road,
12 Latham, New York

13 BOARD MEMBERS:
14 PETER STUTO, CHAIRMAN
15 LOU MION
16 BRIAN AUSTIN
17 SUSAN MILSTEIN
18 KATHY DALTON
19 TIMOTHY LANE
20 CRAIG SHAMLIAN

21 ALSO PRESENT:
22 Joseph LaCivita, Director, Planning and Economic
23 Development
24 Michael Tengeler, Planning and Economic Development
25 Ted DeLucia

1 CHAIRMAN STUTO: Mixed Use, 2194 Central Avenue,
2 sketch plan review. Mike, do you have any comments on
3 this?

4 MR. TENGELER: Really quickly, 2194 Central Avenue
5 is a mixed use lot located in a COR district, basically
6 along Central Avenue that bisects Lansing Road South
7 and Arrow Street.

8 We had a DCC meeting quite a few months ago. We
9 had some back and forth with Ted DeLucia represents
10 the applicant, Bob Savoca as to some more efficient
11 ways to construct the site and design the site. We
12 have come a long way with the site plan.

13 Ted is here tonight to present to the Board as
14 a sketch plan review ultimately becoming back and
15 requesting some waivers. This is a minor project
16 that is being handled administratively through our
17 office. Just to alert the Board as to what the
18 project is and what the waivers would be to be
19 requested - we will look to get feedback from the
20 board tonight to progress the project through and
21 come back for an official waiver request in the
22 future.

23 I will and over to Ted DeLucia.

24 MR. DELUCIA: Hi. Thank you very much for allowing
25 me to bring this to your attention tonight. As he said,

1 my name is Ted DeLucia and I'm representing the owner
2 Bob Savoca.

3 Currently, the site at 2194 Central Avenue
4 which we are also calling 6 Arrow with the lot is
5 that we want to develop. On the site currently we
6 have a very small retail. We have an existing hotel
7 that has been there for about 45 years. Mr. Savoca
8 has on this property for over 20 years. This is in a
9 COR zone where mixed uses are permitted. The three
10 unit is a permitted use in the zoning district. In
11 fact, with the calculations that we generated that
12 are provided - a four unit was actually permitted
13 but we scaled it down to a three unit. We feel that
14 it fits better. We have ample parking. We exceed the
15 parking of 12 spaces. We actually have 24 spots.

16 We are also connecting it with a little
17 breezeway for a very small laundry to service the
18 building. The proposal is to keep some of the
19 residential character of this neighborhood even
20 though it is a mixed-use zoning district. So, the
21 building is placed back 45 feet from the front
22 property line. It has somewhat of a diagonal flow,
23 if you will. The neighbor adjacent to us - the home
24 is way back to the rear of the property line. I
25 should go down the street, they are all typically

1 about 20 feet. I have photographs of that which I'm
2 prepared to present, hopefully next when we are
3 looking for the waiver for the parking in the front.

4 So, characteristically what we are trying to
5 present here is a residential home which flows with
6 the community. We have parking out in front and on
7 the property, if you will that will accommodate the
8 site as well as additional parking on the property
9 for additional parking if necessary. We found that
10 it was good to present it this way because obviously
11 when you come down the street if you want to go
12 home, you have entry doors; one unit is on the
13 side in the other unit is on the lower floor. There
14 are two units. There are doors on each end. We had
15 the third unit which is the entrance in the back.
16 All of the units are the same size. They are two
17 bedroom and one bath. they are about 1,150 square
18 feet.

19 If we did not have the parking out in front
20 solely in the back or overhead (Indicating) which we
21 could service all the parking then -- we felt there
22 would be people coming and parking in the road and
23 going up the sidewalks to service the house.
24 Obviously, that is not what we want to do.

25 Also, we kept the parking to the north side

1 facing central so all the cars will be facing this
2 way (Indicating) and try to be basically considerate
3 to the residential neighbor to the south.

4 The building is going to be a typical
5 residential design. We are offering a stone veneer
6 across the bottom of the building, about one third
7 of the way up on the first floor. There are a couple
8 different textures of vinyl siding, architectural
9 shingled roof. This is a photo that you do not have
10 in your packets which shows the area where the
11 proposed area is to be placed. That is back of the
12 hotel and that is a brand-new house - modular house
13 that was put over on Lansing Road which replaced an
14 older home. that gives you a little bit of an idea
15 of what we are doing.

16 I'm glad to answer some questions.

17 MR. TENGELER: Just to summarize for the Board, the
18 three waivers that are ultimately going to be requested
19 is the maximum building setback from arrow Street. I
20 believe it is 45 feet and 20 is the requirement.

21 New pavement for parking within the front yard
22 building setback. You can see the parking spaces are
23 actually in front of the building along arrow
24 Street. Technically, it requires a waiver.

25 In the front yard pavement setback - the actual

1 distance from Arrow Street.

2 So, three waivers are ultimately going to be
3 requested. We will review each waiver. Initially, it
4 seems like all of them are justified.

5 MR. MION: Can you go back over your parking again?

6 MR. DELUCIA: Sure.

7 MR. MION: You have a building with three units in
8 it. You have three parking spots, right?

9 MR. DELUCIA: Actually, we have proposed three
10 parking spots out front with the handicapped parking. We
11 have additional parking over on the same site which will
12 be entered from Central Avenue. So, we have ample
13 parking to service the three units as well as everything
14 on-site. Initially, we had the building up 20 feet from
15 the front property line on Arrow Street with no parking.
16 We had parking at the rear of the building. Actually,
17 when we designed this we felt that the drainage would
18 work much better this way. Also, the impact of the
19 parking back here in the back of the building would be
20 adjacent to the residential home which we felt was not
21 really -- so there is ample parking.

22 MR. MION: So, you are saying that you're sharing
23 the parking with the motel; is that which you doing?

24 MR. DELUCIA: I wouldn't necessarily say at
25 sharing.

1 MR. TENGELER: That is a shared parking scheme,
2 Lou.

3 MR. MION: I'm trying to get it straight in my
4 mind. Up front you have the used cars. You are selling
5 cars.

6 MR. DELUCIA: We have a staging area for cars;
7 correct.

8 MR. MION: That's 17, 18, 19 -

9 MR. TENGELER: Little, it's the area in front of
10 spot number 19 - between 19 and Central Avenue. It is
11 the cutout area, if you will. It says used-car display
12 area. that is actually where the cars are displayed for
13 the car business. So, spots 16, 17, 18, 19 as well as
14 all the other enumerated parking spots is all share
15 parking for the residents and whoever else is on site.
16 But, the storage is in that front area.

17 MR. DELUCIA: The parking analysis is in the
18 left-hand corner, if you will, of the site plan.

19 MR. SHAMLIAN: So, there are three spaces required
20 for the retail. I am unclear. Logically it would seem to
21 me there are six spaces required for the motel.

22 MR. TENGELER: Two per unit, yes. We are using
23 proportional parking calculation that the Town Code
24 allows for which is why you see the reduction as well as
25 the computation for percentages. So, for instance, I

1 will break down the proportional parking.

2 For retail use, it is one space for every 200
3 square feet. You have the 1,668 square foot retail
4 facility for the retail component. It would normally
5 come out to 8.34 spaces. Because this takes 27% of
6 the total mixed uses on-site for retail, the parking
7 calculation we are allowed to take is 27% of that
8 requirement. it is called proportional parking
9 formula. It is in our land-use law. It is specific
10 to mixed uses that share different uses on one site.
11 Maybe like a mall type of use that might have a food
12 use, a retail use and different uses on-site.

13 MR. SHAMLIAN: I hear what you are saying, Mike. I
14 am not sure that I completely agree with the analysis as
15 it pertains to this particular site. I understand there
16 are 24 but there is no way that you can tell me that
17 only 12 spots would suffice on the site. You've got two
18 bedroom units and this new three unit. that is going to
19 be five spots, at least. This is going to end up being
20 two people sharing -- I think it is still okay.

21 MR. DELUCIA: We had seven or eight new spots to
22 the site with the proposed three unit.

23 MR. TENGELER: The motel - are they to unit or are
24 they just one person per -- like a studio type thing?

25 MR. DELUCIA: They are very small and honestly I

1 think maybe 50% of them have a vehicle. Most of them are
2 foot traffic. They use the bus line.

3 MR. TENGELER: I understand what you are saying,
4 Craig.

5 MR. MION: Currently you are ready have 15 parking
6 spots for the hotel. the addition is six or seven.

7 MR. DELUCIA: Currently there are 17 parking spots
8 on-site right now. We are going to add seven more.

9 MR. MION: So the seven - are you counting -

10 MR. DELUCIA: Number 16, 17, 18, 19 and then one,
11 two, three in front of the building.

12 MR. TENGELER: There is a possibility for us to
13 create extra parking spaces as well. I was thinking
14 about this before.

15 Ted, if we were to kind of relocated dumpster
16 area just a little bit and make it a little more
17 symmetrical where it is not at an angle, as it is
18 now - we could definitely get in at least three
19 parking spots over there as well. Then, they could
20 be in an area that is safe and able to be circulated
21 through. We can definitely add some extra parking
22 spaces.

23 MR. SHAMLIAN: I was not saying that there wasn't
24 enough necessarily.

25 MR. TENGELER: I think that was just more to

1 illustrate that they meet the code. I do understand
2 exactly what you are saying from a practicality level.
3 That still may not be enough.

4 Ted, I think I can work with you to just
5 re-engineer that entry design that one part. I think
6 we can get some more parking spaces.

7 MR. DELUCIA: And I think in the several meetings
8 that we did have, there was some consideration of
9 reducing the display area of the cars. The business is -
10 if you have been by there -- it's really month to month.

11 CHAIRMAN STUTO: So, does the parking work or not?

12 MR. SHAMLIAN: I think that it does.

13 MR. MION: You have enough space, it's just where
14 they are located. That was my problem with it.

15 Is that what you are saying, Craig?

16 MR. SHAMLIAN: I think there is certainly some
17 concern about that. If you are living in the three unit
18 dwelling, you really want to be parking in 18 or 19.

19 MR. MION: Exactly.

20 MR. DELUCIA: That will definitely be the case. If
21 you have the ability to have these units, this is where
22 you are parking. Obviously, if you going to use the back
23 unit, there will be parking there as well.

24 MR. LANE: Or, if you have visitors.

25 MR. DELUCIA: That's why when we thought we had no

1 parking in front, we had the building forward and then
2 we had the two entrance doors to the building -- we felt
3 there was going to be people just coming down the street
4 parking along the street to live or visit. We did not
5 think that was appropriate.

6 MR. LANE: What is the actual distance from the
7 building to 16, 17, 18?

8 MR. DELUCIA: I don't have my scale, but I'm just
9 going to work off of what I see. Maybe 40 or 45 feet.

10 MR. LANE: Is there going to be a walking path
11 there?

12 MR. DELUCIA: Yes. There is a sidewalk.

13 MR. SHAMLIAN: This is all one attached parcel,
14 correct?

15 MR. TENGELER: Correct. This is an oddly shaped
16 parcel.

17 MS. DALTON: How much green space is there?

18 MR. DELUCIA: Just slightly over 35%.

19 MS. DALTON: So, this is the elevation -

20 MR. DELUCIA: This is the front view from arrow
21 street. You can see the two entrance doors on either end
22 of the building to service the lower units.

23 The bottom photograph is a rear view.

24 MS. DALTON: So, what would we be seeing from
25 Central Avenue?

1 MR. DELUCIA: Nothing.

2 MS. DALTON: Well, you're going to see something.

3 MR. DELUCIA: No. You will have an extremely
4 limited view from Central Avenue.

5 MR. SHAMLIAN: I know you've got some arborvitaes
6 that you're showing along the property line. The house
7 on that lot looks to be virtually right on the property
8 line. This is on the Arrow Street side.

9 MR. DELUCIA: There is a house right on the very
10 corner.

11 MR. SHAMLIAN: And it is right on the property
12 line. in the aerial, it looks like it.

13 MR. TENGELER: That was one of the reasons why
14 arborvitaes were proposed there. They wanted to make
15 sure there was a proper screening.

16 MR. DELUCIA: He owns the corner property.

17 MR. TENGELER: Nevertheless, we wanted to make sure
18 there was proper screening there because there is a
19 residential use.

20 MR. DELUCIA: I believe there is a tree line they
21 are now. Does it show on that aerial?

22 MR. TENGELER: I see a tree. There is a nice row
23 proposed.

24 CHAIRMAN STUTO: I will make my comment. It is
25 getting late but I have made this comment on this type

1 of project before. In the mixed use which would be like
2 COR, which is commercial/office/residential, I don't
3 think it works for this scale - on the small-scale. I
4 think the idea -- I don't know if it is in the land use
5 law but it's probably in the Comp Plan -- that it is
6 supposed to be some type of new urban living or some
7 type of village where you have restaurants and shops
8 that you can walk to from the residential. Here, you
9 have a car dealership, an eight unit motel and a three
10 unit. I don't think that was the intention. I don't
11 think it works on this type of scale. I question whether
12 it works in the corridors and a lot of the areas where
13 there is COR and NCOR. It is a permitted use here. I
14 don't think it is an ideal mix of the uses.

15 MS. DALTON: I will just piggyback on what Peter
16 said. We have seen other similar proposals and I
17 typically think the mixed-use in this configuration
18 doesn't really work, as Peter does. I have concerns
19 about putting parking like this when you have two
20 bedroom houses. To me, that means that frequently you
21 going to get people with kids in that place. So, having
22 kids near this motel in going through parking lots -
23 I'm not particularly comfortable with. I'm going to be
24 honest. You never know who is going to be in a motel
25 like that so, putting residents right up against it gets

1 me a little worried. I am not enthusiastic about the
2 plan the way it is. I think it's too much on one space.
3 I don't think it really provides for the kind of
4 residential living that were used to.

5 MS. MILSTEIN: I am going to say something to the
6 contrary.the fact that it is on Central Avenue does give
7 you access to places that you can walk to. You're not
8 just going to go to a car dealership and a motel. Anyone
9 else who is going in there - whether it is children or
10 otherwise are going to have to take into consideration
11 whether it is suitable for a child or not and do they
12 want to be next to a car dealership. the tenants will
13 decide whether this is appropriate place. I think it is
14 a nice looking building and would add to the area.

15 MR. LANE: I don't have any preconceived notions
16 about how this should work. I don't think it is for me
17 to judge your business plan. As Peter said, it is an
18 allowed usage and if somebody comes to rent an apartment
19 here, they are the ones who are going to consider if
20 this is suitable for them. That is going to be their
21 decision.

22 MR. DELUCIA: Just so I can comment -- these are
23 going to be a least \$1,200 or \$1,300 a month units. We
24 are not trying to target a clientele.

25 The history of the motel - it has been there

1 for 50 years. I have actually been around for a long
2 time in this Town and have done a lot of enforcement
3 in this Town for 35 years. I have never been the
4 building. I had no reason to be in the building
5 until I was brought into it this past year and I was
6 surprised on how nice these units are. There are a
7 lot of stigma with motels. He doesn't tolerate that
8 kind of people or uses. Some of them are actually
9 Florida people that don't have a home here and they
10 stayed here for short periods of time and the live
11 in Florida. I was kind of taken back a little bit.

12 Keep in mind, too, that we are in the COR zone.
13 This is all residential area here (Indicating). I do
14 have pictures of what you see across the street,
15 which is not good. We have a lot of problems with
16 what is happening over here in the condition of
17 these buildings is deplorable. So, he does keep this
18 property is in good condition. I don't think he's
19 ever had a problem or complaint or anything of that
20 nature, but I am listening to what you are saying.

21 MR. LANE: Did you talk to the neighbors?

22 MR. DELUCIA: I have not talked to the neighbor
23 about this proposal -- I'm sorry, I have talked to this
24 neighbor right here who lives in this white house
25 because we are talking about a drainage corridor and

1 things like that. I met with the engineer out there. He
2 has been a lifelong resident there and knows the owner
3 very well. He is fully in favor of it. He says the guy
4 takes care of everything here. I have no problems with
5 him. I would be happy to come and support the cause.

6 I actually did a project right here
7 (Indicating), a brand-new residential home which
8 went in right here on a very small lot. It got
9 approved. It is fitting in with the character of the
10 neighborhood. That was a single family.

11 MR. MION: The only issue that I really have is
12 the parking. I think it will fit there. It's a fairly
13 good-sized piece.

14 MR. DELUCIA: We did kick it around. As Mike said,
15 we were at the DCC a couple of times. We had a couple of
16 different renditions. We did have the building up for 20
17 foot with the parking in the back. All the parking was
18 right there. We had the entrance to the front of the
19 building facing Arrow Street, which we thought that was
20 problematic. Again, as I mentioned, with the parking if
21 there is a visitor they are going to park in the road.
22 This way, we can bring them in. So, we basically came up
23 with another plan that the Planning Department thought
24 was better. So, that's what we have here.

25 MR. MION: The issue that I can see is to get

1 people in there and then they were off fighting for
2 those first three spaces in the front. Then come you
3 drive around and all of those spaces are full and you
4 have to turn around and go all the way around -

5 MR. DELUCIA: I can appreciate that, but I have
6 been under direction with the owner of this and that
7 does not and will not happen. It will happen maybe once.
8 If you have complications like that, that is in the
9 lease. It is over. He doesn't want any negative
10 attention.

11 MR. MION: May be in assigned parking space and
12 whoever's in the back -

13 MR. DELUCIA: Oh, there will be. There will be
14 assigned spots. That is the point that I am trying to
15 say.

16 MR. SHAMLIAN: That's all well and good while Mr.
17 Savoca owns it, but who is going on it 20 or 30 years
18 from now? is it going to be run as efficiently?

19 MR. DELUCIA: I can perceive 20 years. I can only
20 comment on how the operation is going to run. I don't
21 really think it's can be a problem, personally.

22 CHAIRMAN STUTO: Mike, can you refresh our memory?
23 Why is it in front of us?

24 MR. TENGELER: There are three waivers that are
25 going to be requested.

1 CHAIRMAN STUTO: Can you repeat those?

2 MR. TENGELER: Absolutely. Maximum building setback
3 from Arrow Street - it is proposed at around 45 and 20
4 is the amount. New pavement for parking within the front
5 Yard building setback. So, there is pavement in front of
6 the building for parking. The distance of the front yard
7 pavement setback to arrow Street is five or 6 feet from
8 Arrow Street.

9 CHAIRMAN STUTO: Okay. Does anybody have any other
10 comments?

11 (There was no response.)

12 Did you get enough feedback?

13 MR. DELUCIA: I believe so.

14 CHAIRMAN STUTO: Okay, thank you.

15 (Whereas the above entitled proceeding was
16 concluded at 9:20 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 _____

