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PLANNING BOARD COUNTY OF ALBANY
TOWN OF COLONIE

TRALONGO OFFICE BUILDING
1214 LOUDON ROAD
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above entitled
matter by NANCY L. STRANG, a Shorthand Reporter,
commencing on February 13, 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
BRIAN AUSTIN
STEVEN HEIDER
KATHLEEN DALTON
CRAIG SHAMLIAN
SUSAN MILSTEIN

ALSO PRESENT:

Michael Tengeler, Planning and Economic Development
Department
Charles Voss, PE, Barton and Loguidice
Nicholas Costa, PE, Advance Engineering and Surveying

1 CHAIRMAN STUTO: To the members of the public,
2 hello. Mike Tengeler is filling in for Joe LaCivita.

3 Mike, we're going to call the agenda shortly.
4 Do you have any business matters you would like to
5 discuss before we call the agenda?

6 MR. TENGELER: No, nothing for today, Peter.

7 CHAIRMAN STUTO: First item on the agenda is
8 Tralongo Office Building, 1214 Loudon Road, sketch
9 plan review, construct a new 12,000 square foot office
10 building and a second one story 5,671 square foot
11 office building.

12 Do you have any comments on this?

13 MR. TENGELER: Not really. This is the northern
14 part of Route 9. There was a DCC meeting on September
15 27, 2017 and Nick Costa is here with the plan.

16 MR. COSTA: Good evening. My name is Nick
17 Costa. I am with Advance Engineering. We have prepared
18 a submittal document for 1214 Loudon Road.

19 This is a parcel that is adjacent to the
20 Northern Pass site. It has some development that is
21 already there. There are a couple buildings. There is
22 a barn, I believe. It has been used previously for
23 residents and also for farming use.

24 This is in the OR zone. It's about 3.8 acres in
25 size. It is located in the conservation overlay

1 district. So, 40% of this site has to be preserved. We
2 have shown on the sketch plan that we are able to meet
3 all of those requirements and to develop the two
4 buildings that are shown on there.

5 One building will be situated closer to Loudon
6 Road - the building towards the rear.

7 The utilities are available. There is a water
8 main that runs along Route 9. The sanitary sewer -
9 they were provisions made when the sewer was installed
10 for Northern Pass to have multiple ways of getting to
11 that sewer.

12 There was an easement that was left.
13 (Indicating). There is an easement that is also here.
14 A line was brought out to the intersection of Ver
15 Plank and Route 9 for that sewer to connect to the
16 sewer system - the gravity system that is in Northern
17 Pass that eventually goes to a pump station.

18 What the applicant is proposing is the
19 development of two buildings for office use. The
20 topography is flat and then it drops back towards a
21 wetland stream that runs through here (Indicating). It
22 rises back up toward the back.

23 So, we have shown that we can meet the parking
24 requirements to accommodate the two buildings. We have
25 also been working with an architect to develop the

1 footprint in the elevations of the building.

2 What they were looking at and seriously
3 considering was taking some of the parking and putting
4 it on the bottom level. When I say the bottom level -
5 because the topography drops down here (Indicating),
6 it would be the entrance to the interior parking in
7 the building. They would have the two-story office
8 building. The building footprint would shrink a little
9 bit and we would accommodate some parking in there.
10 So, that is going to be further developed and maybe
11 when we come in for concept, you may see that
12 depending on how that works out.

13 There is plenty of green space on the site.
14 Also, with the conservation overlay of conserving 40%,
15 we will have more green space. We can meet the
16 required site statistics.

17 We have had some input from DOT. They really
18 don't have an issue with the driveway. We are only
19 showing one driveway - a full function driveway out to
20 Route 9. There was some minor comments that we have to
21 show the driveways across the way (Indicating). We
22 will do that as we construct more detailed plans.

23 If there any questions, I would be more than
24 happy to answer them.

25 CHAIRMAN STUTO: Chuck, do you have anything

1 meaningful to say at this point? I'm sorry to put it
2 that way. I know we are early in the process and I
3 know you haven't done a formal review.

4 MR. VOSS: At this point, there's not a lot for
5 the Board at sketch. We have looked at the site. We
6 have done a site visit. As Nick mentioned, the site
7 drops away behind the house that is there now - into a
8 ravine and it drops down maybe 16 or 18 feet and then
9 climbs back up.

10 The second building, the rear building, would
11 be situated kind of on a slope in the back. If you
12 drive around into the condo development that the Town
13 has developed in the Santanoni Drive area, all those
14 houses are much higher and would back up to this and
15 look basically out over and down into that ravine.

16 Speaking of the ravine itself, if you look at
17 the foliage and the trees that are back there -
18 certainly we want the applicant to pay attention but
19 most of that was an old field area at one time -
20 probably 40 or 50 years ago. The vegetative trees and
21 growth that has come up is pretty much scrub. It's not
22 old-growth by any means. There is not a whole lot of
23 aesthetic value to some of those species back there,
24 other than just general buffering. The wetlands are
25 there, as Nick mentioned, and they are going to avoid

1 those. *I think I'm curious to see how the site
2 functions just from a storm water standpoint. Their
3 initial storm water layout show some pretty decent
4 ideas. It also shows that storm water is probably
5 getting go down back there -

6 MR. COSTA: That is correct.

7 MR. VOSS: Other than that, everything seems to
8 be there - the utilities.

9 Lines of sight on Route 9 aren't too bad for
10 the site.

11 That's about all we have at this point, Peter.

12 CHAIRMAN STUTO: I have a few questions, but I
13 will open it up to the Board.

14 MR. SHAMLIAN: I'm confused. What is being
15 proposed for the buildings? The site plan shows 8,500
16 square feet. The narrative is 12.

17 MR. COSTA: The 8,500 square feet is the square
18 footage of the footprint. There are two stories.

19 MR. SHAMLIAN: So, that 17,000.

20 MR. COSTA: Total.

21 CHAIRMAN STUTO: Our agenda says 12. I guess
22 that's what's causing the confusion.

23 MR. SHAMLIAN: So, is it 17 in total?

24 MR. COSTA: In total, it is 17. There is 12
25 plus the five.

1 MR. HEIDER: That's where the math is wrong.

2 MR. SHAMLIAN: Something is not right. Our site
3 plan shows 8,500 square feet ground-floor. The
4 second-floor office is 8,500 square feet and then the
5 second building is 5,600.

6 MR. COSTA: Right, so it is 8,500 plus the
7 5,671 which is 14,171.

8 MR. SHAMLIAN: So, it's only a 4,200 square
9 foot footprint?

10 MR. COSTA: No, it's 8,500 foot print in 17,000
11 square feet for the two stories. The footprint is
12 8,500 square feet.

13 MR. SHAMLIAN: So, 17 plus 5 is 22,000 total.

14 MR. COSTA: Total building, yes.

15 CHAIRMAN STUTO: Do you know why the agenda
16 came out that way - just to make sure we are all on
17 the same page?

18 MR. TENGELER: No, I don't know why. I agree
19 with the figures.

20 MR. HEIDER: Everything says 12.

21 CHAIRMAN STUTO: Throughout the paperwork it
22 says 12. Was there a change?

23 MR. COSTA: No, I don't believe there was.

24 CHAIRMAN STUTO: So, maybe it was a typo that
25 carried through.

1 MR. COSTA: Right, we are talking about the
2 project narrative.

3 CHAIRMAN STUTO: Yes.

4 MR. SHAMLIAN: And what is the closest setback
5 off of Route 9? How far off of Route 9 are you?

6 MR. COSTA: We are 21.4 feet. We can be as
7 close as 200 feet.

8 MR. SHAMLIAN: I'd like you to go the other
9 way.

10 MR. COSTA: The reason why -

11 MR. SHAMLIAN: I understand, but I'm not in
12 favor of stuff right up on Route 9.

13 MR. COSTA: We would need a lot of fill to put
14 the building in the back.

15 MR. VOSS: The building itself is closer to 50
16 feet off the pavement - off the curb line. With the
17 actual property line is, it's only about 21.

18 CHAIRMAN STUTO: Who owns the rest? The
19 right-of-way?

20 MR. COSTA: DOT did a taking there - quite a
21 wide taking when they widened the road.

22 CHAIRMAN STUTO: Okay, I will ask a couple of
23 questions.

24 In the conservation overlay, you are supposed
25 to do some conservation analysis and preserve the land

1 that is more worthy of conservation, if you will. Can
2 you talk about that a little bit?

3 MR. COSTA: Sure. So, there are constrained
4 lands on the site. There are wetlands. There are not
5 any steep slopes to a degree where they would be
6 constrained.

7 CHAIRMAN STUTO: You subtract out the
8 constrained lands first.

9 MR. COSTA: That's correct. So, over on the
10 right-hand side, we have done the analysis.

11 CHAIRMAN STUTO: I am assuming that your math
12 is correct. You are not supposed to build on the part
13 that has more conservation value.

14 MR. COSTA: That's correct.

15 CHAIRMAN STUTO: So, how did you identify that?

16 MR. COSTA: We identified the area right here
17 (Indicating) as being more of a valuable area to
18 preserve in addition to the wetlands. This has not
19 been developed and although Chuck mentioned that it
20 may not be all growth, it still provides a good buffer
21 for the adjacent development.

22 CHAIRMAN STUTO: Chuck, do you agree with that?

23 MR. VOSS: If you go out to the site and look
24 and you come in the northern route into the back of
25 the development, you can see a green strip back

1 through there and down to the ravine. It would make a
2 nice wildlife corridor, if that was left.

3 CHAIRMAN STUTO: Okay, usually when there is a
4 ravine, it carries water.

5 MR. COSTA: Yes.

6 CHAIRMAN STUTO: Are you bridging the ravine?

7 MR. COSTA: We are. Where we are crossing,
8 that's the only place where we have an impact in the
9 wetlands. So, we are putting a culvert there to carry
10 the road over.

11 CHAIRMAN STUTO: Somebody said it was a 16 foot
12 drop. Is a culvert enough?

13 MR. COSTA: It is a 16 foot drop over the
14 entire -- where we are working at the crossing, it's
15 probably going to be a 24 inch or 36-inch culvert.
16 We're not trying to bridge 16 feet.

17 CHAIRMAN STUTO: No, you have residents on both
18 sides it looks like from the overhead that we have.

19 MR. COSTA: Yes.

20 CHAIRMAN STUTO: How are they eventually going
21 to be developed? Do we have any prognostication on
22 that?

23 MR. COSTA: They are in the OR zone.

24 CHAIRMAN STUTO: I guess I am thinking in terms
25 of connectivity and shared driveways or anything like

1 that - if there is any opportunity. I understand that
2 it is difficult because it is a single-family home.

3 Chuck, do you have any insight on that?

4 MR. VOSS: Peter, the site to the north of that
5 - that is still designated PDD.

6 CHAIRMAN STUTO: PDD from what?

7 MR. VOSS: From how the zoning shows it right
8 now.

9 CHAIRMAN STUTO: Is it a part of Northern Pass?

10 MR. COSTA: Yes, it is.

11 CHAIRMAN STUTO: Oh, okay.

12 MR. VOSS: My sense is that they could
13 potentially develop that at some point in time.

14 CHAIRMAN STUTO: Are you talking about the two
15 single-family houses?

16 MR. VOSS: No. I'm talking about the vacant
17 site.

18 CHAIRMAN STUTO: Yes, that looks like it's all
19 developed out -- not all developed out, but has been
20 approved for specific -

21 MR. VOSS: PDD.

22 CHAIRMAN STUTO: Yes, so not worried about
23 connectivity there. I'm talking about on the parcels
24 that front Route 9.

25 MR. COSTA: You talking about these two homes.

1 CHAIRMAN STUTO: And the one to the south, as
2 well.

3 MR. COSTA: This one here might be a business
4 (Indicating). This is already used as a business. I
5 don't believe it is a single-family home. These are
6 the two single-family homes (Indicating).

7 CHAIRMAN STUTO: On the aerial it looks like a
8 small building.

9 MR. TENGELER: I think they were converted over
10 time from old residentials. The one at 1208 is a
11 beauty parlor and 1200 is an office.

12 CHAIRMAN STUTO: Okay. The point is the same
13 about connectivity. If we can at least comment on it -
14 what are your thoughts now? Should we leave the
15 connection point?

16 MR. VOSS: You could. If you look on the site
17 plan on the southern parking area, you could
18 potentially put an interconnect there.

19 CHAIRMAN STUTO: Does that make sense?

20 MR. VOSS: Yes. I don't see why not.

21 CHAIRMAN STUTO: He's got pavement on the north
22 as well, doesn't he?

23 MR. COSTA: Yes, we do.

24 CHAIRMAN STUTO: At least something to think
25 about and discuss.

1 MR. COSTA: If we do the parking underneath,
2 that would help us with the connectivity.

3 CHAIRMAN STUTO: Okay. I don't have any more
4 questions.

5 MR. SHAMLIAN: Your parking setback is pretty
6 tight right now, especially on the residential side.

7 Back to the businesses off of Route 9 - I
8 guess, when you come back I'm curious to know what
9 some of the other properties are there on Route 9 in
10 terms of the distance off of the roadway - both the
11 property line and the roadway.

12 MR. COSTA: I think that the property line may
13 straighten out if it stays at this depth breakthrough
14 here. There is a DOT taking that happened there. We
15 can look at that. We have it because we did the
16 Northern Pass project, so we have that information.

17 As far as the setback, this lines up pretty
18 close to what the setback is of those homes. Again, if
19 those homes were pushed back even further when they
20 built them, they would be bringing in a lot more fell
21 to be able to build them. It actually drops even more
22 here (Indicating). This is a bit of a slope. It
23 doesn't Terrace like it does on our site.

24 CHAIRMAN STUTO: Any other questions?

25 MR. HEIDER: Potential tenants? Are they lined

1 up? Do we know who they are?

2 MR. COSTA: No, they are not.

3 With me is Frankie Tralongo who is the
4 applicant.

5 Frankie, do we know.

6 MR. TRALONGO: No, not yet. We're just getting
7 to sketch plan first

8 MR. HEIDER: Knowing that area a little bit,
9 are you going to be able to dig that part of it? That
10 place is solid rock.

11 MR. COSTA: We dug the rock in Northern Pass.
12 There was a lot of rock excavation there.

13 MR. HEIDER: So, do you think that you could
14 actually pull off one of those underground management
15 systems in the parking lot?

16 MR. COSTA: We did a test pit back there -
17 right, Frankie?

18 MR. TRALONGO: We did a couple of them.

19 MR. COSTA: We did a couple of test pits and we
20 didn't run into rock -

21 MR. TRALONGO: Once he started going off the
22 hills, then we started hitting solid rock.

23 MR. COSTA: For the building, that will be a
24 little tricky. Out here, we did a couple test pits
25 (Indicating).

1 MR. HEIDER: How big were the test pits?

2 MR. TRALONGO: I went down about 5 feet it was
3 probably 4 foot by -- it was a good section of area.

4 MR. COSTA: And that was the lowest part of
5 that site. It's not like we did that at the front of
6 the site.

7 CHAIRMAN STUTO: Okay, any other questions?

8 (There was no response.)

9 Okay, thank you for coming and we will look
10 forward to seeing your project.

11 MR. COSTA: Thank you.

12

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14 (Where's the above entitled proceeding was concluded
15 at 7:14 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 _____

