

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

4 RETAIL STORAGE BUILDING
5 2069 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 May 23, 2017 at 7:52 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 KATHY DALTON
18 CRAIG SHAMLIAN
19 SUSAN MILSTEIN

20 ALSO PRESENT:
21 Kathleen Marinelli, Esq. Counsel to the Planning Board
22 Joseph LaCivita, Director, Planning and Economic
23 Development
24 Michael Tengeler, Planning and Economic Development
25 Nicholas Costa, PE, Advanced Engineering
Ryan B.Weitz, PE, Barton & Loguidice
Adam Leonardo
Don Allard

1 CHAIRMAN STUTO: Next item on the agenda is retail
2 storage building, 2069 Central Avenue, sketch plan
3 review, 6775 square foot one-story commercial building.

4 Joe, anything on this?

5 MR. LACIVITA: This parcel was back before us a few
6 months ago. It was in the COR zone.

7 Nick is getting set up for this one, as well.

8 It is 1.3 acres. The Planning Board, if you
9 remember, when it looked at this we had some
10 concerns about how it would work between 20 Atwood.
11 You asked for some circulation patterns to see what
12 it was going to have - those backdoors or the
13 storage doors in the back.

14 We are here tonight for a revised sketch in
15 order for this to go forward.

16 MR. COSTA: Thank you, Joe.

17 When we were here last time we did not show
18 Lishakill Road and we did not show Atwood. We are
19 coming back here tonight to give you that
20 configuration of this lot to those other means of
21 access to the sites and the neighborhood. We also
22 added at the rear loading areas the access doors.
23 These are the two additional ones (Indicating)

24 As you can see, the site does have good
25 circulation to Lishakill if there is traffic that

1 wants to access back to Atwood. It can certainly
2 maneuver this and also this (Indicating) - this is a
3 proposed development that was approved previously
4 and is due for construction fairly soon. This access
5 point right here (Indicating) was approved by New
6 York State DOT at that time. We made the same access
7 point the access point for the proposed building.

8 I think that we have provided the screening and
9 also the fencing that the Board requested. The
10 aerial photo of that shows 20 Atwood and also shows
11 the existing buildings that are currently the car
12 wash and the storage building that's here that will
13 be removed as part of the development of the mini
14 mart.

15 Currently there is another access point. This
16 will be closed off. DOT requested that this be
17 closed off because they wanted the traffic to be
18 from this driveway (Indicating) which was formerly
19 Earl Avenue or Earl Drive.

20 CHAIRMAN STUTO: Craig, do you have any comments?

21 MR. SHAMLIAN: Can you show again the loading
22 doors?

23 MR. COSTA: There are two here and two at the site
24 of 20 Atwood (Indicating). There are concrete pads at
25 those locations.

1 MR. SHAMLIAN: And the property line between these
2 two parcels is defined right there.

3 MR. COSTA: Yes.

4 MR. LACIVITA: Nick, what is the reduction in the
5 greenspace on 20 Atwood - for where that pavement is
6 going? Ours shows that it's all wooded. They may be an
7 incentive fee on that for the reduction.

8 Mike, did you look at that?

9 MR. TENGELER: I haven't looked at this project,
10 but I've looked at 20 Atwood a number of times.

11 MR. LACIVITA: We'll do the calculation on that.
12 We'll look at that now that I see it.

13 MR. SHAMLIAN: What easements are proposed?

14 MR. COSTA: There will be cross easements proposed.
15 This site will have to have cross easements to have
16 access off of Earl Avenue.

17 MR. SHAMLIAN: Well, the building with the
18 loading -

19 MR. COSTA: They'll have a cross easement agreement
20 for maneuvering vehicles.

21 CHAIRMAN STUTO: The Town Designated Engineer - I
22 don't know if you have prepared the two from last time
23 to this time.

24 MR. WEITZ: Many of the requested items were added
25 to the plan to get the macro level view of the property

1 and how they interact. They are proposing shared access
2 over the three or four parcels here through access
3 agreements and also shared stormwater management
4 facilities which I believe would also be covered under
5 easements.

6 The one item that we are curious to hear about
7 is the phasing or schedule of how everything is
8 going to progress with the minimart that has been
9 approved as well as this parcel.

10 MR. COSTA: Adam Leonardo is here with me.

11 Adam, is it fair to say that the mini mart is
12 probably going to go first?

13 MR. LEONARDO: The mini mart will go first.

14 MR. COSTA: That's approved. That will be Phase I.
15 This hasn't changed. Because of this building here
16 (Indicating), this is not changing from the approved
17 plans.

18 MR. WEITZ: That's all that we had.

19 MR. SHAMLIAN: Can you go over the screening and
20 landscaping plan on the Lishakill side? Can you tell us
21 exactly what is being proposed there?

22 MR. COSTA: We haven't picked the type of trees but
23 I think that the last time that we were here - there is
24 an existing white solid fence. We were asked to continue
25 that across here. It probably will be mostly pines, I

1 would say, along the rear property line.

2 MR. MION: So, you're going to keep that fence?

3 MR. COSTA: Yes.

4 MR. MION: And not take that down.

5 MR. COSTA: No, we are going to leave what is
6 there. There is some fence back there.

7 MR. MION: So, you're going to put your fence -

8 MR. COSTA: Yes, behind it. If it has to be on our
9 side of the property, we'll put it on our side of the
10 property, but it will be continued to make it look
11 contiguous.

12 MR. SHAMLIAN: What the height of the building?

13 MR. LEONARDO: About 18 feet.

14 CHAIRMAN STUTO: Anything else?

15 MR. ALLARD: Mr. Stuto, I'm here as a resident and
16 I apologize that I did not sign in.

17 CHAIRMAN STUTO: This is sketch plan so we
18 generally don't take comments.

19 MR. LACIVITA: His comments are in your packet. He
20 emailed the Board and I put that in your packets.

21 MR. ALLARD: My name is Don Allard and I live at 92
22 New Shaker Road.

23 There was, I believe, some comment made that
24 all the large maples on the backside would be
25 preserved - that there were some very large trees in

1 that area (Indicating).

2 MR. COSTA: That's correct. We were going to try
3 to -

4 MR. ALLARD: Try to?

5 MR. COSTA: We do have a significant amount of
6 greenspace here.

7 MR. ALLARD: There are a lot of large trees in that
8 greenspace that you just pointed out. Are they going to
9 be preserved?

10 MR. COSTA: I can't tell you that every one of them
11 is going to be preserved until we do the grading plan.

12 MR. ALLARD: That is my main concern.

13 And there is a downward slope toward New Shaker
14 Road and there is already quite a bit of wet area in
15 that middle area there.

16 MR. COSTA: We're going to capture everything that
17 comes off of here (Indicating) and it's going to be put
18 into the detention basin here or underground storage.
19 It's going to go into the system that comes around and
20 discharges.

21 MR. ALLARD: I'm sorry that I'm wearing a different
22 hat. Those are my two concerns is that the large trees
23 in that section and the already wet area -

24 MR. COSTA: We aren't going to do anything to this
25 area (Indicating). That is outside our property.

1 MR. ALLARD: Thank you.

2 CHAIRMAN STUTO: Thank you.

3 MR. COSTA: Thank you.

4

5 (Whereas the above entitled proceeding was

6 concluded at 8:02 p.m.)

7

8

9

10

11

12

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 _____

