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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

THE SHOP AND BEAUTY PARLOR
814 TROY SCHENECTADY ROAD

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing on
September 11, 2018 at 7:44 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham, New
York

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

ALSO PRESENT:

Kathleen Marinelli, Esq., Counsel to the Planning
Board
Joseph LaCivita, Director, Planning and Economic
Development
Michael Tengeler, Planning and Economic Development
Chris Shattuck

1 CHAIRMAN STUTO: The next item on the agenda
2 The Shop and Beauty Parlor, 814 Troy Schenectady Road,
3 waiver request for parking within a front yard setback.

4 This is a Town Department review.

5 Mike, is this yours?

6 MR. TENGELER: Yes, this is mine, as well.

7 Chris Shattuck is setting up right now. Chris
8 just purchased the property that were discussing
9 tonight, 814 Troy Schenectady Road. It is a residence
10 along Troy Schenectady Road. It is in a commercial
11 district. Currently a residence is a nonconforming use
12 in a commercial district.

13 Chris is looking to convert it into a beauty
14 parlor that his wife will be running. They will be
15 upgrading the facility and making it handicapped
16 compliant. In doing so, they will be creating a
17 handicap ramp in the front yard, similar to the
18 Gucciardo project that the Board saw about two months
19 ago. In doing so, they're going to need to put a
20 handicap parking space in the front of the building to
21 comply with ADA Codes. That requires a waiver, due to
22 it being parking in the front yard setback.

23 They are also proposing another parking spot
24 in the front yard and the Board is going to need to
25 discuss that, based on the merit of what is here

1 tonight.

2 Chris, if you could, just give kind of a
3 preview. Point out on the map where the building is,
4 where you come into the site and where the ramp is
5 going to go.

6 MR. SHATTUCK: Good evening. The building is
7 located toward the front of the parcel. The entrance is
8 on the west side of the property. So, in front of the
9 property is where we are proposing handicap spots.
10 Behind the property is where the primary parking lot
11 will be. In the front of the property we are going to
12 install a handicap ramp, which is why we are proposing a
13 handicap spot in the front. On these plans we have two
14 spots identified in front. With some consideration, we
15 are looking to make two handicap spots in the front.

16 My wife is the stylist who is going to be
17 running the business. She has a very large clientele
18 list already and she has a large number of elderly
19 people on the clientele list. We feel that it is
20 better suited to have that additional parking in
21 front. That's what we are looking for regarding the
22 waiver.

23 I appreciate your consideration.

24 MR. MION: So, that one spot that you have is a
25 regular spot is becoming a handicap spot?

1 MR. SHATTUCK: Yes, that is correct.

2 MR. MION: So, you will have two handicap
3 spots, where you are building the ramp.

4 MR. SHATTUCK: Yes.

5 MR. TENGELER: The banked parking in the back -
6 you will see spaces 11, 12, 13 and 14 are banked
7 parking. I was discussing with Chris - they are going to
8 open the business and see how everything goes. If they
9 do need those spots in the back, they would like the
10 opportunity to have those and incorporate those into
11 this review. It has gone into a review with all the
12 departments. The original waiver required for them -
13 they are showing it as banked parking. It's not going to
14 be initially built out until they feel it's necessary.

15 CHAIRMAN STUTO: Okay, we will just open it up
16 to the Board for comments or questions.

17 Any members of the public looking to speak on
18 this one?

19 (There was no response.)

20 Chief?

21 MR. HEIDER: I have prior experience with
22 beauty shops. You list the hours from 6:00 p.m. to 10:00
23 p.m.?

24 MR. TENGELER: That might be a typo.

25 MR. SHATTUCK: That is a typo.

1 MR. HEIDER: It's not typo, it is hand written.

2 CHAIRMAN STUTO: It is a handwritten typo.

3 MR. TENGELER: Chris, what are the hours going
4 to be?

5 MR. SHATTUCK: That's 6:00 a.m. to 10:00 p.m.

6 MR. HEIDER: That's 6:00 a.m.?

7 MR. SHATTUCK: Yes. My wife is very ambitious,
8 yes.

9 MR. HEIDER: How many chairs are going to be in
10 there?

11 MR. SHATTUCK: Three chairs.

12 MR. HEIDER: What I have found in the past as
13 you would need nine spots just for those three chairs,
14 not including the employees. There's one in the dryer,
15 one in the sink and one in the chair. We have a lot of
16 problems with sites on Central Avenue back in those days
17 with very limited parking for the three or four chairs.
18 They didn't plan on people that came early for
19 appointments or late for apartments and the next thing
20 you know, you have a very small parking lot for way too
21 many people. So, as much as I like banked parking - it's
22 behind the building and nobody can see it, anyway. I am
23 more concerned about people -- even the elderly - being
24 confused back there and not having a spot. Especially
25 the hours of operation -- Route 7 is a busy road. I

1 would hate to see any confusion leading out to the road.
2 Forget the banked parking. Just build it.

3 MR. TENGELER: And in speaking with Chris, as
4 well, we're going to brainstorm and the employees are
5 going to be the ones that are parking in the farthest
6 spots. And that's to alleviate any walking distance, or
7 anything like that.

8 MR. MION: That brings up another question.
9 Your starting at 6:00 in the morning. Are you going to
10 have light back there?

11 MR. SHATTUCK: We do plan to mount lights.
12 There is an existing garage toward the back of that lot
13 where we can hang some lights. It already has electrical
14 and it. So, that is something that we are planning to
15 do.

16 MR. TENGELER: We will review any lighting
17 in-house.

18 Just to remind Chris, the lighting has to be
19 down-style fixtures so it doesn't shine like a
20 spotlight into the neighboring parcels. We will work
21 with Chris to make sure the planning is according to
22 Town standards.

23 CHAIRMAN STUTO: I would just like to be clear
24 on the parking - Chief, you are recommending that they
25 build out what they have now designated as banked?

1 MR. HEIDER: Yes.

2 CHAIRMAN STUTO: I'm not hearing any
3 objections.

4 MR. SHATTUCK: No.

5 CHAIRMAN STUTO: Any other comments?

6 MR. SHAMLIAN: The only other question I have
7 is - changing -- I don't know what the size requirements
8 are, but changing the spot in the front from a
9 non-handicapped to a handicapped widens the parking,
10 correct?

11 MR. TENGELER: They will have to be 9 x 18.

12 MR. SHAMLIAN: - for a handicap space. They may
13 need to shift some things. Otherwise, they may have a
14 zoning issue on the setback in the front. It looks like
15 16 feet now. Just be aware of that.

16 MR. TENGELER: I believe they need to step
17 back. That's a good point and I will double check that
18 with the building department. When does the zoning.

19 MR. SHAMLIAN: it looks like they can shift
20 everything a little bit anyway. Otherwise, I don't have
21 any problem.

22 CHAIRMAN STUTO: Anybody else?

23 (There was no response.)

24 Okay, we have this proposal before us - a
25 waiver request. Do we have a written waiver?

1 MR. TENGELER: Yes.

2 CHAIRMAN STUTO: Do we have to do something
3 here on SEQR?

4 MR. TENGELER: SEQR has been done.

5 This was a change of use that went through
6 administratively to the departments. We are just here
7 tonight for the waiver.

8 CHAIRMAN STUTO: Okay, we have a Resolution
9 before us entitled Planning Board findings, Land Use Law
10 design standard waivers, 814 Troy Schenectady Road, a
11 beauty shop and grooming parlor.

12 I will ask the stenographer to put the entire
13 Resolution into the record and I will ask Mike to read
14 now therefore be it resolved.

15 MR. TENGELER: Now therefore be resolved, the
16 Board hereby recognizes the improvements proposed to the
17 site will not overload municipal sewer, water or school
18 districts; and be it further resolved, the Board hereby
19 recognizes the granting of the above referenced waiver
20 does not hinder the Town's objectives to protect its
21 important natural resources; conserve farmland; create
22 recreational or wildlife trail corridors; the
23 preservation of historic resources; or protective view
24 sheds or scenic roadways; and be it further resolved,
25 the Board hereby finds the waiver request reasonable to

1 allow the further development of the site and grants the
2 waiver request to allow for two new parking spaces
3 within adjacent access aisle within the front yard
4 building setback, and be it further resolved this waiver
5 findings be kept in the project file in the office of
6 the Planning and Economic Development Department.

7 CHAIRMAN STUTO: We will just add for the
8 record as we stated in the meeting that we are going to
9 - on the drawing that those parking spots that are
10 designated bank parking are going to be built out.

11 Susan is suggesting that we also say that the
12 two spots in the front be designated handicapped for
13 the record.

14 Any comments or questions on the Resolution?

15 (There was no response.)

16 Do we have a motion to pass the Resolution?

17 MR. MION: I'll make a motion.

18 MR. HEIDER: Second.

19 CHAIRMAN STUTO: Lou and seconded by Chief.

20 Any discussion?

21 (There was no response.)

22 All those in favor say aye.

23 (Ayes were recited.)

24 All those opposed say nay.

25 (There were none opposed.)

1 The ayes have it.

2 Thank you.

3 MR. SHATTUCK: Thank you.

4 (Whereas the above entitled proceeding was
5 concluded at 7:55 p.m.)

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CERTIFICATION

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
2420 TROY SCHENECTADY RD.
NISKAYUNA, NY 12309

