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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

HUNTINGTON MEDICAL OFFICE
123 EVERETT ROAD
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above entitled matter
By NANCY L. STRANG, a Shorthand Reporter, commencing
On July 11, 2017 at 8:10 p.m. at The Public Operations
Center, 347 Old Niskayuna Road, Latham, New York.

BOARD MEMBERS:

- PETER STUTO, CHAIRMAN
- LOU MION
- BRIAN AUSTIN
- STEVEN HEIDER, RECUSED
- KATHLEEN DALTON
- CRAIG SHAMLIAN
- SUSAN MILSTEIN

ALSO PRESENT:

- Michael C. Magguilli, Esq. Town Attorney's Office
- Joseph LaCivita, Planning and Economic Development
Department
- Michael Tengeler, Planning and Economic Development
Department
- Brad Grant, PE, Barton and Loguidice
- Tom Andres, PE, ABD Engineers
- Rich Paulson

1 CHAIRMAN STUTO: For the record, I would just
2 like to call up the next project to keep things moving
3 along.

4 Huntington Medical Office, 123 Everett Road,
5 sketch plan review.

6 Joe LaCivita do you have any words of wisdom?

7 MR. LACIVITA: I think Steve wanted to say a
8 few words prior to starting.

9 MR. HEIDER: I have a number of personal and
10 professional issues and I'm going to recuse myself from
11 any discussion regarding this project.

12 MR. LACIVITA: We are here just for sketch
13 tonight, Peter. So, we can go right into Tom's
14 presentation.

15 Tom, before we go into this modification, is
16 this based on the access points from Fire Safety? What
17 are the changes on this?

18 MR. ANDRES: This reflects a number of comments
19 that we had at the DCC meeting.

20 MR. LACIVITA: Then, let's leave that off the
21 table for the time until we come back for concept. I don't
22 think it's really going to change the overall use.

23 Unless you guys don't have an issue -

24 CHAIRMAN STUTO: Are they technical? What are
25 they?

1 MR. LACIVITA: They are really just comments of
2 the DCC.

3 MR. ANDRES: They are comments of the DCC and
4 we are adding a few more parking spaces to accommodate the
5 latest program.

6 CHAIRMAN STUTO: Why don't you make your
7 initial presentation and tell us how it has changed?

8 MR. ANDRES: Okay. My name is Tom Andres with
9 ABD engineers. We are here tonight for the second
10 building in the project that was started in 2006.

11 What I have before you as the original plan that was
12 approved for 121 Everett Road which is the medical building.
13 It is mostly OrthoNY. At the time when we went through the
14 approval process, we designed a second phase to be another
15 40,000. This was the 55,000 square foot building, two-story
16 L-shaped. The first design accommodated a lot of the utilities
17 for the second building. Unfortunately, that was just before
18 the economic change. It now has been sitting for 11 years. The
19 Paulsons now have the opportunity and may have some
20 opportunity to build the second building for 53,000 square
21 feet. It is a little less square footage that was originally
22 approved. You can see this was set up as an L-shape. What the
23 proposal is - is to effectively make a companion building to
24 121. It is the same rectangular type design. It is the same
25 drop-off and loading area or drop-off and pick-up area

1 undercover. The building at 121 has worked very successfully
2 for OrthoNY, so we want to maintain that same design for here.

3 Again, we will have the parking field in the front.
4 That would be for all of the clients. The parking field on the
5 side would still be used for clients. The parking field in the
6 rear and on the north side would be used for employees. This
7 building would have a secondary entrance in the back that
8 would accommodate clients. The building at 121 does not have
9 a rear entrance. All clients comment to the front. So, this
10 will have a smaller area that will be in the back that will be
11 linked corridor. So, it will allow a little better for
12 parking surrounding the building to be used by the clients.

13 Again, all the utility work has already been set
14 into place it and built or it, although there has been a
15 change in those 11 years in the DEC regulations. So, we do
16 have to do some stormwater management for water quality which
17 at the time was there but not at the level that the DEC
18 requires now.

19 One of the first things that we have to discuss with
20 this Board tonight is that the building is back in the same
21 plane and that is 121, as opposed to being constructed closer
22 to Everett Road. Again, the logic is that it has worked very
23 well. It's going to be the same type of organization that will
24 be using this building. We are very confident that this will
25 work well. We put the building in the front and we end up with

1 a situation that the client and the employee parking together.
2 This just works a lot better.

3 The proposal does have an existing drive that was
4 constructed. We are proposing to do some modifications onto
5 the very edge of 121. That was one of the minor changes that
6 we have done. So, we have a 35% - we have more than 35% green
7 on 123, but 121 was right at the limit and we will actually go
8 slightly under the 35% green.

9 CHAIRMAN STUTO: Can you make us understand
10 that change? I'm looking at your big drawing, which was
11 what was in our package it looks like a separate roadway.
12 I'm not sure what it is separated by, whether that is
13 green space or plantings. The second drawing just looks
14 like all blended pavement.

15 MR. ANDRES: Correct. The original was set up
16 as a roadway. There was a green area here (Indicating) and
17 the rest of this was all green. So, it was intended to be
18 developed over to it. The roadway that was really a
19 duplicate roadway is now being eliminated so we are
20 putting parking through here (Indicating).

21 CHAIRMAN STUTO: What is being eliminated? I
22 did not hear you.

23 MR. ANDRES: We still have the through road,
24 but we don't have it as a road that doesn't have parking
25 on either side of it. So, as opposed to having just an

1 access road similar to may be a private road or even a
2 town road where you can just drive from one end to the
3 other, what we found over the 11 years is that this road
4 is really not used. Everything comes to the front,
5 everything is coming to the front over here (Indicating).
6 There are obviously employees that drive around that way,
7 but a lot of the employees can come through here and
8 circulate around the building.

9 MR. LACIVITA: Peter, if you look at the
10 original drawing from the DCC level it really kind of
11 delineates an access aisle like you would have seen like
12 in a commercial setting. I know that Mr. Paulson came into
13 the office and talked with me because some of that parking
14 was actually sitting in the National Grid easements off to
15 the side and National Grid has been nonresponsive to Mr.
16 Paulson. The parking is important. By taking out that
17 aisle area, he actually gains a full bank parking.

18 I think I am explaining this correctly.

19 Again, it's the whole idea that the changes were
20 made because the parking is important to the tenant and that's
21 why that drive aisle -- we talked with Fire Safety and they
22 can do a radius turn and what they need because there will be
23 mountable curbs with it.

24 CHAIRMAN STUTO: Even on the revised drawing,
25 it looks like he's got the parking spots in the NIMO

1 easement.

2 MR. ANDRES: We do have some parking still
3 within the NIMO easement. Again, it is an easement and it
4 is owned by the Paulsons.

5 CHAIRMAN STUTO: How can you have that in the
6 drawing without permission? NIMO is not easy to deal
7 with.

8 MR. ANDRES: In stepping back, as opposed to
9 being ownership by NIMO, it is an easement. They haven't
10 easement right to allow -

11 CHAIRMAN STUTO: You have a right to park
12 there?

13 MR. ANDRES: We have a right to park there,
14 100%.

15 I think what Joe was alluding to was that the
16 discussion was that we originally had a significantly greater
17 amount of parking in here. To try to make the process go
18 through -- even though we have the right, we still have to go
19 through with Niagara Mohawk because we have to make sure we
20 have the right clearances to the wires, etcetera. This allows
21 us to not have as much parking over here (Indicating) and
22 again, this end was really set up for employees. It almost
23 becomes a combined site. It really is a combined site. There
24 is a property line through it, but it really is to buildings
25 on the site.

1 MR. PAULSON: My name is Rich Paulson.

2 Also, we want to have shared parking. There will be
3 common ownership between the two office buildings. Huntington
4 Associates, which is myself, Bob Marini, OrthoNY and several
5 of the doctors - they will also have ownership of 123 Everett
6 Road. So, we felt that it was important as part of the design
7 to have shared parking between the two facilities. Just event
8 that 121 was seeing patients on a particular day, they would
9 have more parking. If you have been to 121 -

10 CHAIRMAN STUTO: There is common ownership, or
11 there is not?

12 MR. PAULSON: There is common ownership.

13 CHAIRMAN STUTO: Identical ownership?

14 MR. PAULSON: Not identical.

15 CHAIRMAN STUTO: So, how are we memorializing
16 the shared parking and the access?

17 MR. ANDRES: We will be setting that up with a
18 common parking and access easement. There is already an
19 easement set in place for the parking, but we will be
20 setting up common parking and access along the utility
21 easement.

22 MR. SHAMLIAN: What is the typical parking
23 situation at 121? My guess is they have a lot more
24 parking spaces currently than what you are proposing at
25 123?

1 MR. PAULSON: Right now to have sufficient
2 parking at 121.

3 MR. SHAMLIAN: Sufficient or access?

4 MR. PAULSON: I don't want to use the word
5 plenty, they do have adequate parking at 121 Everett Road
6 right now.

7 MR. SHAMLIAN: Is there an opportunity to bank
8 more parking than what is already proposed?

9 MR. PAULSON: We could bank parking, but what
10 we are trying to avoid is National Grid - in that area
11 that Tom was speaking about. In that one area in Tom's
12 original design, we were going to bank some parking and
13 there and trying to avoid as much as we can National Grid.

14 CHAIRMAN STUTO: Are we losing green space
15 without last modification?

16 MR. ANDRES: Yes and no. With this
17 (Indicating) we have actually increase the green space
18 because we removed the NIMO parking and we redesigned this
19 area to make it a little more efficient. So, we actually
20 have 38.7% green.

21 The 121 actually goes down a small amount. So, it just goes
22 slightly under the 35%.

23 CHAIRMAN STUTO: You are above the 35%? Is that
24 what you said?

25 MR. ANDRES: We are above the 35% for the site,

1 correct.

2 CHAIRMAN STUTO: Do you know the green space
3 that you have to have in your parking areas? Where are
4 you with that?

5 MR. ANDRES: We are close, but we are slightly
6 short for the amount of islands within the parking area.
7 We actually made it when we have the parking over here.
8 Because we have tried to make this a little more
9 efficient, we are slightly underneath that.

10 CHAIRMAN STUTO: The first drawing looked more
11 attractive to me. You are saying that everybody pulls the
12 front. I don't know. I don't know if the data supports
13 that, or not.

14 MR. ANDRES: I have to say that I have had my
15 knee worked on and my hip replaced there. I have almost
16 lived at OrthoNY for the last three or four years.

17 CHAIRMAN STUTO: We will have our engineer look
18 at that.

19 MR. SHAMLIAN: What might you be doing with the
20 stormwater management area? I was just looking at it. That
21 probably comprises a significant portion of your green
22 space at 123.

23 MR. ANDRES: It does. We have a large area in
24 the back, because of that buffer to the residential.

25 MR. SHAMLIAN: Some of the stormwater

1 management areas can end up looking let's just say not
2 very attractive. Do you have a thought on what he be
3 thinking of doing?

4 MR. ANDRES: We do. The original stormwater
5 management area is over at the far end. There is actually
6 piping underneath that whole area of the pavement. That
7 takes the whole quantity for the total site. However,
8 because of the changes in the DEC regulations, there is
9 additional water quality that needs to be done and that
10 really cannot be done underground. This would be a
11 bioretention area. So, it will be full of plants.
12 Bioretention areas usually pond to 6 inches during the
13 storm and then there is an overflow. It would not be a
14 pond that would stay wet. It would just pond to the 6
15 inches, go through the filtering process and then go into
16 the storage as it was designed on 121.

17 MR. GRANT: They were comments in Planning.
18 Mike did have a comment as to why do you have the
19 stormwater practice out in the front. I would tend to
20 agree with Tom that well-designed and constructed
21 bioretentions can be attractive. I don't think
22 necessarily think of the detention basin bone dry during
23 the storm, but it is quite a large area.

24 MR. ANDRES: Unfortunately, the site has
25 twenty-something feet of grade change and it all comes

1 from here to there. The lowest point on the site is right
2 through here (Indicating). So, it would be able to take
3 the stormwater management area and say put it into the
4 rear or over on the side. It just doesn't work from a
5 grade standpoint.

6 MR. PAULSON: Also, from a developer
7 standpoint, we would want to make that attractive. The
8 building is fully leased.

9 I don't know if Tom mentioned that. Our tenants are
10 Albany EMT which is coming off of Washington Avenue Extension.
11 There is also going to be a surgery center there. The
12 ownership of that surgery center will be Albany EMT and
13 OrthoNY and St. Peter's Hospital. So, it would be our
14 intention to make this a very attractive site.

15 CHAIRMAN STUTO: How it looks from the road is
16 going to be very important to me.

17 MR. SHAMLIAN: I'm not necessarily knocking
18 121, but mimicking 121 may not be the answer.

19 MR. PAULSON: Sure, I understand.

20 CHAIRMAN STUTO: Other Board Members?

21 (There was no response.)

22 Brad, please finish your comment.

23 MR. GRANT: This is in the Sand Creek
24 watershed, all tributary to West Albany. It's been a few
25 years but the Town did, with our assistance, a fairly

1 significant project to decrease flooding down near I90.
2 It's worked well. Basically, a lot of those improvements
3 were from the Russell Road detention basin and upstream,
4 taking advantage of some storage that was already there
5 and some ravines and some very basic modifications at the
6 detention basin on Russell Road.

7 The other side of Everett Road - there weren't really
8 any improvements or recommendations there. It is what it is.
9 This is an area of concern and volume control is -- I'm
10 hearing that was provided for both sites at 121.

11 MR. ANDRES: Correct. This was actually set up
12 to be able to construct this second building. They just
13 never went forward with that construction but the design
14 was accommodating the full stormwater management.
15 Unfortunately in 11 years there were additional
16 requirements that DEC imposed and mostly for water
17 pumping.

18 MR. GRANT: I do think that in the review of
19 this project where we're going to want to see what was
20 done - the drainage and stormwater management report of
21 121 as well as what you are proposing for 123 because
22 volume control is important on this eastern side of
23 Everett Road. There are facilities down there, but not a
24 lot of them. Quite honestly, some of them are less than
25 effective.

1 I just wanted to throw that out.

2 CHAIRMAN STUTO: This is a side, but Everett
3 Road is 155? I'm so confused by 155. It goes by the
4 airport, it goes by Shaker High School. I have to trace
5 that thing from start to finish. It doesn't make any
6 sense.

7 Any other comments?

8 (There was no response.)

9 You're on the right track. We want to try to make
10 this look good and make sure that everything works.

11

12

13 (Whereas the above entitled proceeding was concluded
14 at 8:25 p.m.)

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CERTIFICATION

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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 _____

