

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 STEWART'S SHOPS  
406 ALBANY SHAKER ROAD  
BOARD UPDATE

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6 THE STENOGRAPHIC MINUTES of the above entitled matter  
7 by NANCY L. STRANG, a Shorthand Reporter commencing on  
October 30, 2018 at 8:43 p.m. at The Public Operations  
Center, 347 Old Niskayuna Road, Latham, New York

8 BOARD MEMBERS:  
9 PETER STUTO, CHAIRMAN  
10 CRAIG SHAMLIAN  
11 BRIAN AUSTIN  
12 KATHLEEN DALTON  
13 SUSAN MILSTEIN  
14 LOU MION  
15 STEVEN HEIDER

16 ALSO PRESENT:

17 Michael C. Magguilli, Esq., Town Attorney  
18 Joseph LaCivita, Director, Planning and Economic  
19 Development  
20 Nick Costa, P.E., Advance Engineering  
21 Joseph Grasso, RLA, CHA  
22 Chris Potter, Stewart's Shops

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1                   CHAIRMAN STUTO: The next item on the agenda is  
2                   Stewart's Shops, 406 Albany Shaker Road, Board update,  
3                   3336 square foot convenience store and six-pump fuel  
4                   canopy.

5                   MR. LACIVITA: I'd like to get a few dates here  
6                   on the record, Peter.

7                   We saw this project at DCC on 9/28/16. It  
8                   came to us for sketch on December 13, 2016. We then  
9                   looked at an update.

10                  We wanted to look at various locations of the  
11                  building and a number of pump islands and that was  
12                  done on April 4, 2017.

13                  Then the project kind of came to a halt due  
14                  to the Albany County Shaker Road Corridor Study. That  
15                  project is now moving forward as we do have this in a  
16                  draft format and Nick will present for Stewart's and  
17                  Chris Potter is here, as well.

18                  MR. COSTA: Thank you, Joe.

19                  Paul Goldman is also here with us.

20                  This is a Board update on this project and  
21                  since the last time that we were in front of the  
22                  Board, I think that we have made all the requested  
23                  revisions to it. I will go right to it.

24                  The building got smaller. It's about 3,200  
25                  square feet now. The pumps out front have been reduced

1 to three instead of the four. There are three islands  
2 now.

3 MR. MAGGUILLI: How many gas pumps are you  
4 contemplating?

5 MR. COSTA: Six.

6 MR. MAGGUILLI: Six gas pumps. There are 12.

7 MR. COSTA: No, there are six.

8 MR. MAGGUILLI: Thank you.

9 MR. COSTA: So, those are the main major  
10 changes to the site that have been made since the last  
11 time we were in front of the Board and I think that  
12 those were the items that the Board wished to have us  
13 address.

14 So, the building got a little bit smaller and  
15 we reduced the islands by one. So, instead of eight  
16 pumps, we have six pumps.

17 This is an elevation of the building. The  
18 building has gotten a little bit smaller, but it has  
19 the same features that the Board has seen around Town.

20 As far as greenspace and utilities, that all  
21 remains pretty much the same. There are utilities  
22 because there is an existing gas island here  
23 (Indicating) and also an existing building and they  
24 had the municipal services to that building. That will  
25 remain.

1                   Again, just to go back and summarize some of  
2                   the things that have happened, this parcel is still in  
3                   this area currently (Indicating). The Audi family  
4                   owned the larger parcel and we are doing a lot line  
5                   adjustment to increase Lot 1 to 2.19 acres so that  
6                   this entire area now is owned now by Stewart's.

7                   We moved the driveway access further to the  
8                   west. That is something that is important and will  
9                   make the redeveloped site function much better.

10                  This shows the site plan in the larger scale  
11                  and some of the other amenities that we built.

12                  The stormwater management is over to the side  
13                  of the building and the gas tanks will be up in this  
14                  area (Indicating). Those are a few things and a  
15                  summary of the revisions that have been made to the  
16                  plan.

17                  If there are any questions, we'd be happy to  
18                  answer them.

19                  CHAIRMAN STUTO: This has been reviewed by our  
20                  Town Designated Engineer as well as the Board; Joe  
21                  Grasso from CHA.

22                  Joe, can you give us your comments?

23                  MR. GRASSO: Sure. So, we don't have a lot.  
24                  This is just a Board update.

25                  Some of the issues that were in response to

1 the last Planning Board meeting were a reduction in  
2 the building size as well as deciding on the three  
3 pump dispensers which are actually six fueling  
4 positions as opposed to eight. The last time there was  
5 questions as to whether it should be one canopy, or  
6 split it into two. I think that they are being  
7 responsive to the previous comments regarding the  
8 building size and the fueling stations.

9           There is a large diameter maple tree on the  
10 site. We have looked at it and looked at where it is  
11 located. We couldn't figure out a way to try to  
12 incorporate it into the site plan without it being  
13 impacted or having it be removed. So, this plan does  
14 show removal of that maple tree. We do think that they  
15 have done a really good job providing good buffering  
16 towards the residentially zoned properties. We are  
17 also very supportive of the access locations and the  
18 way that they would be set up on the site. This is a  
19 very difficult site to get in and out of, based on  
20 where those curb cuts are and some of the steep grades  
21 that you have to incur when you get out of the site  
22 onto Albany Shaker Road.

23           There was a question at the last meeting  
24 regarding providing some specific trip generation  
25 data. I just wanted to go through the existing store

1 based on square footage and the ITE data.

2 The existing store would create 118 trips  
3 during the a.m. peak hour and out of those 118, 71  
4 would be pass-by trips which are trips that are  
5 already on the roadway network and 47 would be new  
6 trips where people leave a house and they are looking  
7 to just go to the Stewart's. Based on the increased  
8 size of the building, those 118 trips would become 170  
9 trips of which 102 would be pass-by and 68 would be  
10 new. At the last meeting I guessed that we would be  
11 looking at doubling up the trip generation from the  
12 site, but it actually works out to be an increase of  
13 44% over existing conditions.

14 The plan has really strong pedestrian  
15 accommodations, both from the site out to the road  
16 frontage, but also continuously along the road  
17 frontage which I think is a really good feature of the  
18 site.

19 The last thing that I wanted to mention is  
20 that, like Joe mentioned, this site plan application  
21 was held up because we are working on the completion  
22 of the Albany Shaker Road Corridor Study and that  
23 Corridor Study did recommend some improvements to the  
24 Everett Road/Albany Shaker Road intersection and it's  
25 really broken down into two parts. One of the

1 improvements was when you are heading westbound on  
2 Albany Shaker Road, there are two through-lanes that  
3 come through that intersection with Everett Road. That  
4 merges into one lane and that creates driver confusion  
5 and has resulted in a higher accident rate than is  
6 typical. So, one of the recommended improvements was  
7 to restripe this intersection to eliminate one of the  
8 westbound through travel lanes and add an eastbound  
9 left turn lane on Albany Shaker Road that would then  
10 be turning into the Crisafulli office project.

11 To quote the corridor study: "Striping will  
12 address a concern raised during the public comment  
13 period regarding the merging of two lanes of traffic  
14 into one over a relatively short distance." "The  
15 elimination of a through-lane would also reduce the  
16 exposure for pedestrians crossing Albany Shaker Road.

17 So, that improvement is estimated to cost  
18 anywhere from \$10,000 to \$40,000 of which funding  
19 hasn't been secured yet.

20 The other improvement was to recommend adding  
21 striped sidewalks, ADA ramps, pedestrian signal heads  
22 and push buttons for all four lights of the  
23 intersection that does not currently exist. The  
24 estimated cost of that improvement was between \$40,000  
25 and \$100,000. This area is not covered within a GIS

1 study area, so mitigation fees are not being  
2 collected. I do think that this project is going to  
3 have an incremental impact on traffic and pedestrian  
4 needs in the area. So, it's something that the Board  
5 may want to consider in asking something of the  
6 applicant to help fund these necessary traffic  
7 improvements.

8 CHAIRMAN STUTO: Do you have a place to put the  
9 money?

10 MR. LACIVITA: For this, it would be project  
11 specific. I think what Joe was talking about is  
12 contributing to an improvement.

13 MR. GRASSO: Yes, and that would be our  
14 preference. Obviously, if there was enough money to do a  
15 physical improvement and have the complete improvement,  
16 that would be ideal. If not, that might be held in  
17 escrow by the Town until there was enough money to  
18 complete the improvement. So, that is something that the  
19 Board may want to consider. I would say that when the  
20 Corridor Study was done, it looked at build-out of a  
21 number of properties - about 40 properties throughout  
22 the corridor. It did look at this proposed increase of  
23 the traffic from this project that was built into the  
24 findings of the Albany Shaker Road Corridor Study.

25 That's where we are.



1 CHAIRMAN STUTO: Okay, great comments.

2 I'll turn it over to the Board.

3 MR. MION: Are you going to have free air?

4 MR. POTTER: Absolutely.

5 MR. MION: Where would that be?

6 MR. POTTER: I would say probably up here at  
7 the first space on the left side. That would be my  
8 guess.

9 MR. MION: In the front of the building?

10 MR. POTTER: Yes. We have been doing something  
11 new. It's a free-standing air tower, so it's not  
12 attached to the building anymore. It allows more  
13 flexibility of where we can put it. It's a little easier  
14 to use. So, what we have been doing is putting them in  
15 this last spot on the backside of the sidewalk.

16 CHAIRMAN STUTO: Good question.

17 Does anybody else have any comments?

18 (There was no response.)

19 Is the applicant willing to contribute a fair  
20 share to any of those traffic improvements?

21 MR. POTTER: What would you consider a fair  
22 share?

23 CHAIRMAN STUTO: You can work it out with Joe  
24 and come back to us.

25 MR. POTTER: I think that we would be willing

1 to contribute something. I think that if we were on the  
2 scale of \$40,000 to \$100,000 that we would tend to be  
3 closer to \$40,000. I think that it would be something  
4 that we would be willing to look at.

5 CHAIRMAN STUTO: Thank you. We will see you  
6 next time.

7 (Whereas the above entitled proceeding was  
8 concluded at 8:53 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

