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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

RETAIL BUILDING
2220 CENTRAL AVENUE
APPLICATION FOR CONCEPT ACCEPTANCE

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing on
July 24, 2018 at 9:26 p.m. at The Public Operations
Center, 347 Old Niskayuna Road, Latham, New York

BOARD MEMBERS:
PETER STUTO, CHAIRMAN
CRAIG SHAMLIAN
LOU MION
CRAIG SHAMLIAN
STEVEN HEIDER

ALSO PRESENT:

Kathleen Marinelli, Esq., Counsel to the Planning
Board
Joseph Bianchini, PE, ABD Engineers
Mike Roth, PE, Stracher Roth Gilmore Architects
Arnold Wayman

1 CHAIRMAN STUTO: Retail Building, 2220 Central
2 Avenue, application for concept acceptance, remove
3 billboards and construct a 7,550 square foot
4 office/retail/restaurant.

5 Joe LaCivita, do you have any introductory
6 remarks for this project?

7 MR. TENGELER: Not much. I know that Joe
8 Bianchini is here representing the applicant. I know
9 that they went to the ZBA. I'll have Joe get into the
10 specifics of that. They are here tonight for concept.

11 CHAIRMAN STUTO: Okay.

12 MR. BIANCHINI: I'm Joe Bianchini with ABD
13 representing the property at 2220 Central Avenue. It's
14 located between Kendale. It's a Speedway now. There are
15 a couple of resident properties on the backside.

16 There are two billboards now on the property
17 in this general location (Indicating). Those would be
18 removed. What Ahmad would like to do is build a 7,550
19 square foot building to be used as a combination of
20 retail, office or a restaurant with a drive-thru.
21 There are no tenants at this time. We are here for
22 concept and once we get approval, hopefully he can
23 market it to see if we can get tenants so that when we
24 come back for final, we can tell you who that will be.

25 The site is approximately one acre. Parking

1 is situated in the front of the building. They are
2 going to need a variance. There is a Town drainage
3 easement that goes across the front and down the side
4 on this. So, it's a little difficult to do anything
5 but parking over the top of it. We need an variance
6 for parking in the front yard. We need a variance
7 because there is only 10 feet from the property line.
8 By Town standards, it should be 15. So, we need a
9 waiver for that.

10 We did get a variance to put the dumpster in
11 the front yard because we have three front yards. So,
12 we are planning to put the dumpster near Kendall
13 Avenue which winds up across from the Speedway. We
14 didn't get a variance to go within 20 feet of the
15 sideline so we had to reduce the size of the building
16 somewhat because we weren't successful in getting that
17 variance.

18 We have 36 parking spaces across the front,
19 which is sufficient for the office and retail.
20 Actually, it's a little bit in excess. It depends on
21 what type of restaurant goes in there as to how many
22 square feet they take and whether or not that will be
23 sufficient for a restaurant.

24 We have a drive-thru on the Canton Street
25 side where you enter from Canton Street and the

1 drive-up window would be here and then you could get
2 back out either way. We will add signs that were not
3 on the concept plan that are directing for the
4 drive-thru and for the one-way traffic area through
5 there.

6 We do have a decorative fence all along the
7 front yard. Then, we are proposing vinyl fencing along
8 these two sides (Indicating) and then landscaping and
9 a double row of evergreens along the property line in
10 the back. There will be additional landscaping in the
11 islands and shrubbery across the front. We will
12 probably add some more landscaping as we get into the
13 final design.

14 There would be a sign that would be on the
15 front. We would probably add some more perennials than
16 annuals in those areas to give it some color in the
17 summertime.

18 Sewer and water are at the site. We will be
19 connecting into the water system over here on Canton
20 and also the sewer system on Canton. There will be the
21 water separator and grease traps for the restaurant.

22 Storm drainage - the Town has an easement to
23 collect drainage up in this and bring it across
24 Central Avenue and actually it comes down and it goes
25 down here and then across. There is a set up where

1 this site actually acts as a detention system now for
2 the Town's drainage systems. We can't find an easement
3 for that, but it's there and we intend to enlarge it
4 and make it meet current DEC stormwater standards.

5 That's pretty much it except for the
6 architecture of the building.

7 Mike Roth is the architect and he will
8 explain a little bit about that.

9 MR. ROTH: I'm Mike Roth from Stracher Roth
10 Gilmore Architects.

11 I brought a couple of samples of the colors
12 of the stone. I haven't picked the brick yet. It's a
13 little early to pick it, but it's going to blend.

14 Basically what you're are going to see here
15 is that you're going to have the corners of the
16 building and this corner here (Indicating) you will
17 see a slight recess in just the masonry. Then, as you
18 can see that porcelain has some blues in it and we're
19 going to have a little canopy across the front. Also,
20 there are two canopies over the exit door and they are
21 required by Code. They will be blue, as well.

22 The stone material which is going to be sort
23 of where the sign boards are going to be will be in
24 two colors. The top piece will most likely be a step
25 cornis or there will be the copper here and we will

1 use the gold here. These colors will continue around
2 on the side. I haven't colored them. Basically, we're
3 going to keep the same thing all the way around and
4 even the back of the building would be done in the
5 same material.

6 There was a question about screening of the
7 cap equipment on the roof. We do have a parapet of
8 about three and a half feet in the front so anything
9 from Central Avenue is going to be blocked from
10 visibility.

11 The grade does drop back to the rear quite a
12 bit so you can sort of see some of that foundation
13 that will be exposed in the back.

14 MR. MION: Since you put that parapet on both
15 sides?

16 MR. ROTH: We have carried the parapet onto the
17 other side here (Indicating) and you see it about half
18 way.

19 MR. SHAMLIAN: And making sure that the
20 residents don't see the AC units or the RT units as
21 well.

22 MR. ROTH: We can certainly make sure that it's
23 screened.

24 MR. MION: The residents are going to see the
25 back. You have three fronts so I'd put it around and

1 then do some screening in the back.

2 MR. ROTH: We can certainly carry that line all
3 the way back.

4 The only difference is the step that Joe was
5 talking about was reducing the building height. My
6 drawing doesn't show that step, but it will.

7 CHAIRMAN STUTO: Okay, this has been reviewed
8 by our Town Designated Engineer, Barton and Loguidice.

9 Chuck Voss, can you give us some comments on
10 the project?

11 MR. VOSS: Sure, Peter. What you have in your
12 packets is a letter dated July 3. It's a pretty straight
13 forward concept review. The site, in general, is COR
14 which allows these types of uses. The proposed use is
15 not inconcsistant with what we see generally around this
16 site on both sides of Central up and down and east and
17 west.

18 As Joe mentioned the site did require a
19 variance which you now have.

20 MR. BIANCHINI: For the dumpster.

21 MR. VOSS: For the dumpster, correct. I think
22 that the other thing that we would point out, as Joe
23 menitoined, are the potential for waivers. We are
24 looking at maybe five wwaivers now. It depends on how
25 your final layout goes. Just in general from what we

1 saw, it would be a setback from Central Avneue, parking
2 in the front yard setback - which technically you have
3 three front yards, pavement within 15 feet of Central
4 Avenue, parking space requirements, stacking space
5 requirements and maybe an additional waiver for the
6 stormwater. We are not sure yet how that's going to
7 work.

8 CHAIRMAN STUTO: Can we talk aobut the parking
9 space requiriments and the staffing requirements? The
10 other ones aren't perhaps as troublesome.

11 MR. VOSS: It's hard without an tenant to
12 determine what the drive-thru situation might be or what
13 it might look like. It's hard to tell how much stacking
14 space we might want.

15 CHAIRMAN STUTO: What does our Code say?

16 MR. VOSS: I'd have to take another look at it.
17 I think that we're at 2 plus 10. The only question that
18 I would have is the high demand drive-thru site -

19 CHAIRMAN STUTO: Which was are they going to be
20 coming in from?

21 MR. VOSS: It looks like they are coming down
22 Canton Street in at that second curb cut in towards the
23 rear of the site. Depending on signage and how people
24 circulate through the site, you might want to try to
25 narrow that drive-thru lane a little bit because it

1 might not be wide enough for two vehicles, but only one.
2 That would further dictate the site.

3 MR. BIANCHINI: We could do that.

4 CHAIRMAN STUTO: So, that whole lane is just
5 for drive-thru.

6 MR. BIANCHINI: Yes.

7 MR. VOSS: That's what it appears to be, yes. I
8 think that if you have two-way traffic kind of speeding
9 back and forth there, it's not going to work.

10 MR. SHAMLIAN: That's an abnormal drive-thru
11 turn. It's not the way that you're accustomed to going
12 through drive-thrus. You're going to have to force
13 people to go that way.

14 MR. VOSS: Our only other concern would be
15 maybe potential stacking out onto Canton. If it was a
16 Dunkin Donuts or something and all the sudden you have
17 20 people lined up in the morning for their coffee, that
18 would be a problem. We will want to take a look at that.

19 CHAIRMAN STUTO: You're saying stacking on
20 Canton?

21 MR. VOSS: That would be our potential concern.

22 The only other issue is just topography. The
23 site, as you know, drops away towards the rear.

24 We're not sure, at this point - Joe, are you
25 are proposing any retaining walls in the back because

1 of the grade change?

2 MR. BIANCHINI: Just part of the building.

3 MR. VOSS: The building itself.

4 MR. BIANCHINI: The building itself would work
5 as a retaining wall.

6 MR. VOSS: It is fairly heavily wooded between
7 Kendall Avenue and the property to the back. We would
8 obviously want to see some additional screening.

9 Also, the stormwater details -

10 CHAIRMAN STUTO: You said there was a parking
11 waiver. You talked about stacking.

12 MR. VOSS: The parking space requirements -
13 just the actual width of the spaces themselves and any
14 potential for a green island in there.

15 CHAIRMAN STUTO: I'm not following you. These
16 parking spaces are more narrow than what the Code
17 requires?

18 MR. VOSS: Well, maybe that one will go away.

19 CHAIRMAN STUTO: Are there too few spots?

20 MR. BIANCHINI: The restaurant might have more
21 parking, depending on what restaurant goes in there. We
22 have more than enough for retail and office to park, but
23 depending on the seating capacity for a restaurant, we
24 may need a waiver there.

25 CHAIRMAN STUTO: I'll just speak for me. I

1 don't have a lot of comfort on the stacking, so far.
2 First of all, you didn't make a clear presentation.
3 You're going to have to convince me more that those two
4 things are going to work.

5 MR. LACIVITA: The Code speaks to drive-thru
6 fast food restaurants; two spaces per drive-thru lane
7 plus 10 spaces. So, that is putting them out onto the
8 street.

9 MR. SHAMLIAN: Just my own opinion, but I have
10 a fair amount of experience with restaurants.

11 Drive-thru windows in the front area are a
12 challenge because -

13 MR. BIANCHINI: Because of the way that they
14 serve.

15 MR. SHAMLIAN: Yes, they need a drive-thru in
16 the back of the house and not in the front of the house.
17 It doesn't mean that you can't configure it to make it
18 work, but it's going to be a bit of a challenge.

19 MR. VOSS: The utilities are all on the site;
20 water and sewer. That looks pretty good so far.

21 CHAIRMAN STUTO: Any members of the public
22 looking to speak on this?

23 MR. WAYMAN: My name is Arnold Wayman and I
24 live at 2 Kendall Avenue. My concerns are right here
25 between my house and the building. There is a big ravine

1 there and with all this asphalt - instead of it being
2 grass, is that going to cause a major water issue for
3 me?

4 When it does come down here (Indicating) is
5 it going to stay in there or is there going to be any
6 sitting water that might attract mosquitos or
7 anything?

8 Also, I was hoping that I could have all
9 these trees removed along here and maybe have a vinyl
10 fence put up there as well to keep the garbage from
11 coming over here.

12 CHAIRMAN STUTO: When you say trees removed, do
13 you mean the proposed trees?

14 MR. WAYMAN: No, I was saying what was already
15 here.

16 CHAIRMAN STUTO: On your property or their
17 property?

18 MR. WAYMAN: Their property. Whatever is there
19 is what I'm worried about.

20 CHAIRMAN STUTO: I will let them speak to that
21 but I think that I already know.

22 So, talk about stormwater and trees.

23 MR. BIANCHINI: All the stormwater will be
24 drained in the parking lot and then down to this
25 modified detention basin that is there now and it will

1 be done in accordance with stormwater regulations and so
2 forth. Even the roof drainage here will be picked up.
3 There will be a gutter system further back there
4 (Indicating) to take it over here. So, that will go
5 away.

6 We did propose a double row of evergreen
7 trees along that property line. I would say that we
8 would pretty much be clearing that, but if he wants a
9 vinyl fence, that's fine too.

10 MR. SHAMLIAN: He also asked about the
11 retention area and if it would retain water. Is it a dry
12 one or a wet one?

13 MR. BIANCHINI: It's a combination of a
14 bioretention area which will treat the water that comes
15 off of that and then a detention basin which I think
16 does have a little bit of standing water in it. We could
17 maybe modify that so that it doesn't have standing water
18 with an underdrain system.

19 MR. WAYMAN: Right now it's pretty much a
20 swamp.

21 MR. BIANCHINI: Yes, and it's been used as a
22 dumping ground.

23 MR. SHAMLIAN: So, a little bit of water is
24 better than what is there now, in terms of the water.

25 MR. WAYMAN: It really is quite swampy over

1 there.

2 MR. VOSS: And it's very overgrown with scrub
3 trees. Once you remove those trees, the sunlight is the
4 best antiseptic. It will really kind of open that area
5 up and expose it to daylight and make it less conducive
6 for standing water.

7 MR. BIANCHINI: And as I said, we can add
8 underdrain.

9 CHAIRMAN STUTO: Okay, any other questions?
10 (There was no response.)

11 Okay, we'll just open it up to the Board.

12 I will speak first. It looks okay. I'm
13 definitely not committing to the drive-thru. If there
14 is not enough parking for a restaurant, I'm not
15 committing to this.

16 Anyone else?

17 MR. SHAMLIAN: Theoretically you could get
18 seven cars with that drive-thru. In reality, probably
19 six. People don't pull up and squeeze in. That would
20 certainly limit the kinds of restaurants that you could
21 put there. By the same token, somebody like Dunkin looks
22 at it and says there's not enough stacking and they're
23 not interested.

24 MR. BIANCHINI: It could be a bank, too. I
25 don't know yet.

1 MR. MION: Joe, a restaurant is not definite?

2 MR. BIANCHINI: No, nothing is definite. There
3 are no tenants. We set it up possibly for a restaurant
4 but if he doesn't get a bank either, it could be just
5 another office or retail store.

6 CHAIRMAN STUTO: Any other comments from the
7 Board?

8 MR. HEIDER: I think that the view from Kendall
9 is important. That's a pretty big building to be so
10 close. I think that part needs to be worked on. If you
11 do a drive-thru there is no way that you should put a
12 picnic table near the front curb.

13 I'm also concerned that you don't have enough
14 stacking here so that if it is a successful place
15 here, there's going to be a problem. I know that these
16 aren't busy roads, is that a car dealership there on
17 the other side of Kendall?

18 MR. VOSS: I think that it is.

19 MR. BIANCHINI: That's a realty office.

20 MR. HEIDER: So, I'm just concerned about that.

21 CHAIRMAN STUTO: Concept acceptance is not an
22 approval by the Board. It's just a general acceptance so
23 that we can give our comments and that we're generally
24 okay with it going forward so that you can take our
25 comments into consideration.

1 Do we have a motion for concept acceptance?

2 MR. MION: I will make a motion for concept
3 acceptance.

4 MR. SHAMLIAN: I'll second.

5 CHAIRMAN STUTO: Any discussion?

6 I just want to make one comment. I will
7 repeat that the drive-thru and the parking - I need
8 more convincing on those items. That's my comment.

9 Any other comments?

10 MR. SHAMLIAN: I think that this is a generous
11 concept acceptance. It's pretty wide open and there are
12 certainly some issues.

13 CHAIRMAN STUTO: Anybody else?

14 MR. MION: I agree.

15 CHAIRMAN STUTO: All those in favor?

16 (Ayes were recited.)

17 All those opposed?

18 (There were none opposed.)

19 The ayes have it.

20 Thank you.

21 MR. BIANCHINI: Thank you.

22 (Whereas the above entitled proceeding was
23 concluded at 10:12 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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