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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

LATHAM FARMS
RESTAURANT/RETAIL ADDITION
579 TROY SCHENECTADY ROAD
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing
on November 14, 2017 at 8:36 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham,
New York

BOARD MEMBERS:

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

ALSO PRESENT:

- Michael C. Magguilli, Esq., Town Attorney's Office
- Joseph LaCivita, Director, Planning and Economic
Development Department
- Michael Tengeler, Planning and Economic Development
Department
- Ryan Weitz, PE, Barton and Loguidice
- Christopher Ciminello, Kimco Realty
- Michael Tucker, PE, VHB
- Joseph Grasso, PE, CHA

1 CHAIRMAN STUTO: Next on the agenda is Latham
2 Farms Restaurant Retail Addition, 579 Troy Schenectady
3 Road, sketch plan review, 9,000 square foot multi-tenant
4 addition.

5 MR. LACIVITA: For the record, tonight we are
6 here for sketch.

7 This project is in a HCOR zoning district.
8 The site is 89.4 acres. We had the DCC on this one on
9 June 28, 2017.

10 MR. CIMINIELLO: Good evening. My name is
11 Chris Ciminiello and I'm with Kimco Realty. I'm an
12 Associate Director of Development for Kimco. I've been
13 with the company for about 10 years; three years in a
14 development capacity.

15 I'm here with Mike Tucker from VHB, Wendy
16 Holsberger from VHB and Mary Beth Slevin, our local
17 land use attorney.

18 Before we introduce the project, I always
19 think that it's important for the Board and the public
20 to understand who Kimco Realty is. Just very quickly
21 by show of hands, has anybody ever heard of Kimco
22 outside of this application or our ownership interest
23 in the property at Latham Farms.

24 (There was no response.)

25 Okay, I guess I have to check with my

1 marketing department on that one.

2 Very briefly, we are a publicly traded real
3 estate investment trust that was established in the
4 '50s. Over the course of our history, we have grown at
5 one point to 1,000 properties and since the recession
6 we have divested to about 500 properties throughout the
7 nation. In my region alone, which is the northeast
8 region going from Central New Jersey to Maine, we have
9 over 100 properties. I tell you this because although
10 we are very large in scale, we pride ourselves to be
11 local in nature, working with the municipalities,
12 working with the staff to provide best in class service
13 not only for our tenants, our shoppers but most
14 importantly for the communities in which they serve.

15 By example, I work with Mike and his staff
16 or Joe and his staff, excuse me, over the past few
17 years and hopefully developed a good relationship with
18 them, not only for the things that Kimco needs like
19 four pylons for the Dick's and Field and Stream deal
20 that we did at Latham Farms, but also the Town's needs.
21 If they see something that is out of wack, they know
22 that they can call me or call my property management
23 staff and we will be as responsive as we possibly can
24 in addressing any concerns as quickly as possible.

25 Without further ado, I'm sure that you know

1 the property better than I do.

2 This is Latham Farms (Indicating). It's
3 right off of the Northway. You have Sparrowbush Road
4 to the north, Route 9 to the east, Troy Schenectady to
5 the south. Our anchor tenants are Sam's, Michael's,
6 All Star Wine, Hannaford, Home Depot. This is an
7 existing vacancy right now (Indicating) and this is
8 Dick's and Field and Stream. There is nothing in the
9 site plan that is changing other than this area to the
10 west of the Field and Stream.

11 Just some brief current activity - after
12 Walmart vacated for Latham Circle in 2015, we relocated
13 Dick's Sporting Goods from a 50,000 square foot vacancy
14 to 116,000 square foot vacancy. We married them up
15 with their outdoor sportsman hunting concept, Field and
16 Stream.

17 Hopefully if you have all visited it, it's
18 been open since 2016 and they're are doing pretty well.

19 This is an existing condition of what this
20 area looks like right now (Indicating). As part of
21 Dick's and Field and Stream lease, we demolished
22 Walmart's retail garden center with the strategic plan
23 that doing so would entice an attractive tenant for
24 this location. With that mindset earlier this year, we
25 signed a lease with Core Life Eatery to build a 4,000

1 square foot casual restaurant with an outdoor patio.
2 The plan also calls for an additional 5,000 square feet
3 of planned retail and restaurant space bringing the
4 total expansion area to 9,000 square feet. Core Life
5 plans to have 170 seats; 120 seats inside and 50
6 outside on their patio.

7 Just a little bit about Core Life - they are
8 a healthy casual restaurant that began in Syracuse in
9 May of 2015. Over two years they have expanded to 23
10 locations in eight states which is outstanding. One in
11 Illinois, one in Indiana, two in Kentucky, two in
12 Michigan, four in Ohio, three in Pennsylvania, one in
13 Utah and not surprisingly 9 in New York. Their New
14 York locations are in Amhurst, Clarence, Greece,
15 Henrietta, Ithaca, New Hartford, Syracuse, Vestal and
16 Webster.

17 At this location they plan to have 12
18 full-time employees, open at 11:00 a.m. and close at
19 9:00 p.m.

20 Mike Tucker will get into this plan in more
21 detail but this is our basic concept plan showing a
22 9,000 square foot -- this is the existing Dick's and
23 Field and Stream space right here. This is a 9,000
24 square foot expansion that we are proposing - a 4,000
25 square foot restaurant for Core Life. We have a 2,400

1 square foot proposed retail space and another 2,600
2 square foot restaurant. What we are striving for is
3 good circulation, pedestrian connectivity. We are
4 showing an ADA compliant sidewalk that runs along Erin
5 Street with a decorative fence that's similar to what
6 the Brick House Tavern has. There are screen dumpster
7 enclosures and benches.

8 Here is a rendering from the north of what
9 the Core Life and the planned spaces will look like.
10 As you can tell, it's a very inviting architectural
11 theme. The overall building height is 28 feet
12 including the parapet. The overall height to the roof
13 is 21 feet and the parapet height is 7 feet. It has a
14 very inviting architectural feel with a composite metal
15 siding that looks like wood. There is a wood trellis,
16 stone and masonry veneer, cast stone veneer, efus
17 cornis and a perforated metal panel. There is one
18 metal awning and one fabric awning.

19 CHAIRMAN STUTO: Could somebody bring that
20 closer?

21 MR. STILATTO: Sure. So, the mechanicals will
22 be rooftop mechanicals and they will either be screened
23 totally or set back so that they are not viewable from
24 the street.

25 Here is another rendering from the south.

1 CHAIRMAN STUTO: Can you walk that by us too?

2 MR. STILATTO: Sure.

3 In closing and before I hand this over to my
4 esteemed professionals, with this plan and
5 architecture, our goal is to make Latham Farms even
6 more inviting by converting a former retail garden
7 center into an attractive 9,000 square feet expansion
8 that will include a healthy casual and healthy dining
9 experience for local residents, employees and passerby
10 traffic.

11 With that, I'll open it up to my team and
12 we'll be able to respond to any questions. Thank you.

13 CHAIRMAN STUTO: Thank you.

14 MR. TUCKER: Good evening. I'm Mike Tucker
15 from VHB.

16 Just quickly - Chris touched on the majority
17 of the salient items, but this rendering gives you a
18 little bit better idea of how it fits in to what is
19 there today.

20 This that used to be Walmart is now Dick's
21 and Field and Stream. This area is where the previous
22 garden center was (Indicating). The footprint of the
23 garden center probably extended about half way through
24 where we are proposing parking and back to about here.
25 So, this building fits well within that previous retail

1 space.

2 We're showing an entrance off the front
3 access drive and an entrance off the back road that
4 loops around. This is a pretty important entrance for
5 us because as you drive into Latham Farms, if you are
6 not familiar with the restaurant, this gives you an
7 opportunity to see it on your way in, turn around and
8 come back in. We looked at other ways for access but
9 this way seems to work the best.

10 We are proposing 44 parking spaces here.
11 there are 145 that are required by zoning. After the
12 DCC meeting we completed a parking analysis of the
13 existing lot out there and determined that there are a
14 bunch of unused spaces. So, we do meet the code.

15 All the utilities - we are working with Pure
16 Waters and Latham Water. All the existing utilities
17 are on-site. They will be tied into water/sewer and
18 everything else is there. As Chris mentioned, there is
19 proposed decorative fencing. As the design evolves, we
20 will obviously show the fencing and stormwater
21 management design.

22 CHAIRMAN STUTO: Thank you.

23 Any other comments from the applicant at
24 this point?

25 (There was no response.)

1 This is being reviewed by CHA, Joe Grasso.

2 I know that you haven't completed any
3 review. Do you have any preliminary comments?

4 MR. GRASSO: Yes. We have reviewed the plan
5 and they have given us a lot of additional information
6 that we would normally get as part of the concept
7 package. So, we have had a chance to review that.

8 There is really just a couple of topics that
9 I wanted to touch on. First I just wanted to say --
10 and I typically say it when we get projects before the
11 Planning Board that are redevelopment projects - and
12 this I do consider a redevelopment project. I think
13 that what Mike said, with most of the site being
14 occupied by the former Walmart garden center, is
15 significant. It's not just been greenspace or a
16 greenfield site. We understand that these applications
17 have their own unique challenges and we appreciate when
18 applicants bring them before the Town.

19 One question that I had in terms of the
20 greenspace - on the plan it notes that there is 37.9%
21 greenspace. Is that existing or proposed? If you
22 don't know tonight, that's fine. It's just something
23 that when we get into the concept plan -

24 MR. STILATTO: I would have to check. I think
25 that the numbers that were on the plan were the entire

1 Latham Farms site.

2 MR. GRASSO: So, it's still compliant, so you
3 are still going to be above the 35%. This plan could be
4 resulting in a reduction in greenspace from what is out
5 there today.

6 MR. STILATTO: It probably is a slight
7 reduction.

8 MR. GRASSO: So, the big issue that I wanted
9 to talk about and I don't consider them show-stoppers but
10 I wanted to bring them to the Board's attention and then
11 talk to the consultants. One is the traffic and the
12 access.

13 Like Mike said, the access arrangement is to
14 go up towards the road that cuts across the front of
15 the Dick's and the Field and Stream. When that access
16 store served the Walmart, it was a highly congested
17 intersection where that traffic came out and went to
18 Erin Drive. Traffic would queue up along that drive
19 towards the front of the store past the garden center.
20 That is a critical access point to this development.
21 What we would like to see is some kind of limited
22 traffic study to really understand how that
23 intersection operates. Because we want to know whether
24 or not there is a likelihood that access point is going
25 to be blocked. Based on this building's location and

1 the parking issue that I will talk about in a minute,
2 there is going to be a lot of pedestrian activity and
3 car activity at that intersection. We just want to
4 make sure that cars can safely access the site and that
5 pedestrians are going to be impacted as well.

6 The other thing is that when vehicles are
7 coming out on Erin Drive, one of the things that makes
8 it difficult to get out is there is limited sight
9 distance when you're looking to the north - the right
10 hand side. It looks to me that there is some grading
11 and some clearing that could be done there to improve
12 the sight lines. That is something that we would like
13 to see analyzed in that traffic study as well.

14 We assumed that traffic study -- now that
15 the Dick's and Field and Stream are there, it looks
16 like there is a significant reduction in the amount of
17 traffic using that curb cut. I think that the impacts
18 won't be as significant as what many of us may have
19 perceived used to occur there in the past. It is
20 something that we would want to see demonstrated during
21 a traffic study. If we could get that during concept,
22 it would help us support the plan more fully.

23 The second thing that I would like to talk
24 about is the parking. Mike touched on this.

25 When you look at the amount of parking per

1 Town Code to support all three tenant spaces, there is
2 145 spaces required. What they are looking to build
3 out in front of the front of the space and down to the
4 bottom is 44 parking spaces. So, basically what that
5 means is if they need the parking per Town Code, there
6 is roughly 100 parking spaces that need to occur out in
7 front of the Field and Stream and Dick's.

8 I have had a chance to go through their
9 parking study. It clearly demonstrates that you have
10 more than adequate parking out in front of those stores
11 to support this use. What I think is a critical thing
12 for us to consider is that there is going to be a lot
13 of pedestrians that are going to be up in that parking
14 field that need to cross that main access road and then
15 get down to the restaurants or this retail space.
16 There is no separation between the vehicular traffic
17 and the pedestrian flow. We would look to you to see if
18 there are options that can be built into the plan to
19 really make sure that there is a safe pedestrian
20 movement from that parking lot because I think that
21 it's going to be used a lot for patrons of these three
22 sites.

23 Those are the things that I see as
24 significant and additional information that we would
25 look to have as part of the concept.

1 And one last comment - the parking study
2 which you did which I think was very well done - it
3 doesn't talk about the parking demands of the new
4 development. That information - you have to go to the
5 site plan and that's where it demonstrates what is
6 required for the Town Code. You know your tenants and
7 you know what the anticipated parking demands are going
8 to be for these tenants. If you could include some
9 empirical data there in your parking study, I think
10 that it would provide all the answers within the study
11 without having to go back and forth to the Town Code
12 and to the site plan.

13 That's where we are at.

14 CHAIRMAN STUTO: Excellent comments.

15 We will open it up to the Board.

16 MR. AUSTIN: The first thing that popped in my
17 mind is the same thing that Joe was saying on that corner
18 where your primary access is for your curb cut - that's a
19 very highly congested corner. Like Joe said, maybe not
20 necessarily as much now with the Dick's and the Field and
21 Stream but I still think that there is a lot of traffic
22 there and trying to have somebody pull in and then break
23 suddenly and then say oh, there is that restaurant and
24 then have to take the other right hand turn which would
25 create more potential traffic that would then create some

1 potential accidents.

2 The second thing that popped out at me was
3 the patio. I'm assuming that the patio will have
4 tables and such like that.

5 MR. STILATTO: Yes.

6 MR. AUSTIN: I'm not sure that I want to sit
7 on the patio with that much traffic coming around that
8 corner and trying to pull in. I'm not sure if there are
9 any plans to separate some sort of a wall or -- I
10 understand the concept of it, but at the first look I
11 wasn't really sure about it. As you were talking I was
12 thinking why not flip the whole thing? Put your main
13 restaurant down where the other restaurant is. That way,
14 people would see it when they come into Latham Farms
15 right away because that is the primary entrance to Latham
16 Farms. They're only seeing it as they are going down the
17 parent drive. Then, there might be some signage at that
18 one corner where the Brick House is. Or even move the
19 whole entire unit down and put it in the middle. These
20 are just some random ideas to kind of spread it out a
21 little bit more.

22 MR. STILATTO: What is attractive about this
23 space for Core Life having a fully negotiated lease is
24 that they want access not only next to Dick's and Field
25 and Stream, but understanding the parking restrictions

1 that we have here -- they want to access the parking too.

2 MR. AUSTIN: That is a concern too. That is
3 congested with traffic and you're talking about people
4 walking across there.

5 MR. STILATTO: We certainly understand the
6 concern with the pedestrians. It's really no different
7 than parking out here and walking to Dick's and walking
8 to Field and Stream. You have to walk across that main
9 aisle to get to either one of those. Granted, it's a
10 little bit closer to the intersection but I think that we
11 can help with some signage to get people across to the
12 sidewalk.

13 This red area is the patio. The front of
14 that was kind of meant to carry the building facade
15 across. So, there is a pretty large sidewalk area.
16 It's not like you're right in front of the street.

17 MR. AUSTIN: I think that it's great. I think
18 that it's going to look a lot nicer than that big blank
19 wall right now. I've noticed that a million times
20 driving by.

21 MR. STILATTO: We certainly understand. We
22 went through a lot of concepts before we got to this one.
23 It's Core Life's desire to stay in line with the rest of
24 the plaza. It's an important factor for them.

25 MR. MAGGUILLI: What kind of a restaurant is

1 it?

2 MR. STILATTO: It's a healthy casual
3 restaurant. Think about it as similar to Panera Bread.
4 they are known for complete meals including greens,
5 grains and bone broths.

6 CHAIRMAN STUTO: Does the rest of the Board
7 have comments or questions?

8 MR. HEIDER: The only question that I have is
9 -- this has become a big issue at that intersection. Has
10 the grade or any type of thought been considered to
11 moving that intersection a little farther down and
12 cutting it through the parking area and leaving parking
13 up against the building?

14 MR. STILATTO: Not to my knowledge.

15 MR. CIMINIELLO: It's very important to have
16 tenants including Dick's and Field and Stream to leave
17 the access as-is because that is an important access
18 point for not only them but also for the 50,000 square
19 foot vacancy that we have to fill -- the Home Depot that
20 is next to it. Hannaford and All Star Wine, Sam's and
21 Michael's are on the other side of the shopping center.
22 We have large tenants and Kimco's portfolio is Home Depot
23 and unfortunately we can't upset that apple cart.

24 CHAIRMAN STUTO: Susan?

25 MS. MILSTEIN: Nothing.

1 CHAIRMAN STUTO: Anybody else?

2 Thank you very much and good luck.

3 Hopefully you have heard the comments and I
4 saw you taking notes.

5 MR. STILATTO: Thank you very much. We
6 appreciate it.

7 MR. MION: Let me add one thing. I'm sorry.

8 You have a lot of fences around -
9 circulating around. I was just thinking that for safety
10 sake and because it is a parking lot, you have traffic
11 going there -- maybe something like a brick barrier in
12 case a car -- I'm just thinking.

13 MR. STILATTO: You mean here where the outdoor
14 seating is?

15 MR. MION: Yes, something like that so if a
16 car loses control you should have something substantial
17 to stop it.

18 MR. STILATTO: I can't commit to anything
19 right now in front of you. I would have to go back to
20 Core Life and discuss it internally with property
21 management and the rest of my group. It is a good
22 suggestion and we will take it into consideration.

23 CHAIRMAN STUTO: Anything else?

24 (There was no response.)

25 Thank you very much. It was a very nice

1 presentation.

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3 (Whereas the above entitled proceeding was
4 concluded at 8:50 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: _____

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