

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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RETAIL STRIP PLAZA
2220 CENTRAL AVENUE
SKETCH PLAN REVIEW

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6 THE STENOGRAPHIC MINUTES of the above entitled matter
7 by NANCY L. STRANG, a Shorthand Reporter commencing
8 on November 28, 2017 at 8:11 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham,
New York

9 BOARD MEMBERS:
10 PETER STUTO, CHAIRMAN
KATHLEEN DALTON
11 LOU MION
CRAIG SHAMLIAN
12 STEVEN HEIDER
SUSAN MILSTEIN

13

14 ALSO PRESENT:

15 Joseph LaCivita, Director, Planning and Economic
Development Department
16 Luigi Palleshi, P.E., ABD Engineers
Charles Voss, P.E., Barton and Loguidice

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1 CHAIRMAN STUTO: Next on the agenda is Retail
2 Strip Plaza, 2220 Central Avenue, sketch plan review,
3 removed to existing billboards and replace with an 8,100
4 square foot Retail Plaza.

5 MR. PALLESHI: Good evening. Luigi Palleshi
6 with ABD Engineers. We are here tonight for a project
7 located at 2220 Central Avenue.

8 The project is bordered on the north by
9 Kendall Avenue, on the northeast by Central Avenue and
10 on the south by Canton Street, and on the westerly
11 portion is a residential house.

12 Currently on-site - the parcel consists of
13 about one acre and there are two existing billboards.
14 I brought an aerial with me tonight to show you the
15 two billboards. The remainder of the one acre parcel
16 is vacant. There is a dirt driveway that connects from
17 one street to the other street. As you can see, it's
18 pretty bare with the two billboards. The two
19 billboards would be removed to make way for a one
20 story, 8,100 square foot mixed-use building, with a
21 small office, retail and a small restaurant along the
22 end.

23 The entrance to the site would be off of
24 Canton Street and Kendall Avenue cuts off of Central.
25 We are proposing a drive-through on the south end of

1 the proposed retail building.

2 The site does require about 37 parking spaces
3 and we have provided 37 parking spaces.

4 Public utilities are available. Water and
5 sewer are at the site, so we can easily connect to
6 that. The usage of this type of facility would be
7 minimal to the Town's system.

8 Because the site is one acre and we will be
9 disturbing less than one acre, we don't have to fully
10 comply with DEC storm water regulations, but we will
11 certainly comply with the Town's storm water
12 regulations.

13 On the southwest portion of the site there is
14 a current detention basin which the Town has an
15 easement that drains portions of Kendall, Central
16 Avenue and Canton Street onto this property. So, we
17 will work the drainage system for our site as well as
18 keeping the existing detention basin therefore the
19 town.

20 We are up to 48% green space on the site. It
21 is my understanding that back in 2007 that this site
22 was approved for an 8,300 square foot retail building.
23 Then, the configuration was very similar to this with
24 the exception that the proposed building is a couple
25 hundred square feet less. Again, that is to

1 accommodate the drive-through of the restaurant
2 portion of the building.

3 A lot of the design that was put into this
4 was based off the 2006/2007 approved site plan. A lot
5 of that was to try to keep the building as far away
6 from that residential property as possible.

7 I am obviously aware of today's design
8 standards. They are a little different. We can
9 certainly incorporate some of those design features.

10 We are here tonight for sketch plan and to
11 have a discussion and see if we can keep this layout
12 closer to Central Avenue and work with the Planning
13 Board on developing a site plan that would work for
14 both the residents, the applicant and the Town.

15 At this time, I will turn it over to the
16 Board.

17 CHAIRMAN STUTO: Do you have anything that
18 shows what the building is going to look like?

19 MR. PALLESHI: I do not. From what I was told,
20 the applicant is working with an architect right now. I
21 don't have anything to date.

22 CHAIRMAN STUTO: We have a Town Designated
23 Engineer, Barton and Loguidice, Chuck Voss.

24 I know you haven't completed a formal review,
25 but to have any preliminary comments on this?

1 MR. VOSS: Yes, they are minor in nature.
2 Peter.

3 I just want to advise the Board that with the
4 current configuration they are looking at seven
5 possible waivers from the COR district. Those are
6 right in the DCC minutes. It could be interesting to
7 kind of just look at some of the items that we can
8 check off waiver list.

9 CHAIRMAN STUTO: Can you rattle them off?

10 MR. VOSS: Sure. The first one is the building
11 exceeds the 20 foot minor road maximum front yard
12 setback from Central Avenue.

13 The second one is parking in the front yard
14 setback is not permitted.

15 The third is parking lot pavement within 15
16 feet of Central Avenue is not permitted.

17 The fourth is with greater than 20 parking
18 spaces proposed the minimum landscape island shall be
19 included in the interior parking areas.

20 The fifth is a parking waiver will be
21 necessary, although the Planning staff noted that it
22 is unclear on the extent of the waiver until more
23 information is provided about the restaurant use.

24 CHAIRMAN STUTO: You're saying that he's under
25 parked? Is that what you are saying?

1 MR. VOSS: It could be. We don't know yet,
2 based on the configuration of how many seats in the
3 restaurant. It wasn't clear from his application. A
4 stacking space, however, will be necessary for the
5 drive-through.

6 The layout as proposed does not meet the
7 intent of the COR design standards with the placement
8 - he has a fuel canopy here. You're not proposing
9 fuel.

10 MR. PALLESHI: Correct. We are not proposing
11 fuel.

12 CHAIRMAN STUTO: What do you think about a
13 drive-through here? Is that a lot for this small lot?

14 MR. VOSS: It is hard to say. If you have a
15 high volume drive-through like a McDonald's or something
16 like that, it might be a little intense in terms of
17 stacking because it's kind of the tight spot.

18 Luigi, who is the restaurant? Do we know?

19 MR. PALLESHI: We don't have a tenant. For a
20 site like this, this is very small for a McDonald's. I
21 agree. The site would occupy just a McDonald's alone. We
22 are not sure who the tenant is, but it would be
23 something smaller that would accommodate a
24 drive-through.

25 CHAIRMAN STUTO: I am not convinced, but okay.

1 MR. VOSS: We're going to need some more
2 information, Peter.

3 Were there any area variances being
4 requested, Luigi?

5 MR. PALLESHI: No area variances and no green
6 space variances. There were just some waivers that we
7 could certainly go through -- those six just to get some
8 input from the Planning Board and then we can tweak the
9 design for the concept.

10 MR. VOSS: Other than that, storm water - the
11 site slopes are a little bit to the south. It looks like
12 they could accommodate storm water on that adjacent
13 parcel. It is the same parcel, but it is just a little
14 further to the south. There are a whole bunch of
15 utilities that are up there too that hopefully you will
16 be able to avoid.

17 CHAIRMAN STUTO: Craig, you look like you have
18 interested eyes.

19 MR. SHAMLIAN: I don't really have an issue
20 with most of the waivers. They are all interrelated,
21 quite frankly. As soon as the building is pushed back,
22 then they just kind of cascade. Again, I really don't
23 have much of an issue with most of the waivers although
24 I do with the islands. That is a big part of the deal
25 for the size of the building without being broken up.

1 I do think that we need to know a lot more
2 about who the tenant is going to be because there are
3 certainly - there is a big gap between McDonald's and
4 somebody else who would be low end to determine the
5 drive-through needs. As you said, this is not
6 McDonald's. Even a Dunkin Donuts or a Starbucks - you
7 would have a problem there.

8 MR. PALLESHI: I agree. I think a lot of them
9 will obviously look at this tenant space and say, you
10 don't have enough stacking. You can accommodate us. The
11 original design at 8,300 did not have a drive-through
12 and it sat vacant from 2007 until now and the applicant
13 had recently purchased it hoping that if he puts a
14 drive-through there, he can attract tenants to this
15 location.

16 CHAIRMAN STUTO: What does the Code say about
17 stacking?

18 MR. LACIVITA: It is 12.

19 MR. PALLESHI: Yes, it would be around 12.

20 CHAIRMAN STUTO: What do you have?

21 MR. PALLESHI: We have about six.

22 MR. SHAMLIAN: Right now, those are my
23 concerns.

24 MR. PALLESHI: If it's a bank, let's say, you
25 could certainly accommodate 12 by having your double

1 drive lane there. I think there are options right now.
2 We are just showing it so we can show the conceptual on
3 the curb cut entrances off of Canton.

4 MR. SHAMLIAN: There is the Code and then there
5 is what is practically necessary. Most banks don't need
6 12, but there certainly some uses that need more than
7 12.

8 MR. PALLESHI: Correct. We will see if we can
9 narrow that down.

10 CHAIRMAN STUTO: Does anyone else have any
11 comments?

12 Chief?

13 MR. HEIDER: I was up there looking at this
14 today and I'm not an expert on grades, but I think
15 there's about a 10 foot drop in grade from Central
16 Avenue to the back of the property.

17 MR. PALLESHI: That is correct.

18 MR. HEIDER: So, maybe I'm only speaking for
19 the one neighbor behind but this is going to look like a
20 three story building from their house. With that
21 building pushed all the way back in the same grade as
22 Central Avenue, that's 10 feet above the grade back
23 behind. You're only leaving 20 feet to settle that
24 grade. I am not an engineer, but that seems like a very
25 short 20 feet to settle a 10 foot drop.

1 MR. PALLESHI: Yes. Some retaining wall would
2 have to be done on that backside, whether it be the back
3 foundation wall acting as a retaining wall -- we could
4 certainly accommodate the grades. Again, back in 2007
5 when this was originally approved, the building was in
6 the same location and that's why we left it where it was
7 where the grading was all worked out along the backside
8 of that building.

9 The grades haven't changed in this area. Just
10 this front area here there was some filling done over
11 the years.

12 CHAIRMAN STUTO: Good comment.

13 Anyone else?

14 (There was no response.)

15 I agree with the comments that were made. I
16 think that they were good. I would say that hearing
17 from the neighbors is going to be interesting because
18 the screening is going to be important. The
19 landscaping is going to be important. How the building
20 looks is going to be important to the Board, as well.

21 I think of the bank on Route 9 across from
22 Hoffman's; Capital Bank. We did a lot of work on that
23 property to make sure the neighbors were happy because
24 it was similar on a main road and surrounded by
25 residential. That's just what pops into my mind.

1 Anyway, those are my comments.

2 Anything else, Chuck or Joe?

3 MR. SHAMLIAN: You might want to speak to the
4 neighbor, so that you don't get too far down the road
5 without their input.

6 CHAIRMAN STUTO: Okay, thank you.

7 MR. PALLESHI: Thank you.

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9 (Whereas the above entitled proceeding was concluded
10 at 8: 20 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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NISKAYUNA, NY 12309

