

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

4 RETAIL STORAGE BUILDING
5 2069 CENTRAL AVENUE
6 SKETCH PLAN REVIEW

6 *****

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 7:26 p.m. at The
11 Public Operations Center, 347 Old Niskayuna Road,
12 Latham, New York

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

16 ALSO PRESENT:
17 Joseph LaCivita, Director, Planning and Economic
18 Development
19 Michael Tengeler, Planning and Economic Development
20 Nick Costa, Advance Engineering
21 Adam Leonardo

20
21
22
23
24
25

1 CHAIRMAN STUTO: The next item on the agenda is
2 Retail Storage Building, 2069 Central Avenue, Sketch
3 Plan Review, 6,755 square foot, one-story commercial
4 office building.

5 You ready, Joe?

6 MR. LACIVITA: You can turn it right over, Peter.

7 CHAIRMAN STUTO: Okay, we'll turn this over to the
8 applicant.

9 MR. COSTA: Good evening. My name is Nick Costa
10 with Advance Engineering and we prepared a drawing that
11 it being presented to you this evening.

12 This is a site on Central Avenue. The address
13 is 2069 Central Avenue. The old right-of-way is
14 located right in here (Indicating) and that provides
15 access to the site.

16 The site currently is developed with a single
17 family home. There is a driveway that is accessed
18 off of Central Avenue which is the remains of Earl
19 Avenue. It accesses this parcel which is 1.3 acres
20 in size. There is also another building right in
21 this location and that building is going to be
22 removed as part of the mini-mart gas canopy which is
23 going to be developed here at 2071 Central Avenue.

24 The site is located in the
25 commercial/office/residential zoning and its

1 proposal is to develop a 6,755 square foot one-story
2 building with improvements to the former Earl Avenue
3 to provide access to the building.

4 The building will be retail storage use and as
5 shown on the plan, we are proposing to have some
6 access and maneuvering area in this part of the site
7 (Indicating) and then some parking. There is already
8 existing utilities that are available at the site.
9 There are watermains out on Central Avenue and there
10 is a sanitary sewer that came down Earl Avenue that
11 provides service to the existing home. We're going
12 to re-utilize that infrastructure to service the
13 proposed building.

14 Additionally, some of the other improvements
15 that are shown on the plan are sidewalks built out
16 to Central Avenue and we can have a connection to
17 those. In addition, stormwater management will also
18 be done on-site prior to discharge and the site does
19 have an existing drainage system that picks up all
20 the stormwater that gets generated in this area and
21 flows out to the Lishakill which is the headwaters
22 of the Lishakill that are located right here
23 (Indicated).

24 Some other site statistics - we will have about
25 36% greenspace and there are seven required parking

1 spaces. We've shown nine parking spaces being
2 provided.

3 That's what the proposed development of that
4 site is - to remove the existing home and re-do the
5 existing Earl Avenue drive and construct a one-story
6 building.

7 CHAIRMAN STUTO: What is the use of the building?

8 MR. COSTA: We don't have a tenant but we think
9 that it may be a car detail - somebody who details
10 vehicles - it would be a good use for the site.

11 So, there would be garage doors here
12 (Indicating) and cars would be worked on inside the
13 building. All the work would be inside the building.
14 There could be some temporary storage of vehicles
15 while they are waiting to be worked on.

16 CHAIRMAN STUTO: Is that a Town road?

17 MR. COSTA: No. It used to be a Town road. Earl
18 Avenue was abandoned.

19 CHAIRMAN STUTO: Who owns it?

20 MR. COSTA: This parcel owns it (Indicating).

21 CHAIRMAN STUTO: Does anybody else have access on
22 it?

23 MR. COSTA: I believe that this parcel has an
24 easement on it.

25 MR. MION: I have a question for you. You own both

1 parcels there. Earl Avenue comes out and goes left and
2 right. You can make a left or right turn on Central
3 Avenue.

4 MR. COSTA: That's correct.

5 MR. MION: Is there any way at all other than
6 coming up to the front where the gas station is going to
7 be -- is there any way you can have an exit coming out
8 of this piece of property onto the gas station property
9 onto Lishakill Road and come out to the light and make a
10 left?

11 MR. COSTA: I believe that if you look at the
12 drawings for the mini-mart there is a road.

13 MR. MION: Is there any way you can approach it
14 from the back end of it?

15 MR. COSTA: No. This area is all reserved for
16 stormwater management. There is substantial elevation
17 difference.

18 MR. MION: Are you going to have any shrubbery or
19 anything in addition to what is there? The people that
20 are Lishakill Road - you've got a paper street for the
21 people that are on New Shaker.

22 MR. COSTA: We are landscaping this entire rear of
23 the property and the side of the property with
24 evergreens all along Aurora Street and the rear of these
25 properties.

1 MR. MION: Plus they have the place over on Aurora
2 Street.

3 MR. COSTA: That's correct. The closest that this
4 building is to the New Shaker buildings is 200 feet.

5 This is the closest corner and the furthest is
6 here (Indicating) and it's about 320 feet.

7 Everything in here is well established and very
8 thick.

9 MR. SHAMLIAN: Your closest one goes actually to
10 the house on Lishakill.

11 MR. COSTA: That's correct. That's probably 150 to
12 180 feet.

13 MR. MION: Actually the landscaping plan, the way
14 that you had just described it, will improve that. That
15 will dress it up somewhat.

16 CHAIRMAN STUTO: So, what are you planning for the
17 neighbors? I saw the trees. Do you have a fence planned?

18 We happened to get an email on the file. I at
19 least think that comments deserve consideration.

20 I'll read a couple more sentences.

21 I just wanted to mention a couple of things.
22 Having spoken with almost all of the neighbors with
23 properties bordering the proposed warehouse,
24 convenient store and gas station the project seems
25 well thought out but the concerns are that the

1 developer add a significant fence around the
2 property and that the large trees that are healthy
3 be left near the border areas.

4 MR. COSTA: If we don't have to remove any of the
5 vegetation we're obviously going to save whatever we can
6 in there. It would be supplemented by additional
7 plantings.

8 CHAIRMAN STUTO: What about a fence?

9 MR. COSTA: We can look into it.

10 MR. LEONARDO: There is currently a fence at the
11 car wash. We can just tie into that and continue back
12 the back.

13 CHAIRMAN STUTO: What type of fence is there now?

14 MR. COSTA: It's a solid vinyl fence.

15 CHAIRMAN STUTO: Are you the owner?

16 MR. LEONARDO: I work for the owner.

17 CHAIRMAN STUTO: Chuck, what do you recommend
18 there?

19 MR. VOSS: I think that one of the questions that
20 you're going to have, Nick, is on your next iteration of
21 plans for concept - if you maybe post the significant
22 trees along the western side that you don't think that
23 you need to disturb during your site layout - could you
24 show us those and supplement around those with the
25 evergreens? I think that would be helpful. There are

1 some larger trees in there that would be great to stay
2 for shade and whatever else. Supplement it with your
3 additional landscaping and then tie that into the
4 additional stockade fence like you have around the
5 carwash which I think would be appropriate on that left
6 side. It's very thick in the back on the north side. For
7 screening purposes the fence isn't going to do much back
8 there.

9 MR. MION: You have the full width of the paper
10 street between the two properties.

11 MR. VOSS: But certainly to shield those Lishakill
12 properties - I think that the fence combined with the
13 landscaping would be helpful.

14 MR. COSTA: We can do that. There is about half a
15 dozen budding trees. We'll certainly show those.

16 MR. SHAMLIAN: So, the building is going to have
17 garage doors on the plan?

18 MR. COSTA: That's correct. That would be the
19 access into the space - not docks but garage doors.

20 CHAIRMAN STUTO: As you come in the road, I'm
21 looking at your drawing that says concept plan and I
22 don't know if this is existing conditions. As you go
23 down, there is a shed and I don't know if that is
24 existing or proposed.

25 MR. COSTA: That is existing.

1 CHAIRMAN STUTO: Is there asphalt that goes off to
2 the left? That's part of your property, right?

3 MR. COSTA: Yes, that's all of our property.

4 CHAIRMAN STUTO: And there is asphalt that goes off
5 to the left.

6 CHAIRMAN STUTO: Yes.

7 CHAIRMAN STUTO: I don't see that on your colored
8 drawing - where that is going to fit in to your final.

9 MR. COSTA: The current asphalt driveway is right
10 in here (Indicating). It goes to a shed, that's correct.

11 CHAIRMAN STUTO: You're going to keep the shed
12 there?

13 MR. COSTA: No, that's all going to be removed.

14 CHAIRMAN STUTO: But you're going to keep the
15 driveway there though?

16 MR. COSTA: No. That driveway is all being
17 removed. The shed is to be removed. This is going to get
18 turned into a stormwater management area which will be
19 grass.

20 CHAIRMAN STUTO: Okay, that clarifies it for me.

21 MR. SHAMLIAN: What uses are permitted here other
22 than the auto detailing? Is there anything else?

23 CHAIRMAN STUTO: Okay, Joe will look that up. In
24 the meantime, are there any other questions?

25 (There was no response.)

1 MR. LACIVITA: You have a carwash, service station,
2 sales and service. It all depends on how you're defining
3 the use.

4 MR. SHAMLIAN: I'm thinking back to a project on
5 155.

6 MR. LACIVITA: Exit 5?

7 MR. SHAMLIAN: Yes. We had some of the neighbors
8 complaining about noise. They are doing real auto
9 service work. Six months from now or a year from now, is
10 that permitted or not permitted?

11 MR. LACIVITA: We had some setback issues with
12 regard to that use.

13 MR. TENGELER: There's heavy automotive repair
14 use -

15 MR. LEONARDO: We're thinking that it could be
16 retail with storage. It could be someone selling
17 accessory parts for vehicles and storage in the back.

18 MR. SHAMLIAN: Two years from now I just don't want
19 to have a situation where you guys are putting in
20 someone that's doing heavy automotive repair work -

21 MR. LACIVITA: Craig, to your point, the back of
22 that Exit 5 those doors opened up to a signal family
23 use. You don't have any doors in the back.

24 MR. COSTA: No. There are no doors in the back.
25 There is probably going to be some manned doors on the

1 side.

2 MR. LACIVITA: Not something like Exit 5 and the
3 noise was spewing out.

4 CHAIRMAN STUTO: Can we look closely at the
5 permitted uses with Craig's question in mind? Given how
6 close they are to the neighbors, I think that we may be
7 able to legally restrict the uses. It may be appropriate
8 in that location. So, if we can look at that and further
9 define what the applicant is looking for, we can maybe
10 agree to what the limitations are.

11 MR. LACIVITA: I think that because this lot is a
12 little deeper in the COR zone. Also, 190.20 kicks in.
13 You have some restrictions.

14 CHAIRMAN STUTO: You can't have gas pumps within so
15 many feet of residential?

16 MR. LACIVITA: Yes. In looking at this dumpster in
17 the back - it says no parking, loading or storage areas
18 are located within 50 feet. The dumpster component is
19 within the 50-foot setback so that's got to be moved out
20 of that area.

21 MR. COSTA: Within 15 feet of the zoning?

22 MR. LACIVITA: You're closer than 50 feet. Part of
23 the pavement is at 50 and your dumpster is spewing over
24 so you're going to have to move that.

25 We will keep an eye on that, Peter.

1 CHAIRMAN STUTO: Do you have any renditions of the
2 building yet?

3 MR. COSTA: No, we haven't developed that yet.

4 CHAIRMAN STUTO: It would be nice to see that, as
5 well.

6 CHAIRMAN STUTO: Any other comments or question?

7 (There was no response.)

8 There are no waivers being asked for?

9 MR. COSTA: There is one waiver. The building can't
10 be 20 feet from the setback.

11 CHAIRMAN STUTO: Any other comments or questions?

12 MR. AUSTIN: Why is there so much asphalt? There
13 seems to be an awful lot.

14 MR. COSTA: It's needed for maneuvering purposes
15 going in and out of the building. I can show you -

16 CHAIRMAN STUTO: What are the dimensions? How much
17 from the front door -

18 MR. COSTA: It's 80 feet. This is a shared drive.
19 This also serves this building. it's not just serving
20 this building. This is also serving access for this
21 building.

22 CHAIRMAN STUTO: Show me where a car would go into
23 the other side.

24 MR. COSTA: It may be a truck.

25 CHAIRMAN STUTO: No, to the next door neighbor. If

1 they were pulling in from Central -

2 MR. COSTA: They would go here (Indicating).

3 CHAIRMAN STUTO: How many striped spots do you
4 have?

5 MR. COSTA: We have nine spaces.

6 CHAIRMAN STUTO: For customers and employees?

7 MR. COSTA: Yes.

8 CHAIRMAN STUTO: Chuck, do you agree that all that
9 asphalt is necessary?

10 MR. VOSS: Yes. The lower piece of rectangular
11 asphalt that kind of sits on the eastern side of the
12 site of the big parking area - we think that is actually
13 on the adjacent neighbor's property. So, they have paved
14 that for their own access and use. Because the road is a
15 shared access road, Nick is probably correct in saying
16 that on this map it looks like a lot of asphalt, but for
17 this particular project, you really aren't including
18 that lower piece. You're really just showing it. That's
19 already existing and serves the other property.

20 CHAIRMAN STUTO: You don't have any legal rights to
21 that, either?

22 MR. COSTA: Yes, we own both.

23 MR. AUSTIN: You mentioned trucks. Are you going to
24 be detailing trucks - big trucks or small trucks?

25 MR. COSTA: I'm not sure.

1 MR. LEONARDO: It might be a delivery. If it's not
2 detailing and it's retail with storage and they have a
3 box truck or something -

4 MR. COSTA: We're saying detailing but we're not
5 sure about that.

6 MR. LEONARDO: I don't see tractor trailers.

7 CHAIRMAN STUTO: What is your business next door?

8 MR. LEONARDO: There are a couple of different
9 businesses there.

10 MR. MION: Are you going to tie those parking lots
11 together?

12 MR. LEONARDO: Yes.

13 MR. MION: You're going to have shared access
14 there?

15 MR. LEONARDO: Yes. it shows up front the way that
16 it ties in.

17 CHAIRMAN STUTO: Where does that site have access
18 to public roads - the next door neighbor? Not directly
19 to Central Avenue, right?

20 MR. COSTA: Atwood.

21 CHAIRMAN STUTO: So, we should be looking at the
22 two together, in some sense of functionality.

23 Craig is suggesting that we have a more
24 detailed site plan and how the both work together.

25 MR. COSTA: We can give you that.

1 CHAIRMAN STUTO: Anything else?

2 MR. MION: And will that also include the island in
3 the parking lot?

4 MR. COSTA: If it is resolved. It is shown on
5 there. The island is shown, but we cannot put it there.

6 CHAIRMAN STUTO: Does the Board think that we
7 should come back for another sketch with just a little
8 more detail?

9 MR. MION: Yes.

10 CHAIRMAN STUTO: It might be a little beneficial to
11 you also.

12 MR. COSTA: Can we get on the agenda quick?

13 CHAIRMAN STUTO: I don't know. We do have a lot of
14 items stacked up.

15 MR. LACIVITA: Nick, we can look at that first
16 meeting in April. We might be able to get it in on that
17 one. I will definitely look at it.

18 MR. COSTA: And you want some more detail -

19 CHAIRMAN STUTO: Well, how the two sides work
20 together I think.

21 MR. LEONARDO: Can we do that at concept?

22 MR. LACIVITA: There is no concept submission yet.
23 So, you are still going to be waiting. So, you might as
24 well come back in April.

25 MR. LEONARDO: That is one extra trip, though,

1 right? We're coming in again for sketch and then we have
2 to come back -

3 MR. LACIVITA: Well, I think that you have heard
4 the board pretty clearly that they want to see how the
5 two are working together. So, before you spend the time
6 to do a concept component you might as well come in and
7 explain how the two sites function together and then
8 submit your concept plan at that point. I think that it
9 behoove you to do that. Correctly if I'm wrong, Board,
10 that is what you are saying?

11 CHAIRMAN STUTO: I think that's what we are saying.

12 It is for your benefit too, so we have a more
13 comfort level for when you come in for concept.

14 MR. SHAMLIAN: And maybe then you will have a
15 little bit more information on the building and maybe
16 what it is going to look like.

17 MR. COSTA: You're talking about elevations?

18 MR. SHAMLIAN: I am not saying that you have to.

19 CHAIRMAN STUTO: It is a slightly odd site that you
20 are not used to seeing on Central Avenue - to have that
21 kind of access that abuts into the residential. We are
22 concerned about the residents and the fact that the
23 other side only has access not through Central, but
24 through Atwood and through that property. It makes it
25 unusual and we would like to see how those two sites

1 work together, in terms of traffic.

2 MR. COSTA: It is that way out in the field right
3 now. If you want to see it, you are welcome to take a
4 ride to the site.

5 MR. LEONARDO: The existing Atwood site functions
6 on its own as it is. We are improving at by connecting
7 it into another exit for them. Right now there is a dirt
8 road that connects. Right now, the only real access is
9 Atwood. We are connecting and they can come out onto
10 Earl.

11 CHAIRMAN STUTO: We have the aerials. It is not
12 clear about that right-hand turn. It looks like there's
13 vegetation there. I don't know if there is, but that's
14 what it looks like. So, we don't have any clear
15 drawings. There is or there is not?

16 MR. COSTA: No, there is not.

17 MR. MION: At one time before you started building
18 you used to be able to go through Earl and go out Earl.
19 I tried to go through there the other day and you have a
20 space about as wide as a car. It is steep. That is what
21 has changed, because of the construction. Now, we want
22 to see how this will work together with the other site.

23 CHAIRMAN STUTO: You have shown that second
24 connection to take a right where there is that extra
25 pavement that we talked about, but you are running into

1 the side of the building, or the back of the building
2 From that drawing from this distance we can tell. It is
3 a rooftop. So, you are saying that you're getting access
4 there. It is unclear what you are getting access to.
5 There could be space between the border and the
6 building, but it doesn't look like a normal driveway or
7 anything like that. It looks like you're just running
8 into the building.

9 MR. LEONARDO: The driveway would be up here
10 (Indicating). This is just blacktop to the existing
11 building.

12 CHAIRMAN STUTO: Nick was saying that was access.

13 MR. LEONARDO: access into that building through
14 the overhead doors. There are overhead doors on the side
15 of the building.

16 CHAIRMAN STUTO: Okay, that was not clear.

17 MR. LEONARDO: Right now it is dirt. It is a dirt
18 hill.

19 CHAIRMAN STUTO: Is there a permanent easement
20 access between the sites? I think there is going to have
21 to be, if that is how you're going to use it. Or, you
22 could merge the sites or something.

23 MR. COSTA: Now, we are not merging the sites but
24 there will be an access easement.

25 Just to get back to your comment - this used to

1 have a loading dock here, way before this was
2 improved. That grade was raised quite a bit. Even
3 though it is steep, it is less steep and the way it
4 was before.

5 MR. LEONARDO: There was not access to their before
6 we eliminated the dock.

7 MR. SHAMLIAN: So, the building that is on the
8 adjacent property - that also has garage doors and right
9 now those garage doors are inaccessible?

10 MR. COSTA: Well, it is dirt back there. There is
11 gravel.

12 This is to have a loading dock (Indicating).

13 MR. LACIVITA: So providing access from this new
14 site to the doors that are currently existing - is that
15 creating a new tenant space then?

16 MR. COSTA: No.

17 MR. LACIVITA: - at the existing building - 20
18 Atwood?

19 MR. COSTA: No.

20 CHAIRMAN STUTO: How many loading docks are there?
21 I think we need some more information.

22 MR. LEONARDO: They are existing. They are not
23 loading docks, they are overhead doors.

24 CHAIRMAN STUTO: How many are there? Are they the
25 whole side of the building?

1 MR. LEONARDO: There are four.

2 CHAIRMAN STUTO: If we have that information, it is
3 not clear. We need to see how they work together because
4 we are going to make sure -

5 MS. MILSTEIN: And better visuals.

6 MR. LACIVITA: We will try to give out to the site
7 and take some pictures.

8 CHAIRMAN STUTO: Okay, thank you.

9 MR. COSTA: Thank you.

10

11 (Whereas the above entitled proceeding
12 was concluded at 7:45 p.m.)

13

14

15

16

17

18

19

20

21

22

23

24

25

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

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 _____

