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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

ANTHONY'S PLAZA MIXED-USE
155 WADE ROAD
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing on
May June 5, 2018 at 7:35 p.m. at The Public Operations
Center, 347 Old Niskayuna Road, Latham, New York

BOARD MEMBERS:
PETER STUTO, CHAIRMAN
CRAIG SHAMLIAN
LOU MION
BRIAN AUSTIN
CRAIG SHAMLIAN
SUSAN MILSTEIN
STEVEN HEIDER

ALSO PRESENT:

Kathleen Marinelli, Esq., Counsel to the Planning
Board
Michael Tengeler, Planning and Economic Development
Department
Brad Grant, PE, Barton and Loguidice
Joeseeph Adriano, C2 Architecture

1 MR. SHAMLIAN: The next item on the agenda is
2 Anthony's Plaza mixed-use, 155 Wade Road, sketch plan
3 review.

4 Our permanent Chairman is back so I'm going
5 to relinquish the Chair.

6 MR. LACIVITA: Just for the record, Anthony's
7 Plaza mixed-use is on 155 Wade Road. It is a new 3,500
8 square foot office building on an existing mixed-use
9 site. It was at our DCC Development Coordination meeting
10 on April 11, 2018.

11 Joe, I'm going to turn over to you.

12 MR. ADRIANO: I'm Joe Adriano with C2
13 architecture. I'm representing Anthony Fazio, owner of
14 the property.

15 It is the adjacent property to the east of
16 this building here (Indicating). It would be a
17 restaurant and a couple storage facilities in the
18 back. The existing site consists of three buildings.
19 One is a restaurant and two storage houses. There is
20 room for improvement and room for additional growth
21 and the owner would like to take advantage of that and
22 provide a new 3,500 square foot office building. In
23 doing so, we would be resurfacing some of the parking
24 area and kind of cleaning it up. We also would be
25 looking at additional green space.

1 Right now I'm sure most of you have seen or
2 driven by it. It's kind of a rundown parking lot.
3 Maybe not run down, but it is an old parking lot. It
4 could be useful with an upgrade. So, he's looking to
5 improve this property and give back to the community a
6 little bit here. He will be adding some green space
7 and improving the street façade.

8 Moving forward on this, we are really
9 looking to get to that next step. We are looking to
10 you guys to give us some advice or clarify on how to
11 keep proceeding with this to keep this moving forward.
12 The building right now meets all the zoning
13 requirements. As Joe said, we were at the DCC meeting.
14 We had the building conform with the zoning setbacks.
15 We meet the parking requirements for the Town of
16 Colonie and we meet the green space as well.

17 The building itself is a single-story
18 wood-frame building. It has brick veneer. Mr. Fazio is
19 a mason, so we look to use high-end materials and
20 break which is nice to see, versus some of the
21 developers' materials that you see of just cement
22 siding. So, we would like to do a brick building with
23 lots of glass to look out to the area. We kept it
24 pretty simple. Nothing too crazy.

25 I will turn it over to you guys for any

1 comments.

2 MR. STUTO: Okay, we have a Town Designated
3 Engineer, Barton and Loguidice. They have not formally
4 reviewed the project but Brad Grant is here with them.

5 Brad, do you have any preliminary comments
6 that you could give us?

7 MR. GRANT: I do. I have a couple of things.

8 The parking for the new office building -
9 there are five spaces there with a 15 foot setback. I
10 talked to Chuck Voss, the project manager for this and
11 there was discussion of perhaps taking the parking
12 spaces that are proposed for the office building and
13 just sliding it back so that you don't encroach on the
14 setback. It looks doable because it's just a - maybe a
15 third of the spaces -

16 MR. ADRIANO: We have actually modified --
17 you're talking from our last DCC meeting?

18 MR. GRANT: Yes, I don't have the updated map,
19 apparently.

20 MR. ADRIANO: Yes, I moved that parking from
21 upfront so there is this entire green space along the
22 road. You were talking about the parking here
23 (Indicating).

24 MR. GRANT: Yes.

25 MR. ADRIANO: We have removed that and provided

1 additional spaces out in the existing parking area.

2 MR. GRANT: You talked about creating new green
3 space.

4 MR. ADRIANO: Currently the site here - all the
5 way back through here is all paved asphalt right now.
6 So, we would look to replace that paved asphalt and
7 create some greenery along the road. Also, around the
8 side of the restaurant as well.

9 MR. GRANT: Thirdly, the restaurant - who I am
10 told has the best barbecue in Town - that's on the
11 septic system.

12 MR. ADRIANO: As far as we know, that's with
13 the existing drawings had shown us. We were provided
14 some additional information from the DCC, but following
15 - to get us to the next steps, we would look into a
16 complete survey, hire a civil engineer to look at the
17 system and see what's there and confirm that the
18 existing system, if it is there, is enough to handle all
19 the facilities or give us alternates on how to proceed
20 from there. Of course, those would all comply with the
21 Town requirements.

22 MR. GRANT: That would be good.

23 There is a proposed sewer shown being tied
24 into an existing septic tank. It may be a septic tank,
25 or it may be something else. Then, there's a pump

1 station. You probably don't want to mess with a septic
2 tank of that size. Perhaps you would go right into the
3 pump station. Assuming it is a force main, goes to a
4 public sewer. Most of the Town - probably 99% of it is
5 sewer, but there are small areas where there are
6 public sewers. This may be one of them.

7 MR. ADRIANO: Yes, there looks like there may
8 have been a force main. MR.,. GRANT: That's all I have.

9 CHAIRMAN STUTO: Can you go back over the
10 sewer? Is there sewer in the road, or not?

11 MR. GRANT: I don't see it indicated on the
12 map. I do see storm and gas and water. I see an existing
13 pump station.

14 CHAIRMAN STUTO: Far away?

15 MR. GRANT: I don't know. I don't know where
16 the sewer system is going. What I would suggest is
17 probably meet with - when you get a civil engineer - -
18 meet with Pure Waters and they will give the benefit of
19 their knowledge and their record plans.

20 MR. ADRIANO: Yes, I believe one of the
21 gentleman at the DCC meeting provided us with some
22 additional information which showed the Town services in
23 that area. There is sewer relatively close to there
24 which we would be able to tie into, if needed. We would
25 be looking to decide on the entire system on the next

1 steps.

2 CHAIRMAN STUTO: Okay, we will open it up to
3 the Board for questions and comments.

4 Lou?

5 MR. MION: I'm looking at what I think you had
6 posted up there. Did you say that you took those five
7 spaces from the front and move them to the back, or you
8 just did away with them altogether?

9 MR. ADRIANO: No, I didn't do away with them
10 altogether.

11 MR. MION: Where are they?

12 MR. ADRIANO: There are some green space here
13 and here to squeeze in the parking. I also shifted down
14 in front of the patio a little further to create a
15 couple spaces.

16 MR. MION: So, you spread them throughout.

17 MR. ADRIANO: Yes.

18 MR. MION: Thank you.

19 MR. ADRIANO: You're welcome.

20 CHAIRMAN STUTO: Craig?

21 MR. SHAMLIAN: You planning to do something to
22 the restaurant as well and terms of a reface?

23 MR. ADRIANO: That has to be worked out. The
24 owner would like to get a little façade bump. It has to
25 be worked out with the existing tenant. I can't commit

1 100%, but he would like to improve it. One thing we are
2 definitely going to look at doing is at least at the
3 minimum, improving the landscaping around there to make
4 it more presentable from the road.

5 MR. SHAMLIAN: The other question that I had
6 was: I think you're showing 52 parking spaces. Do you
7 need all 52 or can we look at banking some of them?

8 MR. ADRIANO: I was just looking to meet the
9 zoning requirements based on the occupancy of the
10 restaurant, the building and the two-story facilities.
11 If we are allowed to reduce, we would love to.

12 MR. SHAMLIAN: It would be banking - the
13 question really has to start with you which is: Do you
14 need 52 spaces?

15 MR. ADRIANO: I don't think so because the
16 storage facility - it's really early in the morning or
17 end of the day that they drop off a truck or something
18 like that or pick up something in the back. There really
19 isn't an office employee there.

20 The restaurant, as you know, is usually
21 evening operating hours. It may be lunch time also.
22 The business we presume would be 8:00 to 5:00 p.m.

23 MR. LACIVITA: That was one of the things we
24 talked about at the DCC meeting, because it has such a
25 great balance for shared parking that we definitely

1 encourage them to do that when it comes to concept.

2 MR. SHAMLIAN: That's all I have.

3 MR. HEIDER: I would like to ask the opposite
4 question. How many parking spots have you already
5 removed from what exists there now? There are more than
6 52 spots there now.

7 MR. ADRIANO: I would say so. When I took my
8 site visit there, it was still groundcover so it didn't
9 appear to be properly striped to identify how many
10 parking spots are there existing. I would say that if we
11 are currently showing 52, I can roughly estimate that
12 there probably would be 65 spaces.

13 MR. HEIDER: The reason I asked that is in my
14 frequent past a lot of problems involving establishments
15 like restaurants - the one for three thing is
16 ridiculous. If the bar fills that parking lot, it means
17 that office building will be parking on Wade Road or
18 parking somewhere else. I'm not saying I love parking
19 lots. The mixed-use here is an odd mixed-use -- it's not
20 an odd mixed-use but with most of them you see a little
21 more parking. You talk about the lunch crowd and the
22 business is doing well, you will have 30 or 40 cars
23 there at lunch time and I think with a 3,000 square foot
24 building you'll have more than 10 cars.

25 MR. ADRIANO: It's possible. We don't know who

1 the tenant is going to be yet. We don't know what their
2 use is going to be. It could be a small engineering
3 office where you might only have five or six employees
4 with six different offices taking up that square
5 footage. We don't fully understand what that lease is
6 yet. At the same time, because we are striping the
7 parking lot, we end up making parking more efficient
8 than what might be there now. When you run into a
9 parking lot that is striped properly, you have people
10 parking at 45 degrees and people taking up 12 feet of
11 parking space when they only really need nine.

12 MR. HEIDER: At the end of the day, you can
13 only still park 52 cars and 52 striped spots.

14 MR. ADRIANO: That is true.

15 MR. SHAMLIAN: The challenge is to find out how
16 many parking spots you actually need.

17 CHAIRMAN STUTO: And if you go under count, we
18 would suggest banking them.

19 MR. ADRIANO: As per the previous comments, we
20 definitely won't go less than 52 if it is a concern on
21 the quantity. That 52 will bring us to Code.

22 CHAIRMAN STUTO: Brad, do you have any comment
23 on the parking?

24 MR. GRANT: No, I haven't really necessarily
25 looked at this. I was just looking at this plan. Those

1 two spaces behind the rolling gate are for the
2 warehouse?

3 MR. ADRIANO: Yes, sir.

4 MR. GRANT: Are there going to be employees
5 that would park there or somewhere else?

6 MR. ADRIANO: On their current use, they really
7 don't have employees. We were just providing the spaces
8 to meet the Code. It's more of a come and go kind of
9 situation early in the morning and drop off equipment or
10 supplies at the end of the day.

11 MR. GRANT: What size trucks would be coming in
12 there? Is this a full-size tractor-trailer?

13 MR. ADRIANO: No, it is not an 18-wheeler or
14 anything like that. I believe they are box trucks or may
15 be a truck with an equipment trailer.

16 MR. GRANT: Because if the rolling gate was
17 slid towards the airport, you would have a little more
18 paved area and more parking spaces.

19 I kind of like that concept that you got rid
20 of the area out front in attractively landscaped.

21 MR. ADRIANO: Yes, I think it definitely
22 improves that.

23 CHAIRMAN STUTO: I just asked Joe privately
24 what triggered the major site plan. I thought it was a
25 10,000 foot disturbance.

1 MR. LACIVITA: It is for major projects, but
2 when you have a new freestanding building -- my Code is
3 up in my office so I could point right to it. I could
4 certainly have it for you at the next meeting. Anything
5 new - if this 3,500 was attached to somewhere else, it
6 would not have come to this level.

7 CHAIRMAN STUTO: Yes, if you could just educate
8 me a little bit on that.

9 My comment is: landscaping can go a long way
10 whether it's around the restaurant or particularly --
11 how you could pretty it up from the cars that are
12 driving. So, the cars driving by could get a good
13 view. Otherwise, aside from the comments here, it
14 probably would be an improvement to the site.

15 MR. SHAMLIAN: Vast.

16 CHAIRMAN STUTO: Anything else?

17 (There was no comment.)

18 Okay, thank you.

19 (Where's the above entitled proceeding was
20 concluded at 7:48 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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