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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

O'REILLY AUTO PARTS
1929 CENTRAL AVENUE
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above entitled
matter by NANCY L. STRANG, a Shorthand Reporter,
commencing on March 21, 2017 at 7:02 p.m. at The
Public Operations Center, 347 Old Niskayuna Road,
Latham, New York

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

ALSO PRESENT:
Katheen Marinelli, Esq. Counsel to the Planning Board
Michael Tengeler, Planning and Economic Development
Rob Osterhoudt, PE, Bohler Engineering
Charles Voss, PE, Barton & Loguidice
Justin Petersburg, PE, Esterly Schneider & Associates

1 CHAIRMAN STUTO: Welcome to the Town of Colonie
2 Planning Board. We have several items on the agenda.

3 Mike Tengeler is filling in for Joe LaCivita.

4 Mike, do you have any business matters?

5 MR. TENGELER: No, we can get started.

6 CHAIRMAN STUTO: We'll call up the first item on
7 the agenda. O'Reilly Auto Parts, 1929 Central Avenue,
8 sketch plan review, raze existing restaurant and
9 construct a new 15,650 square foot retail building.

10 Do you have any introductory remarks on this?

11 MR. TENGELER: Yes, briefly. We are seeing
12 O'Reilly's coming into Town. I have an administrative
13 project that I'm looking at.

14 This is the western end of Town; 1929 Central.

15 Bohler Engineering is here tonight. Rob
16 Osterhoudt will be presenting.

17 Let's get right into it and we'll start off
18 with the sketch plan review.

19 MR. OSTERHOUDT: Good evening. My name is Rob
20 Osterhoudt, Bohler Engineering. I'm here tonight
21 representing O'Reilly with their application for a new
22 auto part store at 1929 Central Avenue.

23 As Mike said, it's the site of the former Sitar
24 Indian Restaurant that's been sitting vacant for
25 awhile. It sits in between the Hiro's Japanese

1 Restaurant that's vacant today and the former
2 Skylane Motel site to the east. We're looking at
3 roughly a 1.75 acre site here. We're looking to do a
4 really nice redevelopment project to help improve
5 the corridor here. We've done some other projects
6 along the corridor, as you know. This is yet,
7 another one that we're trying to do our best to
8 clean up the area here.

9 So, with the existing site, the restaurant
10 would be demolished in its entirety. The parking lot
11 would be demolished. The utilities that would serve
12 the site today could potentially be reused. We are
13 looking into that at this point. Chances are we are
14 going to be doing new.

15 Access to the site is on the westerly side of
16 the site. We're looking to maintain that curb cut
17 with some improvements. The site, as you can see
18 here, vegetation to screen the site from the
19 residential properties to the rear. We are in the
20 COR district here with the single family residential
21 to the north behind the site.

22 In the proposed condition, we have Central
23 Avenue over here to the left side of the page
24 (Indicating) with the site being long and narrow -
25 about 180 feet wide and 380 feet long. Again, it's

1 about 1.57 acres or so. We're orienting the building
2 towards the east side of the site. We have some
3 parking up towards the front, again, maintaining the
4 access drive up here with some improvements and then
5 running parking up along the side of the building
6 and to the back of the building.

7 We're looking at a building that is a little
8 over 15,500 square feet in total which for an
9 O'Reilly's Auto Parts store is a larger building
10 than you would typically see. However, what this
11 location is for O'Reilly is what they call a hub
12 store. A hub store is almost like a mini
13 regionalized distribution store. So, this store will
14 supply parts and equipment to other stores in the
15 area. So, other stores in the area will be smaller
16 probably on the order of 8,000 to 9,000 square feet.
17 This store would have excess parts if one of those
18 other stores were short on something, they could
19 come to this store or get a delivery from this store
20 to their other locations. It really doesn't mean
21 that there is much more floor area for retail floor
22 space than there would be in any other store. The
23 retail floor area is comparable, but it just means
24 that there is more storage in the facility than some
25 of their other locations.

1 With the parking here, we have 70 parking
2 spaces proposed. The Town Code requires 78 parking
3 spaces for this size building at one per 200 GFA. We
4 would be looking for a waiver from the Planning
5 Board for a parking count. When you look at this
6 plan you will also see that we don't meet the
7 mid/mad front yard setback within the COR district
8 with the building being pushed back here. So, we
9 would be looking for a waiver for that.

10 In regards to that frontage build-out we are
11 proposing decorative fencing that appears along the
12 front of the site. That frontage build-out gets us
13 up to roughly a 70% frontage build-out and not quite
14 up to the mark. So, we would be looking for a waiver
15 on the frontage build-out.

16 Parking in the front yard would be another
17 waiver that we would be seeking.

18 I think that covers the four waivers.

19 With that, we also have some building
20 elevations. I have with us this evening, Justin
21 Petersburg from Sneider and Associates to talk about
22 building architecture. We wanted to try to get some
23 feedback from the Planning Board this evening on the
24 building architecture so that they can go back to
25 the drawing board and incorporate any additional

1 changes or comments that you may have into the
2 building design.

3 CHAIRMAN STUTO: A couple of questions come to my
4 mind.

5 We are having this reviewed by our Town
6 Designated Engineer, Barton and Loguidice - Chuck
7 Voss.

8 Chuck, do you have any initial comments?

9 MR. VOSS: Nothing really substantial, Peter, at
10 this point - given it's the sketch plan review. We are
11 really kind of more interested in how the buildings are
12 going to be sited. I think that the architecture which
13 obviously we'll hear about in a minute is going to be
14 important because as the Board know the site a little
15 bit further to the east of this, where the old hotel is
16 at, is probably going to be redeveloped. So, the thought
17 there is that you'd probably be looking for a building
18 that is good on three sides, architecturally, especially
19 it being a little closer to Central Avenue.

20 CHAIRMAN STUTO: I was thinking the same thing. It
21 looks kind of bland on three sides.

22 MR. VOSS: O'Reilly - certainly if you look across
23 the country they have done a lot of different style
24 architectural façade treatments.

25 CHAIRMAN STUTO: Can you go back to the west side?

1 The west side is the finished section with the entrance?

2 MR. OSTERHOUDT: This would be the side facing the
3 road.

4 CHAIRMAN STUTO: Central Avenue.

5 MR. OSTERHOUDT: Central Avenue. From Justin's
6 perspective here, from being outside the area. Central
7 Avenue is generally east/west.

8 CHAIRMAN STUTO: It's a long walk from the back of
9 that building to that front door.

10 MR. OSTERHOUDT: It is. When you look at that plan,
11 we have our main entrance up in here (Indicating), we've
12 got quite a bit of parking down the side but from a
13 parking perspective, O'Reilly's typically sees up to 15
14 customers in the store at a time. If you think about
15 that from an auto parts perspective, if you have been in
16 auto parts store, it's usually not a high demand.

17 CHAIRMAN STUTO: I'll just throw this out. Can we
18 have less parking and bank some of it?

19 MR. OSTERHOUDT: We could do that, yes. I think we
20 could actually think some of the parking on the site.

21 MR. LANE: If this is going to be more or less a
22 hub store it it's going to supply your other stores,
23 they are going to be trucks going in and out. How is
24 that going to work if you already have access to the
25 facility?

1 MR. OSTERHOUDT: Very good question. The truck
2 traffic - trucks would enter the site her, come in what
3 they call the dealer door. That is located at the back
4 of the building here. This hatched area is the loading
5 area that they would utilize. So, trucks would pull in
6 here and unload and then they could back out and exit
7 the site through the driveway. It's a pretty typical
8 layout for O'Reilly and this would work to get the
9 trucks in and out of there quick and easy for them.

10 CHAIRMAN STUTO: If you're going to bank some
11 parking, where would you bank it?

12 MR. OSTERHOUDT: I would say these spaces toward
13 the back of the site (Indicating). We've got a total
14 right here of nine spaces. We'd bank those spaces. There
15 would be parking on the site. Because it's an auto parts
16 store, they distribute parts to different shops and
17 businesses in the area. So, there will be parking on the
18 site for some of their delivery vehicles. That may range
19 from three to five to six vehicles, something like that
20 and those would be stored to the back of the site here
21 (Indicating).

22 MR. LANE: How far is the buffer from the rear of
23 the building to the residential -

24 MR. MION: Are you going to leave the trees that
25 are there now as a buffer?

1 MR. OSTERHOUDT: We have a 50-foot setback from the
2 parking to the property line here.

3 CHAIRMAN STUTO: But you have stormwater management
4 back there.

5 MR. OSTERHOUDT: Yes, we have some stormwater
6 management proposed here.

7 MR. LANE: That will be to the property line to
8 the -

9 CHAIRMAN STUTO: Tim, you're not letting him
10 finish.

11 MR. LANE: I'm sorry.

12 MR. OSTERHOUDT: No problem. We have some
13 stormwater management areas shown here. Again, this is
14 sketch plan so it's not sized or anything like that. We
15 do know, based on other projects in the area that we are
16 going to need a fairly large area for stormwater, given
17 the soil conditions here. Our intent is to maintain as
18 much of this existing vegetation along the back as we
19 can and to supplement that as well, given that we have
20 the single family residential district behind us. That
21 will be vetted out as we move forward with detailed -

22 CHAIRMAN STUTO: How much room is between the line
23 of the stormwater and the property line?

24 MR. OSTERHOUDT: Right now we're showing roughly a
25 50-foot vegetative buffer along here (Indicating). There

1 is a conservation easement on the adjoining residential
2 properties in this area, as well. I believe that's 25
3 feet, if I remember correctly. So, there will be a
4 pretty good buffer there.

5 MR. MION: Are you going to be leaving trees on the
6 west side of the building?

7 MR. OSTERHOUDT: So, we are showing right here that
8 we are preserving some of the existing vegetation as
9 well.

10 CHAIRMAN STUTO: Towards the residential are we
11 better off leaving the existing trees or planting - one
12 of our developers advocated for white firs because they
13 grow so quickly. The question is: The vegetation that
14 exists - are we better off leaving it or planting new
15 stuff that's going to fill in well.

16 MR. OSTERHOUDT: We have taken a look at the
17 vegetation out there as a result of the DCC comments. At
18 this time of year we cannot see the full vegetation,
19 obviously. It's pretty dense in there. There is a lot of
20 vegetation in there that exists between us and the
21 residential properties behind us. When you look at the
22 aerial, you can see the closest home from the home to
23 the property corner here - that's roughly 150 feet. The
24 majority of that is pretty dense vegetation. Then, we
25 would have the additional vegetation on our site.

1 CHAIRMAN STUTO: Can you describe it? We have
2 aerials here too, but it's hard to tell.

3 MR. OSTERHOUDT: It's deciduous. There is not a lot
4 of evergreen down there. It's pretty dense as far as the
5 number of trees per area.

6 MR. MION: Isn't there a natural mound back there
7 too?

8 MR. OSTERHOUDT: There is a little bit of
9 topography. It does start going up as you get closer
10 towards the residential, but not there is not a
11 significant amount of topography change here. The site
12 is very flat.

13 MR. MION: The site itself is flat.

14 MR. OSTERHOUDT: Right, and as you go back, it does
15 change.

16 MR. LANE: As far as the building, you're probably
17 going to have HVACs on the roof. Will there be some kind
18 of screening to buffer the sounds.

19 MR. PETERSBURG: At this time we are proposing a
20 parapet on four sides to screen those. They would be
21 roof-top unit, approximately three to four units.

22 MR. LANE: So, that will keep it from being visible
23 as well as keeping the sound -

24 MR. PETERSBURG: Correct, it will be screened from
25 public view and it would also maintain sound.

1 MR. LANE: Would you consider doing some more
2 things to the building like aesthetic -

3 MR. OSTERHOUDT: If there are no other site related
4 questions at this time, I'll pitch the mic to Justin
5 here and he can kind of talk through -

6 CHAIRMAN STUTO: I want to talk about ingress and
7 egress at some point but you can do the architecture
8 now. That's fine.

9 MR. OSTERHOUDT: Okay, great.

10 MR. PETERSBURG: Just real briefly, a typical
11 O'Reilly's Auto Parts Store is going to be a
12 pre-engineered metal building structure with a metal
13 panel façade. In this case, based on the existing
14 structures in the area, O'Reilly has opted to go with a
15 modular brick design. They do have a typical neutral
16 color scheme that they do use as a gray accent bring and
17 an oxford brown - both natural colors with the dove gray
18 on the top and the oxford brown on the base.

19 CHAIRMAN STUTO: So, the lower half is brick, is
20 that what you're saying?

21 MR. PETERSBURG: Yes, it is a two-toned brick
22 design at this point in time. We do have pilasters as
23 recesses and projections throughout and then a cornis as
24 well and some vertical projections. The main storefront
25 area would be in efus above the storefront area itself,

1 as an accent color for the signage. Typical color scheme
2 for O'Reilly is a red and green with a white building.
3 In this case they have a natural scheme building with
4 maintaining some of their prototypical colors for their
5 signage.

6 We do have a canopy proposed - a custom flat
7 metal canopy above the storefront which maintains
8 the color and finish of the storefront as well. We
9 would definitely be open to suggestions of any
10 additional features that may be acceptable for this
11 particular area.

12 MR. TENGELER: That was one that Chuck Voss, our
13 TDE brought down a couple pictures of O'Reilly stores -

14 MR. LANE: Where is that one?

15 MR. VOSS: Good question. I don't recall.

16 MR. TENGELER: It's off the website.

17 MR. MION: It's not just plain.

18 MR. LANE: Yes.

19 MR. MION: One of the things that I have noticed
20 now is people are starting to go solar - I don't know if
21 you're going to go solar or not. Is there a possibility
22 that you could in the future?

23 MR. PETERSBURG: It's a possibility. Typically they
24 aren't at this point in time.

25 MR. MION: I would like to make sure that it's high

1 enough for you couldn't see the solar panels. We're
2 starting to see solar panels on Central Avenue.

3 MR. PETERSBURG: At this point we would have
4 parapets the height of the units themselves -
5 approximately 50 inches or so. So, the parapets would be
6 fairly decent size, as far as this case is concerned.

7 MR. AUSTIN: Do many of the other O'Reilly stores -
8 they have three sides that are fairly lengthy?

9 MR. PETERSBURG: For the most part, it depends on
10 what the area is. If we are on a three street-sided
11 corner type of situation, we're going to have a few more
12 features. In this case as we are facing only one public
13 street, the front is going on the side, so there will be
14 a little bit more. As features and guidelines persist,
15 they can -

16 MR. AUSTIN: A fake window or something?

17 MS. DALTON: You just mentioned that in some of
18 your other stores that a couple different sides -- one
19 of the things that concerns me in looking at your plan
20 was why you decided to go with asking for a waiver for
21 parking in the front instead of perhaps having two sides
22 where you have parking on the side where people can walk
23 in - and come in that way. Lots of times we see
24 organizations or stores do almost a faux front so what
25 is facing Central Avenue is not really your front door

1 and that way those waivers.

2 MR. PETERSBURG: That makes sense. In this
3 situation O'Reilly is typically going to have the main
4 store front be kind of their signage to the street along
5 with any site signage that is proposed. It's a
6 prototypical design that they will use. That way, as
7 customers enter the site as well they are traversing to
8 the front of the store there at the front of the site.

9 As a prototypical design and O'Reilly likes to
10 use that situation, like I said, to kind of
11 emphasize their signage to the street itself.

12 MS. DALTON: I'll defer to my other Board Members
13 but I always like to be convinced that when we give
14 waivers, it's because they are needed. Lots of times we
15 give waivers for vehicles when you have a bank and
16 you've got a drive-thru. It facilitates the traffic
17 flow. I'm just no overly enthusiastic about providing
18 waivers just because they are preferences.

19 MR. PETERSBURG: We'll take another look.

20 MS. DALTON: If you did it that way, it would also
21 address the problem with three blank sides. You'd have
22 two sides facing the road that had something attractive
23 and inviting for people to look at as they came up. So,
24 I think that it's worth considering.

25 MR. PETERSBURG: We will take that back to the

1 client and will investigate that.

2 MS. DALTON: Thank you.

3 CHAIRMAN STUTO: Chuck, do you have any final
4 comments to bring this a little bit altogether? Can we
5 talk about ingress and egress a little bit? Then, we
6 will come back to the other issues and try to give you a
7 feel for where we are.

8 MR. OSTERHOUDT: Great, thank you.

9 CHAIRMAN STUTO: Chuck, I don't know if there's a
10 way to think about shared access or connectivity to the
11 next-door neighbors, as we go through this.

12 MR. VOSS: Rob can maybe described it a little
13 bit. in their preliminary layout, especially on the east
14 side, you can see where there is maybe the possibility
15 to interconnect with the old hotel site as that
16 redevelops. I think with the building kind of positioned
17 where it is that it might also lend itself to
18 interconnect to the West with the old Hiro's site as
19 that potentially redeveloped. You might have some
20 ability in there. Again, it's kind of dependent on the
21 land-use.

22 CHAIRMAN STUTO: A shared access would have been
23 ideal with Hiro's.

24 MR. VOSS: It would have, but unfortunately the two
25 sites really aren't progressing at the same time. That

1 is my understanding.

2 MR. OSTERHOUDT: Are there any active applications
3 for the Hiro's site with the board at this time?

4 CHAIRMAN STUTO: You would have to ask staff.

5 MR. TENGELER: I don't think there's anything.

6 CHAIRMAN STUTO: Let's think about that -
7 connectivity, at least to the next door neighbors.

8 Architecturally, I think we want to try to
9 dress up the sides. The Western exposure is going to
10 particularly have exposure, right?

11 MR. OSTERHOUDT: Right.

12 CHAIRMAN STUTO: And also banking the parking -- I
13 say, bank as much as possible, if you believe in the
14 parking numbers that you said. Make sure the screening
15 is ample toward the residential. Those are my comments.

16 MR. LANE: And consider the white firs.

17 CHAIRMAN STUTO: I tend to favor filling in to some
18 extent with evergreens.

19 MR. OSTERHOUDT: Noted; thank you.

20 CHAIRMAN STUTO: I don't know if the fence is
21 appropriate. Were you talking a fence?

22 MR. OSTERHOUDT: We were not.

23 CHAIRMAN STUTO: Are you amenable to a fence? I'm
24 just trying to protect the abutting neighbors.

25 MR. OSTERHOUDT: Sure, that's understandable. We

1 were looking at it more as though the vegetation would
2 serve that purpose. We kind of jumped the gun a little
3 bit, if you will because we are here for sketch plan
4 this evening, but we know the planning Board has been
5 very busy with applications. We actually submitted our
6 concept package as well hoping to get on an agenda for
7 maybe late April. in that package we submitted site
8 photos and within that are representative photos of that
9 vegetation. Actually, you'll be able to see what is out
10 there and obviously the site is not too far away and we
11 can all take a look at it.

12 MR. MION: I am looking at the site. Because of the
13 weight of the vegetation is now, I think you could add
14 some more. I don't really think a fence would be
15 necessary with the contour of the land. You might want
16 to consider that.

17 MR. OSTERHOUDT: Thank you.

18 CHAIRMAN STUTO: Okay, thank you.

19 MR. OSTERHOUDT: Do you mind if I just question the
20 waivers quickly?

21 We heard a concern about the waivers in the
22 front yard.

23 CHAIRMAN STUTO: Can you battle through the waivers
24 again?

25 MR. OSTERHOUDT: Yes, absolutely.

1 So, we talking about for waivers, as we have it
2 right now. The first one would be for the frontage
3 build-out. We have roughly 67% build-out on the
4 frontage without decorative fence and piers. That
5 would be number one

6 Number two would be the min and max front Yard
7 building setback.

8 Number three would be the parking in the front
9 yard.

10 For would be for the parking. We may not need
11 that waiver if we bank the spaces as we talked
12 about.

13 CHAIRMAN STUTO: I personally don't have a problem
14 with any of the waivers.

15 MR. LANE: We do like to see that supported by
16 necessity.

17 MR. OSTERHOUDT: Okay, very good. That helps me
18 understand the issues. Like I said, we might be able to
19 eliminate the one waiver for the number of parking
20 spaces by showing the banked parking.

21 Other than that, as a possible to get any
22 feedback on the next available Planning Board agenda
23 for concept at this time?

24 CHAIRMAN STUTO: Not from us. Joe is the person you
25 need to speak with.

1 MR. TENGELER: Friday of this week Joe will know
2 more. If it is already in our queue, will look at it in
3 a very reasonable timeframe.

4 MR. OSTERHOUDT: Thank you, everybody, for your
5 time tonight.

6 CHAIRMAN STUTO: Thank you.

7
8 (Whereas the above entitled proceeding was
9 concluded at 7:20 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 _____

