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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

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RAMIC REDEVELOPMENT  
1169 CENTRAL AVENUE  
SKETCH PLAN REVIEW

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THE STENOGRAPHIC MINUTES of the above entitled matter  
by NANCY L. STRANG, a Shorthand Reporter Commencing  
on October 3, 2017 at 8:35 p.m. at The Public  
Operations Center, 347 Old Niskayuna Road, Latham,  
New York

BOARD MEMBERS:  
PETER STUTO, CHAIRMAN  
CRAIG SHAMLIAN  
LOU MION  
STEVEN HEIDER  
KATHLEEN DALTON

ALSO PRESENT:

Kathleen Marinelli, Esq. Counsel to the Planning  
Board  
Joseph LaCivita, Director, PEDD  
Michael Tengeler, PEDD  
Ted DeLucia, Vision Planning Consultants

1                   CHAIRMAN STUTO: Next item on the agenda  
2                   is Ramic Redevelopment, 1169 Central Avenue, waiver  
3                   request, mixed-use building on a vacant corner lot  
4                   presented by Vision Planning.

5                   MR. TENGELER: Pete, if I could just set  
6                   the table for this one - the Board will remember on  
7                   July 25, 2017 we had Ramic on for the final project  
8                   on the agenda for the night.

9                   There was a little bit of  
10                  miscommunication between Ted and the Board as far  
11                  as the timing goes. I think the Board will remember  
12                  that.

13                 CHAIRMAN STUTO: Ted was out in the  
14                  hall.

15                 MR. TENGELER: We brought him back  
16                  tonight. This is a correction - we will not be  
17                  doing any waiver requests tonight. This is strictly  
18                  a sketch plan review. In a sense, it is what we  
19                  were looking forward to seeing on the July 25  
20                  meeting. There is no action tonight by the Board.  
21                  The Board can review the proposed plans. We are  
22                  going to talk about some of the comments that were  
23                  discussed at the DCC level, some Board feedback and  
24                  move on with a formal review that will be held  
25                  administratively.

1                   We will hand it over to Ted DeLucia for  
2                   a presentation of the project.

3                   MR. DELUCIA: I appreciate you having me  
4                   back. I don't smoke cigarettes. I think I was just  
5                   outside enjoying the weather.

6                   I am Ted DeLucia from the Vision  
7                   Planning consultants.

8                   Mr. Ramic is not able to be here. He is  
9                   actually a restaurant owner and cook. So, the  
10                  timing of this nature doesn't work for him.

11                  He has owned this property for a couple  
12                  of years. It's on the corner of Knapp Terrace and  
13                  Central Avenue. Currently it is an aged two-family  
14                  home which is placed a couple of feet off the  
15                  property line towards Dot's Garage, if you will. It  
16                  is in an NCOR zone.

17                  Actually, what our proposal is to  
18                  obviously remove the two-family.

19                  Also, we also went to the Zoning Board  
20                  of Appeals to receive a variance to replace the two  
21                  family and to actually add footage to the side yard  
22                  setback, which we were approved to do so.

23                  Everything is co-complaint with regards  
24                  to the use here and the size of the lot and so  
25                  forth, with the exception of the waivers that we

1 had to look for regarding the parking because it is  
2 a corner lot.

3 As I said, the proposal is to demolish  
4 the building, if you will, and to build a new  
5 two-story building with commercial use on the first  
6 floor which will be a deli offering soups and  
7 sandwiches, American style with a Bosnian flair.

8 The back unit will be professional  
9 office. We are looking to put the two units on the  
10 second floor which are going to be a reduction of  
11 size than what is currently there now. Each unit  
12 will have 800 square feet with two bedrooms and one  
13 bathroom. That is our proposal.

14 We did meet with DOT, I believe, three  
15 times to orchestrate what was the best layout for  
16 entry and exit. Currently we have two curb cuts  
17 here right now. One serves as the two-family and  
18 many, many years ago there was another commercial  
19 building here closer to the corner of Knapp and  
20 Central Avenue which I think has been gone for at  
21 least 25 years, or maybe more. So, this is the  
22 proposal that was approved by DOT with moving the  
23 access over as far as possible to the west which  
24 pushed our building a little bit more on the corner  
25 and actually changed the footprint of the building.

1           It's more of an L-shaped. It's going to be an enter  
2           only and there will be exiting out onto Knapp  
3           Terrace, which is a one-way street. You also will  
4           be able to enter in on the other access area on  
5           Knapp Terrace.

6                         We are a little ahead of ourselves,  
7           architecturally wise. We are looking for stone for  
8           the whole first floor, if you will. There will be  
9           vertical siding decor for the second floor. As I  
10          said, the site is compliant with all square  
11          footage, zoning, green space. There is about 38%  
12          green space.

13                        Recently, Mr. Tengeler and I were  
14          kicking around a couple of different things if we  
15          had more parking that is really necessary service  
16          this building.

17                        So, we are working with possibly coming  
18          back hopefully in front of the Board again to maybe  
19          bank about three parking spots and add more  
20          amenities; perhaps a bike rack. Of course, to meet  
21          the storm water management requirements we are  
22          proposing some kind of storm water management to  
23          the rear with a masonry dumpster enclosure.

24                        CHAIRMAN STUTO: So, what are the  
25          waivers, specifically?

1 MR. DELUCIA: Mike, correct me if I'm  
2 wrong.

3 Because this is a corner lot, these are  
4 considered two front yards. I believe we have to  
5 be 15 feet off from the front property line in the  
6 front yard and we are asking for a 10 foot setback  
7 here (Indicating). I know that it appears to be a  
8 side yard, but it really is a front yard even  
9 though there is very minimal traffic there.

10 Also, we are looking for a setback of 5  
11 feet over here (Indicating). In doing so, we are  
12 doing that because we have to have the required  
13 width for fire apparatus.

14 As you can see, next to us is a  
15 transmission place and they are physically parking  
16 right up to the fence line now next-door.

17 CHAIRMAN STUTO: So, that is a  
18 commercial use right there on that line?

19 MR. DELUCIA: Yes, there. This is Dot's  
20 Garage and Coadots. This is commercial here  
21 (Indicating). And this is residential back here. Of  
22 course we want to put the proper screening here as  
23 well.

24 We are showing all kinds of landscaping,  
25 if you will, along the society and low landscaping

1 around the front.

2 MR. TENGELER: I have identified three  
3 waivers that would be appropriate as proposed. One  
4 is new pavement for parking within the front yard  
5 setback. Again, since there are two front yards  
6 this is going to be the parking along Knapp  
7 Terrace.

8 New pavement set back within 15 feet of  
9 Knapp Terrace. Right now, Ted is showing about 10  
10 feet of greenery between the new pavement and the  
11 Knapp Terrace line. The Code calls for 15.

12 We had O.J. Meyer show all the setbacks  
13 on the plans to make sure that it does reflect the  
14 proper layout. As of now, those are the proposed  
15 waivers.

16 New pavement within 10 feet of the side  
17 lot lines - Ted talked about that one and that is  
18 for the commercial use next-door.

19 MR. DELUCIA: In this area, as I said,  
20 we are looking to reduce parking there. This will  
21 be all at it green space on our next proposal.

22 MR. TENGELER: I filled out the summary  
23 recommendation. We advise that the excess parking  
24 beyond that which is required the eliminated or  
25 banked so they could make better residential land

1 use such as a gazebo, picnic tables, enclosed dog  
2 park, storage area ecetera. Obviously, any comments  
3 the Board has as far as preference or anything like  
4 that is pertinent.

5 CHAIRMAN STUTO: How much pavement is  
6 there now?

7 MR. DELUCIA: Basically, there is almost  
8 all gravel in here, if you will. There is a  
9 blacktop driveway that services this two-family  
10 home along the side. All of this is pretty much all  
11 gravel. There are no trees on the site.

12 CHAIRMAN STUTO: Why was there gravel  
13 there?

14 MR. DELUCIA: Because there was a former  
15 commercial building there many years ago.

16 CHAIRMAN STUTO: Is there a curb cut  
17 there now?

18 MR. DELUCIA: There are two curb cuts on  
19 Central Avenue and I believe there is one curb  
20 cut -

21 CHAIRMAN STUTO: The same that is shown  
22 on that drawing.

23 MR. DELUCIA: I don't believe the  
24 existing one on Knapp is as far back, to be honest  
25 with you.

1 MR. MION: I think it's about halfway  
2 back.

3 MR. SHAMLIAN: Is it absolutely  
4 necessary to have residents above this building?

5 MS. DALTON: I second that motion.

6 MR. DELUCIA: The existing two-family is  
7 there right now. It is being rented. Obviously, he  
8 is renting it out. His idea and plan is to have two  
9 small rental units on the second floor and have a  
10 commercial use on the first floor. Per the Zoning  
11 Law, it does permit that.

12 MR. TENGELER: I know the Board's  
13 feelings on the smaller residential and small  
14 commercial mixing. I would say that we are on  
15 Central Avenue here. It is more of a mixed corridor  
16 with shops and commercial. I have to think that was  
17 the logic at the time that the mixed-use was given.  
18 Of course, I understand the Board's preference.

19 MR. MION: If you have any children  
20 there, you're going to want to have amenities in  
21 the back.

22 MR. DELUCIA: We are not targeting any  
23 children.

24 MR. SHAMLIAN: There are two bedrooms  
25 and at the end of the day it is whoever is going to

1 give you the rent check.

2 MR. DELUCIA: Obviously, we cannot  
3 scrutinize who we want in there.

4 MS. DALTON: That's why typically when  
5 we look at places that are on very busy roads like  
6 this with relatively smaller spaces, I think that  
7 we would prefer one bedroom which typically would  
8 get you a young professional or an older person and  
9 not somebody who would likely have kids going in  
10 and out of that very busy area when there is no  
11 place for them to play. We are not big on that.

12 MR. MION: And the safety consideration.

13 MR. DELUCIA: I understand. I can  
14 certainly take that back to the owner. He was not  
15 hard-pressed on the bedroom numbers. He is a  
16 restaurateur and he wants to also have another  
17 facility here. That is his main concern.

18 CHAIRMAN STUTO: Steve?

19 MR. HEIDER: The front entrance seems  
20 like an awkward turn in from going westbound. I  
21 know that it is only one way, but it just doesn't  
22 look right.

23 MR. TENGELER: Absolutely, Steve. I  
24 think the placement of the curb cut is acceptable  
25 to DOT. I still think that we have to work on

1 curvature and radius to get DOT to sign off on this  
2 and to actually have a final product to actually  
3 show to the Board to vote for waivers.

4 MR. HEIDER: It just looks awkward.

5 MR. LACIVITA: We have also try to work  
6 with the abutting neighbors to get a shared parking  
7 to make that work better. The neighbor was not as  
8 amenable to that.

9 MR. DELUCIA: This was not our design,  
10 believe me.

11 MR. HEIDER: Knapp Terrace isn't much  
12 more than an alleyway. Can you fit two cars  
13 side-by-side at the Central Avenue intersection -  
14 one turning left in and one turning right?

15 MR. DELUCIA: I believe so.

16 MR. HEIDER: Can you verify that?

17 MR. DELUCIA: We can get a measure on.

18 MR. HEIDER: I was down there the other  
19 day in between site distances and overgrowth and  
20 everything else -

21 MR. DELUCIA: Mr. Meyer was supposed to  
22 be here, but he is adding another meeting at  
23 another municipality, but I can certainly talk to  
24 him about that.

25 MR. HEIDER: It's very narrow.

1 MR. DELUCIA: To really address that,  
2 the right-of-way is actually very large compared to  
3 the roadway.

4 MR. TENGELER: Maybe we can work with  
5 Bill Neely to see if there's an option -

6 MR. HEIDER: I think they're going to  
7 have to do some decoration on that road. It's never  
8 been necessary. Very few people even know that it  
9 exists.

10 MR. DELUCIA: I agree.

11 MR. TENGELER: We will work with Bill  
12 and DOT and with Albany County and see what they  
13 are looking for as far as acceptable striping and  
14 distances.

15 CHAIRMAN STUTO: Steve, you bring up a  
16 good point. Somebody is going to turn in there and  
17 they have to keep turning beyond the building.

18 Does the building have to go right  
19 there?

20 MR. DELUCIA: We did not initially  
21 propose the building there. DOT was very adamant  
22 that they want to the entrance as far away from bad  
23 as possible. We brought three proposals to them.  
24 One was showing the building to them, which we  
25 weren't in favor of on the corner because the

1 visibility is terrible. They actually like to that  
2 the best, but that was with the entrance coming in  
3 here and trying to put parking here in a double  
4 area. So, it did not work. Ultimately, they were  
5 the most satisfied with this proposal.

6 CHAIRMAN STUTO: I don't see how we can  
7 really react or give you an idea of that layout  
8 because that turn is too bizarre to you to  
9 consider.

10 MR. DELUCIA: We can certainly soften  
11 that.

12 CHAIRMAN STUTO: Then, you should have  
13 come to us with that softened.

14 MR. TENGELER: You will see a letter the  
15 DOT did which they said they were satisfied with it  
16 off of Central Avenue, which is why they brought it  
17 into the Board for sketch plan review.

18 CHAIRMAN STUTO: Here's a proposal: Can  
19 we have Joe Grasso look at this?

20 MR. LACIVITA: The radius?

21 CHAIRMAN STUTO: Yes, just look at the  
22 whole thing and give us a little advice. He's very  
23 good at that. It would take an hour or two. We are  
24 allowed to hire a consultant and I'm not trying to  
25 spend your client's money. Your client would have

1 to pay for it. I think Joe may have some good  
2 ideas.

3 MR. LACIVITA: We can look at it from an  
4 hour perspective.

5 CHAIRMAN STUTO: Yes, an hour or two and  
6 come back with something.

7 MR. DELUCIA: Yes, definitely.

8 CHAIRMAN STUTO: What is everybody  
9 think?

10 (All Board Members agreed.)

11 MR. DELUCIA: The same thing you said  
12 about the one-bedroom apartments.

13 CHAIRMAN STUTO: Yes. So, we will take  
14 it one step at a time. Thank you.

15 MR. TENGELER: Just moving forward - a  
16 couple of things that we will see moving forward as  
17 well is what we just spoke about -- we are going to  
18 look at banking the spaces of the back and creating  
19 some green space near that detention area so we can  
20 create some residential amenities.

21 CHAIRMAN STUTO: One other comment is  
22 the impact on the residential. They have not been  
23 noticed because it is only sketch plan. I would  
24 like to make sure that they have adequate  
25 screening. You may already have that.

1 MR. TENGELER: That's another thing we  
2 touched on. You'll see the landscaping in more  
3 detail moving forward.

4 CHAIRMAN STUTO: Thank you.

5 MR. DELUCIA: Thank you.

6

7 (Whereas the above entitled proceeding was concluded  
8 at 8:25 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.

Dated: \_\_\_\_\_

NANCY L. STRANG  
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