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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

SUNRISE DEVELOPMENT MIXED-USE
836 TROY SCHENECTADY ROAD
APPLICATION FOR REVISED FINAL APPROVAL
AND INCENTIVE ZONING

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing
on March 6, 2018 at 7:53 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

ALSO PRESENT:

- Kathleen Marinelli, Esq., Counsel to the Planning Board
- Joseph LaCivita, Director, Planning and Economic Development
- Michael Tengeler, Planning and Economic Development Department
- Joseph Bianchini, PE
- Robert Boucher, PE
- Bob Conant
- Joy Tallmadge

1 CHAIRMAN STUTO: Next item on the agenda is
2 Sunrise Development Mixed-Use, 836 Troy Schenectady
3 Road, application for revised final approval and
4 incentive zoning, addition of a 4,637 square foot
5 basement in the proposed office building.

6 Joe LaCivita, do you have any introductory
7 remarks?

8 MR. LACIVITA: Yes, we looked at this through
9 the Town and through the various departments.

10 The applicant received final approval May 23,
11 2017 and the applicant, himself, is going to be the
12 tenant of his building.

13 As this went through the review, internally
14 we looked at this as potentially being an internal
15 space. That's why it's here before us tonight. They
16 want to add about 4,000 square feet of office and Joe
17 Bianchini is here to look at that.

18 CHAIRMAN STUTO: Let me ask some quick
19 questions. Did that change the footprint of the
20 building?

21 MR. BIANCHINI: The footprint just changed a
22 little bit.

23 CHAIRMAN STUTO: Does it increase it?

24 MR. BIANCHINI: No, it's the same square
25 footage as it was.

1 CHAIRMAN STUTO: And it doesn't increase the
2 height of the building.

3 MR. BIANCHINI: The only thing that it
4 increases is the height of the building is -

5 MR. BOUCHER: I can answer that, Joe.
6 I'm Bob Boucher, the architect.

7 All it does is increase one end of the stair
8 tower for the roof access.

9 MR. BIANCHINI: It's about nine foot high.

10 MR. BOUCHER: We're going to have future solar
11 panels on there. We need a direct stair tower access.

12 CHAIRMAN STUTO: Does that have to do with the
13 basement?

14 MR. BOUCHER: No, that's just one element on
15 one end.

16 CHAIRMAN STUTO: Can you answer those
17 questions?

18 MR. BIANCHINI: Yes, the site plan hasn't
19 really changed, as we indicated. The office building
20 stays essentially the same with a couple dimensions that
21 have changed. The square footage and the footprint is
22 the same. It's still a two-story building and we'd like
23 to add a basement.

24 Other than that, the entrance has stayed the
25 same. The existing building stays exactly the same.

1 It's a 12-unit apartment building. The parking stays
2 the same. It's a nine-unit apartment building. Again,
3 parking stays the same. All the access stays the same.
4 The only thing that we're providing is a basement of a
5 little over 4,600 square feet - as a basement to this.

6 CHAIRMAN STUTO: What is the use of the
7 basement?

8 MR. BIANCHINI: Storage and for staff training.

9 CHAIRMAN STUTO: Will there be additional
10 parking?

11 MR. BIANCHINI: There will be an additional 21
12 parking spaces. We would rather not build those. We
13 don't think that we need them. We would ask for those
14 spaces to be banked and built, as needed. If we build
15 all of this and we do, it will decrease the greenspace
16 by about 3%, but we will still have 51% greenspace. We
17 are paying a premium also of about \$45,000 in fees.

18 CHAIRMAN STUTO: Because of the 3%?

19 MR. BIANCHINI: It's the density of the office
20 building. There is a formula that you go through.

21 CHAIRMAN STUTO: It's under the incentive
22 zoning?

23 MR. BIANCHINI: Yes, under the incentive zoning
24 and that generates the additional fee that we have which
25 is approximately \$45,000.

1 Other than that, everything else conceptually
2 stays the same.

3 CHAIRMAN STUTO: Is that the end of your
4 presentation?

5 MR. BIANCHINI: Yes.

6 CHAIRMAN STUTO: What does the Department have
7 to say about this?

8 MR. LACIVITA: We looked at it from a
9 stormwater perspective. It didn't impact any of the
10 infrastructure - the water or the sewer or anything.

11 Fire Safety looked at it because there are
12 two - Joe can probably walk us through the design of
13 that. There are two access points. There is no
14 external access point to this building.

15 Fire Safety was very comfortable with the
16 fact that if they came in, they can go back out the
17 entrance themselves back into the foyer of the
18 property. It has all been reviewed internally and by
19 the Fire Departments and no one has any concern with
20 the additional space.

21 CHAIRMAN STUTO: So, from the basement they
22 have to go back through the first floor?

23 MR. LACIVITA: Bob, you can walk us through but
24 from what our review was? You come down one staircase
25 and you're into the training and storage area and you

1 make your access and go back out the opposite way.

2 CHAIRMAN STUTO: So, you have two means of
3 ingress, you mean?

4 MR. LACIVITA: Yes.

5 CHAIRMAN STUTO: Is it sprinklered down there,
6 or no?

7 MR. BIANCHINI: Yes.

8 MR. SHAMLIAN: Can you go over where those
9 banked parking spots are going to be?

10 MR. BIANCHINI: This area here (Indicating) and
11 we just changed the orientation of these spaces. I think
12 that there were one or two additional here (Indicating).

13 CHAIRMAN STUTO: We are going to hear from the
14 public.

15 This already has final approval, right, Joe?

16 MR. LACIVITA: Yes.

17 CHAIRMAN STUTO: Bob Conant.

18 MR. CONANT: Hi, I'm Bob Conant and I live at
19 814 Troy Schenectady Road. That's this property right
20 here (Indicating). I have come to the meetings before
21 for this development.

22 I like what they have done with the
23 greenspace and how they are going to bank their
24 parking, recognizing that has changed.

25 Being a property owner right on Route 7, I

1 know that I'm in COR zone and I know that when I
2 bought the house in 2007 that it's likely to be a
3 commercial or an office property and not residential.
4 I see this being a reasonable use of types of
5 properties on Route 7.

6 I understand the concerns from the neighbors
7 in the back, but I'm in a COR and not in a residential
8 zone. I like what they are doing with this and I'm in
9 support of it.

10 CHAIRMAN STUTO: Okay, thank you.

11 Anybody else?

12 MS. TALLMADGE: Hi, my name is Joy Talmadge and
13 I live at 69 Laura Drive. I have been opposed to this
14 project right from the beginning. They are taking away
15 greenspace and all I'm going to see from my house when I
16 look across through the woods is apartment buildings.
17 Noise - it's disgusting. It doesn't need to be there.
18 They don't need a basement. They don't need a training
19 center. I'd rather look at the houses than I would to
20 have this thing on my street.

21 You send a letter out and you say how you
22 feel and you know what? The people that it matters the
23 most to don't get recognized. The Town pretty much
24 tells them what they want and the rest of us have to
25 suffer along with this.

1 There is enough commercial space on Route 7.
2 They didn't need to build apartment buildings - two of
3 them back there with a pond that is not even going to
4 be fenced in. How many kids do you think would drown
5 in that pond? Do they care about that? You make people
6 put fences around pools, but they're not doing
7 anything to protect the public. I think that it's
8 disgusting.

9 CHAIRMAN STUTO: Thank you.

10 Does the Board have any comments or
11 questions?

12 (There was no response.)

13 I have a question. Is this your last time
14 coming back?

15 MR. BIANCHINI: I hope so. I want to see it
16 built.

17 MR. SHAMLIAN: Where is the nine-foot tower on
18 the east end?

19 MR. BIANCHINI: It's right here (Indicating).

20 CHAIRMAN STUTO: Do we have a motion?

21 I will comment that I like the banked
22 parking.

23 There is an application before us for a
24 revised final plan approval with the incentive zoning.
25 Do we have a motion?

1 MS. MILSTEIN: I'll make the motion.

2 MR. SHAMLIAN: I will second.

3 CHAIRMAN STUTO: Any discussion?

4 (There was no response.)

5 All those in favor, say aye.

6 (Ayes were recited.)

7 All those opposed, say nay.

8 (There were none opposed.)

9 The ayes have it.

10 Thank you.

11 MR. BIANCHINI: Thank you.

12 (Whereas the above entitled matter was concluded at
13 8:10 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
LEGAL TRANSCRIPTION
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NISKAYUNA, NY 12309

