

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 STATION/MINIMART REDEVELOPMENT
5 736 LOUDON ROAD
6 SKETCH PLAN REVIEW

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7 THE STENOGRAPHIC MINUTES of the above entitled
8 matter by NANCY L. STRANG, a Shorthand Reporter,
9 commencing on April 25, 2017 at 7:55 p.m. at The
Public Operations Center, 347 Old Niskayuna Road,
Latham, New York

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

18 ALSO PRESENT:

19 Katheen Marinelli, Esq. Counsel to the Planning Board
20 Joseph LaCivita, Director, Planning and Economic
21 Development
22 Michael Tengeler, Planning and Economic Development
23 Tom Andres, PE, ABD Engineers

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1 CHAIRMAN STUTO: Next item on the agenda is gas
2 station/minimart redevelopment, 736 Loudon Road sketch
3 plan review.

4 We give the applicant is second to set up.

5 Do we have any introductory remarks?

6 MR. TENGELER: Pete, this is essentially mine
7 tonight. This is a minor/redevelopment project. This is
8 736 Loudon Road. The Board will know it as the former
9 Getty gas station next to Jessica stones on a route
10 nine.

11 Tom Andres is here on behalf of his client who
12 is looking to redevelop the site into a convenience
13 store/minimart with a gas station component. It will
14 be a total tear down and involve the structures
15 on-site and rebuilt from scratch.

16 We had a DCC meeting back in March of this
17 year - I'm sorry, February 8, 2017. All the
18 departments commented and gave initial discussion
19 pieces. I'm sure Tom sorry start to address a lot of
20 this comments. I can tell by the sketch that he has
21 appeared that he has taken Planning comments and
22 taken them into consideration as it is reflected on
23 the site plan.

24 If the Board is okay with what they did
25 tonight, Tom will be coming back near the end of the

1 review process for a requested waiver for a
2 reduction in green space and Tom will talk about
3 that more. The Planning Department is actually
4 recommending to get an additional driveway off to
5 the side road.

6 Tom will go further into detail from here.

7 MR. ANDRES: Good evening. My name is Tom Andres
8 and I am with ABD Engineers.

9 As Mike had mentioned this is the former Getty
10 gas station. Right now it's pretty much sitting
11 vacant. I think there was an approval for U-Haul
12 vehicles on-site.

13 The colored area on the left side is what is
14 out there now. It is a fairly small piece. Only .43
15 acres. So, it is less than half an acre. It is in a
16 COR zone and has CO zoning behind it. The COR zone
17 is the rear property line for this. It fronts on
18 Verner Road along with Loudon Road.

19 Right now it has two very large openings and
20 the white shown on this is existing asphalt.
21 Obviously, the green is the green space that is
22 available. There is a canopy and then a smaller
23 building in the back. I think they used that for
24 bathrooms.

25 The original proposal and the DCC notes that

1 were based upon the original proposal was to
2 construct a convenience store along the site but to
3 maintain the flow pattern with the two entrances and
4 exits on Loudon Road. So, a lot of the comments are
5 probably not exactly appropriate toward what we are
6 proposing now. What we did is after the DCC meeting
7 we had some discussions and actually sent plans back
8 into the Planning Department. There was review back
9 and forth to try to come up with a design that I
10 think everyone was looking at to try to make it work
11 better. And more importantly, to get on Verner Road
12 an entrance.

13 So, the proposal before you tonight - the dark
14 is the proposed pavement. Basically, it is closing
15 the entrance here (Indicating), narrowing this to
16 meet DOT standards. Part of the DCC meeting - of
17 course, it is sent to DOT for their comments. Their
18 comments were to maintain the one access on Old
19 Loudon and to get one on Verner.

20 We did show a building, at one point, that was
21 towards the rear so we could have a connection to
22 Verner Road, but very close to Old Loudon Road.
23 There was discussions again with the planning
24 committee and it was decided that taking the
25 building and moving it -- at one point it was

1 conforming to the setback requirements -- and moving
2 it forward so that it is in front of the setbacks.
3 We will have to go to the Zoning Board of Appeals
4 for an area variance for the setbacks. It would
5 allow us then to have an access to Verner as far
6 back off of Old Loudon Road as possible. So, the
7 proposal is to build this building closer, again
8 working with Joe and Mike. We will be having some of
9 those amenities like the fence along the road, stone
10 pillars, landscaping and items like that to try to
11 clean up what the site looks like. Right now it
12 does have sort of asphalt areas that is part of the
13 sidewalk. As part of DOT's comments as well as the
14 planning groups comments, we are looking at putting
15 in new concrete sidewalks. Also, to have a sidewalk
16 that will allow the residents behind the site to the
17 West to be able to walk into the site.

18 One of the items that has changed fairly
19 recently - this existing canopy is really almost on
20 the property line. We decided to take that canopy
21 down. We are going to try to restore it and now we
22 have decided to take it down. So, the canopy has
23 shifted back and you can sort of see the addition of
24 the two. It is now in conformance so we don't have
25 to go to the Zoning Board of Appeals for the canopy.

1 The Zoning Board of Appeals - the area parents will
2 be for the setbacks from the property line for the
3 approximately 2,000 square foot convenience store.

4 CHAIRMAN STUTO: Does the Department have any
5 comments, before we turn it over to the Board?

6 MR. TENGELER: Yes. Tom hit a lot of points.
7 Basically, we looked at the site is a redevelopment type
8 site. A couple of the main goals are to bring it up to
9 standards as far as our design standards go. We are
10 looking for nice architecture for the building. We are
11 looking for pedestrian amenities, the stone pillar and
12 the fencing that we see in the COR district in the
13 proper frontage and also removing a curb cut per DOT's
14 preference and making sure that everything works
15 engineering wise as far as getting into the site and
16 flowing through the site. What you see before us is
17 really a sea of asphalt. So, this will make DOT happy on
18 this part of Route 9. This will be good access
19 management to Verner Road. That is really what we are
20 looking for. The site is below half an acre so, there's
21 only really so much that can be done on the site. The
22 waiver that they are going to be requesting is going to
23 be for some relief for the required green space.

24 Just a note for the Board: when they
25 originally came in with their original proposal, I

1 believe they were meeting the 35% or was pretty
2 close to the 35%. We kind of weighed out - is the
3 green space more valuable where the proper access
4 management with the curb cut over to Verner Road --
5 it is really our preference to have that curb cut
6 for access management. In doing that, the green
7 space would be reduced.

8 So, if the Board finds that acceptable and
9 agrees with that interpretation, they would come
10 back with a final waiver request for the green space
11 which would result in incentive zoning payment.

12 MR. ANDRES: To supplement Mike's comments, if you
13 look at the two you can really see what has happened was
14 because the property is so far back, a lot of the area
15 that was paved was out in the DOT right-of-way. so, that
16 doesn't count as part of the green space. All of this
17 new green that we are creating in the front which will
18 give that presentation as you're driving along the road
19 is actually not counting as part of the green. That is
20 one of the reasons that it is so low.

21 MR. SHAMLIAN: From the edge of the canopy to the
22 curb in front of your building - approximately how far
23 is that?

24 MR. ANDRES: I think it's about 45 feet or
25 somewhere in that range. We set it up so they could have

1 the full back out of the cars here (Indicating), even
2 with the cars projecting. And that is so that we have
3 the back-up area in there.

4 MR. SHAMLIAN: It is tight, but it is a tight site.
5 Eighteen feet of that is parking space.

6 MR. ANDRES: Your normal spacing would be 42 feet -
7 your 18 and your 24. We do have that plus a little bit
8 more. It was really based on the original canopy
9 because we weren't changing the canopy. So, now we are
10 changing the canopy. Keeping the exact same location,
11 just sliding it further back because again, we have the
12 issue and we want to make sure we have the right
13 maneuvering for cars coming in and out and over here
14 (Indicating) to stack. If we push this further back this
15 way and not having that ability to get in, that's
16 important.

17 MR. SHAMLIAN: Is the entrance on Route 9 way? on
18 the plan that we have -

19 MR. ANDRES: The plan that you have -- because we
20 had the canopy in this position (Indicating) it was
21 proposed at that point to only be in entrance in because
22 you didn't have the ability to have a car coming the
23 other way. Now you have about 32 feet in here so we are
24 proposing this as both a full access in and out.

25 MR. SHAMLIAN: Do you have any thoughts yet on what

1 the building is going to look like?

2 MR. ANDRES: We do. We did not bring anything with
3 us tonight. We have been working on it.

4 CHAIRMAN STUTO: What brand is going to be sold
5 there, do we know?

6 MR. ANDRES: My understanding is that it is going
7 to be a national brand. I don't know what the selection
8 of brand it is going to be, but it will be a national
9 brand.

10 MR. TENGELER: We will have color elevations done
11 when it comes back.

12 CHAIRMAN STUTO: Who is the applicant?

13 MR. ANDRES: It is a gentleman up in Ticonderoga.

14 CHAIRMAN STUTO: Was he the prior owner of the
15 other station?

16 MR. ANDRES: He bought it at auction. He has a
17 similar operation up in Ticonderoga.

18 MR. MION: How is the delivery truck going to get
19 in?

20 MR. ANDRES: That was one of the reasons why we
21 shifted it around. The delivery truck will be able to
22 come in here (Indicating), go through here and loop
23 around - which is good have to set up the time to do it.
24 We also have this canopy because we now are going to be
25 building a new canopy and we will be able to have it

1 high enough, so that will be another option to be able
2 to come around to there. That was one of the reasons we
3 decided not to try to restore the canopy. It just made
4 a lot more sense to be able to have it at the right
5 height and get it further back. It just works better for
6 the ceiling and everything.

7 MR. SHAMLIAN: I guess I have two final comments.
8 I'm going to be very curious to see what the building
9 looks like and hope that it looks attractive.

10 MR. ANDRES: I think it will be very thorough and
11 what we both need to do for that whole streetscape as
12 well as architecture. I think it was very specific that
13 it's not going to be a standard box.

14 MR. SHAMLIAN: Unquestionably in my mind you're
15 trying to jam more on the site than probably the site
16 warrants. But, it is a redevelopment and it has been a
17 tremendous eyesore on that strip for a long time. In my
18 mind, I am certainly more agreeable than I would be if
19 it wasn't such an eyesore.

20 CHAIRMAN STUTO: Do you think it can be improved?

21 MR. ANDRES: We started at 2,500 to 2,800. We are
22 down to just under 2,000. The building has gone down and
23 down in size to try to make it work. Unfortunately,
24 because you're spending a lot of money to do all this
25 work, there is a lot of work that has to be done out

1 here -- like the sidewalk work. We are trying to keep
2 the fueling stations the way it was originally.

3 MR. MION: That one curb cut that you have coming
4 into the site - it helps it.

5 MR. LANE: And we like to see redevelopment. As
6 Craig said, make it look nice.

7 MR. SHAMLIAN: I know people don't always read
8 signs. With the building where it is, I wonder how long
9 it's going to take people to realize that they can go
10 out to the back side of the building and quite frankly,
11 have easier access back onto Route 9.

12 MR. ANDRES: I imagine that we will probably end
13 up with the sign over here with an arrow.

14 MR. SHAMLIAN: you might want one at the exit onto
15 Route 9 as well. Obviously, it is not going to change
16 their behavior on that particular turn out; maybe on
17 subsequent ones. Again, signs are only so useful, but
18 from a business standpoint I want people going out
19 behind the building.

20 MR. ANDRES: We like them going out that way, too.
21 I certainly understand your comment. we will get to
22 that.

23 CHAIRMAN STUTO: Any other comments?

24 (There was no response.)

25 Okay, thank you.

1 MR. ANDRES: Thank you, very much.

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4 (Whereas the above entitled proceeding was

5 concluded at 8:20 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 _____

