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PLANNING BOARD COUNTY OF ALBANY  
TOWN OF COLONIE

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WADE DEVELOPMENT PLAZA  
615 LOUDON ROAD  
EXTENSION OF CONCEPT ACCEPTANCE  
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THE STENOGRAPHIC MINUTES of the above entitled matter  
by NANCY L. STRANG, a Shorthand Reporter commencing  
on April 24, 2018 at 7:10 p.m. at The Public  
Operations Center, 347 Old Niskayuna Road, Latham,  
New York

BOARD MEMBERS:  
PETER STUTO, CHAIRMAN  
LOUIS MION  
KATHLEEN DALTON  
SUSAN MILSTEIN  
BRIAN AUSTIN  
STEVEN HEIDER

ALSO PRESENT:  
  
Michael C. Magguilli, Esq., Town Attorney  
Joseph LaCivita, Director, Planning and Economic  
Development  
Nicholas Costa, Advanced Engineering and Surveying  
Lloyd Litt

1 CHAIRMAN STUTO: Okay, next item on the agenda  
2 is Wade Development Plaza, 615 Loudon Road, extension of  
3 concept acceptance. Obviously, this is an extension so  
4 we've been here before on this project. I've seen it  
5 several times.

6 Joe, can you give us an introduction?

7 MR. LACIVITA: Yes, this project is asking for  
8 a one-year extension on concept which is, again, 56E6  
9 which allows a one-year extension. The applicant had  
10 applied for the extension back prior to the end of the  
11 year due to back up on our agenda and due to the fact  
12 that we did not have it placarded at the last meeting,  
13 we pulled it and put it on for this evening. They are  
14 before you tonight for the concept extension and with us  
15 is Nick Costa. This is on the redevelopment of what is  
16 currently the A-frame pools.

17 Nicholas?

18 MR. COSTA: Thank you, Joe.

19 I'm Nick Costa from Advance Engineering and  
20 Surveying.

21 As just summarized, this project was in front  
22 of the Planning Board previously and received concept  
23 acceptance. We've been delayed on this one for reasons  
24 that had to do with the A-frame pool operations and  
25 not being ready to relocated or removed from the site;

1 also, as far as working with potential tenants.

2 The client now is ready to move forward. He  
3 has been ready to move forward. We have progressed the  
4 drawings and we will be able to submit preliminary  
5 final in about a month, once we receive the extension.

6 We did work with Goldstein as far as adding a  
7 future connection if and when this does get  
8 redeveloped. We did show a future connection being  
9 allowed on site.

10 As far as the site is concerned, the site is  
11 being developed. As far as green space, green space is  
12 going to be substantially increased on this site by  
13 more than 25%. It's being proposed to have two  
14 separate buildings. One would have a restaurant and  
15 retail space. One would have more of a drive-through  
16 type restaurant.

17 All the parking will be occurring in the rear  
18 of the proposed site development.

19 The other thing that this site shows is the  
20 connection at this location (Indicating) where a  
21 future traffic light will be installed. I think that's  
22 going to be happening fairly soon, from what has  
23 happened across the street.

24 All these utilities are available on the  
25 site. They currently serve the existing building and

1 will be connecting with water and sanitary sewer to  
2 that same infrastructure.

3 MR. MAGGUILLI: Joe, what section did you say  
4 they were going to move under the extension?

5 MR. LACIVITA: Section 190.56E.

6 MR. MAGGUILLI: I think that it's 02.

7 MR. LACIVITA: I have any Planning Board  
8 conceptual acceptance shall be valid for 18 months from  
9 the date of issuance. Concept acceptance may be extended  
10 for one additional year upon written request by the  
11 applicant and after due consideration of the Planning  
12 Board.

13 MR. MAGGUILLI: I have 190.56.02.

14 MR. LACIVITA: That might be a typo, Michael,  
15 on that.

16 MR. MAGGUILLI: Just so the record is  
17 consistent.

18 MR. LACIVITA: Mike, on here -190.56E6.

19 MR. M AGGUILLI: Does that jive with what you  
20 are doing, Mr. Costa?

21 MR. COSTA: Yes, that's correct.

22 CHAIRMAN STUTO: Either the applicant or Joe  
23 LaCivita, what is going on with the Goldstein property?  
24 Was there some discussion with them? If you could fill  
25 us in on that, I think it would be good.

1 MR. COSTA: There was some discussion  
2 initially. There was some discussion initially about  
3 that site being redeveloped. The Board requested that we  
4 consider having a common entrance - a shared entrance at  
5 this location. Our understanding is that the site is not  
6 going to remain as a dealer.

7 MR. LACIVITA: When we first talked to Mr.  
8 Goldstein he was having his Jeep dealership built on the  
9 Route 9 north and he was moving Jeep there and he was  
10 contemplating redeveloping this to a mixed-use with  
11 retail and apartment use for seniors. That did not come  
12 to fruition. So, we were trying to work with the  
13 applicant who was willing to improve the curb cut there  
14 and also have connectivity so both projects would have  
15 access to the one.

16 CHAIRMAN STUTO: Ikay, how do we preserve that  
17 right to have access - for Goldstein - to the light as  
18 well. That makes sense.

19 MR. COSTA: We are showing that. We are showing  
20 a future connection.

21 CHAIRMAN STUTO: Ikay, thank you. You said that  
22 during your presentation and I apologize.

23 MR. COSTA: No, that's okay.

24 MR. MAGGILLI: Is that with Stewart's?

25 MR. COSTA: No.

1                   CHAIRMAN STUTO: Stewart's is further down,  
2 right?

3                   MR. COSTA: Yes, they are just below the  
4 Goldstein property. I think there was some dealing  
5 between Stewart's and Goldstein with the redevelopment  
6 of Stewart's.

7                   CHAIRMAN STUTO: Okay, we have a Lloyd Litt  
8 looking to speak on this.

9                   MR. LITT: Good evening. My name is Lloyd Litt.  
10 I live at 24 Skyline Drive, which is right here  
11 (Indicating) that's right behind this property.

12                   I was here two years ago which I think was  
13 the last time you talked about this. I have not heard  
14 about any other ones. I went and provided a letter and  
15 actually sent it to Ms. Mahan and I got to Joe, I  
16 understand -- with a long list of concerns that I had.  
17 I came to this meeting and went over them with you. I  
18 was kind of hoping to come here and see that some of  
19 our concerns had been addressed and called out or  
20 actually recognized and I'm kind of disappointed  
21 frankly to see none of it is being addressed.

22                   MR. LACIVITA: Let me answer that directly.  
23 Because we are going for the approval of what we  
24 accepted at that time without any changes to it, those  
25 changes that you have, Mr. Costa has and they are

1 preparing them for the final application. That's how we  
2 are doing it. We don't want to change anything from  
3 concept because we have a totally different project at  
4 that time. I can guarantee you that Mr. Costa has that  
5 letter and he is working through that with his first  
6 preliminary submission.

7 MR. LITT: Okay. So, last time I came here I  
8 talked about how disappointed I was in the communication  
9 process between the developers and the neighbors.  
10 Several people agreed that could be better. Somebody  
11 asked Mr. Costa to contact us so we could express our  
12 concerns directly. I admit that we have not had a lot of  
13 time and it's only been two years, but I haven't heard a  
14 word. I don't need to put him on the spot here, but I am  
15 more willing to talk to you and work with you on a more  
16 frequent basis than coming here and doing it in public  
17 like this.

18 CHAIRMAN STUTO: Nick, can you give the  
19 gentleman your card? We will put the burden on him to  
20 call you.

21 MR. COSTA: Once we have the plan finalized, we  
22 certainly will be meeting with the neighbors before we  
23 come back to the Planning Board.

24 MR. LITT: But it's better to have it discussed  
25 before -

1 MR. LACIVITA: We will talk about that  
2 together, sir, and not have that in the meeting right  
3 now. Thank you.

4 MR. LITT: Thank you.

5 MR. MAGGUILLI: This is the property that we  
6 walked, right?

7 MR. LACIVITA: We did walk a couple of  
8 properties, Mike. I don't think that it was this one. It  
9 was Northway Toyota there was having the problems.

10 Just for the record, I have Mr.Litt's letter  
11 rate here.

12 CHAIRMAN STUTO: Anybody else from the public  
13 looking to speak on this?

14 (There was no response)

15 Okay, this is just a status meeting and we  
16 are extending the concept that was there before.

17 Are there any comments or questions from the  
18 Board?

19 MR. SHAMLIAN: I just have one comment, Nick.  
20 As the project most forward, I don't want to speak for  
21 everybody else, but the further you can push that  
22 building back off of Route 9, the more favorably I'm  
23 going to look at the project.

24 MR. COSTA: So, you would like to see the  
25 building with parking in the front?

1 MR. SHAMLIAN: I am fine with that. I'm very  
2 concerned about -- it's pretty clear that most people -  
3 - I'm not going to speak for the public, but most people  
4 don't like the buildings up close to the road and we  
5 already have the buildings across the street that are  
6 close to the road. Were going to end up with a canyon.

7 MR. COSTA: These buildings are a little bit  
8 further because we have some utility easements going  
9 through there. We can certainly take a look at shifting  
10 the buildings to the bag. We were trying to maintain a  
11 similar theme of what was done across the street.

12 MR. SHAMLIAN: I don't know where the rest of  
13 the board falls on this.

14 MS. MILSTEIN: I agree.

15 MR. COSTA: I can certainly propose that. It's  
16 not really going to change our agreement. It's just a  
17 matter of swapping from one area to the other.

18 CHAIRMAN STUTO: I think we have a consensus.  
19 If somebody doesn't agree, please speak up.

20 (There was no response.)

21 MR. COSTA: I can also provide Joe a layout and  
22 we can circulate that.

23 CHAIRMAN STUTO: That would be wonderful; thank  
24 you.

25 With respect to the question before the Board

1           which is for an extension for the concept acceptance,  
2           do we have a motion?

3                   MS. DALTON: I make that motion.

4                   CHAIRMAN STUTO: Do I have a second?

5                   MR. MION: Second.

6                   CHAIRMAN STUTO: Is there any discussion?

7                   (There was no response.)

8                   All those in favor, say aye.

9                   (Ayes were recited.)

10                  All those opposed, say nay.

11                  (There were none opposed.)

12                  The ayes have it.

13                  Thank you.

14                  MR. COSTA: Thank you.

15                               (Whereas the above entitled proceeding was  
16           concluded at 7:15 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  
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