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PLANNING BOARD COUNTY OF ALBANY
TOWN OF COLONIE

REGIONAL FOOD BANK
965 ALBANY SHAKER ROAD
APPLICATION FOR PARKING WAIVER

THE STENOGRAPHIC MINUTES of the above entitled matter by NANCY L. STRANG, a Shorthand Reporter, commencing on July 25, 2017 at 7:00 p.m. at The Public Operations Center, 347 Old Niskayuna Road, Latham, New York.

BOARD MEMBERS:
PETER STUTO, CHAIRMAN
LOU MION
CRAIG SHAMLIAN
SUSAN MILSTEIN
KATHY DALTON
STEVEN HEIDER

ALSO PRESENT:

Joseph LaCivita, Planning and Economic Development Department
Michael Tengeler, Planning and Economic Development Department
Luigi Palleshi, PE, ABD Engineering

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CHAIRMAN STUTO: Okay, the clock says 7:00.
Welcome to the Town of Colonie Planning Board meeting.
We have three items on the agenda.

Just in terms of discussing with the Board
Members in term of the agenda, everything is scheduled
for 7:00.

The public hearing for Siena Heights, I'm sure,
will take the most time on the agenda here.

The Food Bank is a relatively minor parking
waiver presented by the department. I would propose so
that they do not have to wait for the whole meeting
that we can put them up first and then we'll go to
Siena Heights.

Are the rest of the Board Members okay with
that?

(All Board Members agreed.)

Before we call that up, Joe, do you have any
business matters you would like to discuss?

MR. LACIVITA: Nothing at this time, Peter.

CHAIRMAN STUTO: So, we will call up the
Regional Food Bank, 965 Albany Shaker Road,
application for parking waiver, presented by ABD
Engineering and it's a departmental review on behalf
of the Town.

1 Anything to say, Mike, before he starts?

2 MR. TENGELER: No, Luigi is going to present.

3 We have the SEQR and the findings.

4 MR. PALLESHI: Good evening. I'm Luigi Palleshi
5 with ABD Engineers here tonight for a project located
6 at 965 Albany Shaker Road. It's known as the Regional
7 Food Bank. It currently has an existing building that
8 occupies 74,400 square feet. There are currently 97
9 parking spaces situated on the west side of the
10 building.

11 There are loading docks along the back and
12 there is a covered pick-up area where a lot of the
13 distribution occurs. Due to the demand that this
14 facility needs, we are here tonight asking for a
15 waiver because we are proposing additional parking lot
16 expansion on the northern portion of the existing
17 driveway and we're occupying better space and
18 circulation at the corner of the existing parking lot
19 here. The proposal is to add 54 new parking spaces to
20 meet the new demands that this facility is currently
21 needing today. We are here tonight for a waiver on
22 approximately 10 parking spaces because the 10 parking
23 spaces are located in the front yard.

24 As you can see here, this portion of the
25 parking lot currently exists and that is already in

1 front of the building (Indicating). We are squaring
2 up this corner again, as I mentioned, to get better
3 circulation and utilizing the existing pavement that
4 is there, adding a small portion and getting more
5 parking spaces in addition to this area on the
6 northern part of the existing driveway.

7 CHAIRMAN STUTO: It doesn't have to do with the
8 number of spaces. It's the fact that the 10 spaces are
9 in the front yard.

10 MR. PALLESHI: That is correct. So, that's
11 what we are here for tonight. We are hoping that this
12 Board can grant the waiver so that we can get started.

13 CHAIRMAN STUTO: Mike Tengeler, you have
14 reviewed this for the department. Can you give us your
15 read on this?

16 MR. TENGELER: This is pretty straight forward.
17 Every practical attempt was made to bring the parking
18 design into conformance of the 54 parking spaces,
19 approximately 10 of which are within that front yard
20 setback. As Luigi said, it's necessary and feasible
21 for proper circulation. So, it's fully supported by
22 the department. There is a far enough setback that it
23 is not visible from the street. Stormwater is being
24 mitigated by the additional data and the SEQR has been
25 classified.

1 CHAIRMAN STUTO: I'll just open it up to the
2 Board. Any comments or questions?

3 (There was no response.)

4 Are there any members of the public looking to
5 speak on this one?

6 (There was no response.)

7 Where are we on environmental review?

8 MR. TENGELER: The environmental review has
9 been completed. It was signed-off by Rebekah Nellis
10 Kennedy and Joe LaCivita. It's a Type II action and no
11 further review is necessary.

12 CHAIRMAN STUTO: So, we don't need to vote on
13 that.

14 You want to walk us through the Resolution?

15 MR. TENGELER: I just passed out the findings
16 in regard to the Land Use Law design standard waiver
17 at 965 Albany Shaker Road, Regional Food Bank.

18 Whereas the applicant is requesting a waiver
19 from the design standards from the Town of Colonie
20 Land Use Law, Article 10, Chapter 190-43A which
21 classifies the parking as not permitted in the front
22 yard building setback, whereas the subject parcel is
23 an existing conforming lot with an existing parking
24 lot that is within the front yard setback, whereas the
25 applicant proposes to install 54 parking spaces onsite

1 and whereas the applicant proposes to modify and/or
2 create stormwater management areas to mitigate any
3 stormwater -

4 CHAIRMAN STUTO: Mike, can I hold you up for
5 one second?

6 MR. TENGELER: Sure.

7 CHAIRMAN STUTO: The SEQR doesn't say Type II.
8 It says that it's an unlisted action.

9 MR. TENGELER: I'm sorry, it's an unlisted
10 action with a negative declaration.

11 CHAIRMAN STUTO: Okay, we have to talk about
12 that and any issues.

13 Why don't you quickly go through the 11 items
14 that were reviewed and Part II?

15 MR. TENGELER: There are 11 items possible. The
16 lead agency is responsible for the completion of Part
17 II, which was completed by Rebekah Nellis Kennedy from
18 the Town Attorney's office.

19 CHAIRMAN STUTO: I'm sorry. It appears that
20 this is unlisted but it's a departmental action, so
21 the department has determined that it's a negative
22 declaration.

23 MR. TENGELER: Correct. It has been signed off
24 on as a neg dec. I misspoke when I said Type II.

25 CHAIRMAN STUTO: So, the department has already

1 determined that.

2 MR. TENGELER: Do you want to go through the 11
3 anyway?

4 CHAIRMAN STUTO: No.

5 Where were you?

6 MR. TENGELER: Now therefore be it resolved,
7 the Board hereby recognizes the improvements proposed
8 to the site will not diminish or alter the Shaker Road
9 corridor neither in aesthetics nor functionality. Be
10 it further resolved that the Board hereby recognizes
11 the granting of this waiver to allow for new parking
12 within the front yard setback and does not hinder the
13 Town's objectives to protect its important natural
14 resources, conserve farmland, create recreational or
15 wildlife corridors, the preservation of historic
16 resources or protected view sheds or scenic roadways.
17 Be it further resolves that the Board hereby finds the
18 waiver request reasonable to allow for a safe
19 development of the site and grants the waiver request
20 to allow for the design standard waiver in reference
21 to the construction of new pavement for the use of
22 parking with a front yard building setback. Be it
23 further resolved that this waiver be kept in the
24 project file in the office of Planning and Economic
25 Development Department.

1 CHAIRMAN STUTO: I will ask that the
2 stenographer put that entire Resolution into the
3 record.

4 Do we have any discussion on the Resolution?

5 (There was no response.)

6 Do we have a motion?

7 MS. DALTON: I'll make a motion.

8 CHAIRMAN STUTO: Do we have a second?

9 MR. MION: I'll second it.

10 CHAIRMAN STUTO: All those in favor say aye.

11 (Ayes were recited.)

12 All those opposed say nay.

13 (There were none opposed.)

14 The ayes have it.

15 MR. PALLESHI: Thank you.

16 CHAIRMAN STUTO: Thank you.

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18 (Whereas the above referenced proceeding was concluded
19 at 7:09 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.

Dated: _____

Nancy L. Strang