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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

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TASADDAQ MIXED-USE  
363 TROY SCHENECTADY ROAD  
SKETCH PLAN REVIEW

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THE STENOGRAPHIC MINUTES of the above entitled matter  
by NANCY L. STRANG, a Shorthand Reporter commencing on  
October 30, 2018 at 8:31 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  
STEVEN HEIDER

ALSO PRESENT:

Michael C. Magguilli, Esq., Town Attorney  
Joseph LaCivita, Director, Planning and Economic  
Development  
Nick Costa, P.E., Advance Engineering  
Joseph Grasso, RLA, CHA

1                   CHAIRMAN STUTO: The next item on the agenda is  
2                   Tasaddaq Mixed-Use, 363 Troy Schenectady Road, sketch  
3                   plan review, one-story retail office building and a  
4                   two-story 10-unit apartment building.

5                   MR. COSTA: Good evening. My name is Nick Costa  
6                   with Advance Engineering and Surveying and we have  
7                   prepared the plan that is before the Board. This is  
8                   located at 363 Troy Schenectady Road. This is a parcel  
9                   that has an existing home located on it. It's in a COR  
10                  zone and there is about 2.1 acres of this parcel. The  
11                  shape of the parcel is kind of an L-shape. It has  
12                  frontage along Route 2, Troy Schenectady Road. Then, it  
13                  goes to the north and west to form the L-shape. The  
14                  Latham Bowl building is located right here. I believe  
15                  there is the Latham Village Apartments are up in this  
16                  area. So, the applicant is intending on developing the  
17                  site as allowed by the zone with a retail office  
18                  building, located here. A two-story 10-unit apartment  
19                  building back here that you can access from Route 2 and  
20                  parking to satisfy the proposed use of the site.

21                  The topography of the site is generally goes  
22                  up from Route 2 and then plateaus up in this area. It  
23                  rises a little bit towards the Latham Bowl building.

24                  The site statistics show that there is about  
25                  56% green on the site. It will have enough spaces, as

1           calculated on the sketch plan to support the different  
2           uses which are apartments, office and retail.

3                       There is an access drive that is shown at  
4           this location. The applicant did contact the adjacent  
5           owner to see if this could be accommodated. After we  
6           had the DCC meeting and the application was reviewed,  
7           we received a letter from the neighbors saying that  
8           they did not care for us to make that connection. So,  
9           we are eliminating that connection.

10                      The utilities are available along Route 2.  
11           There is sanitary sewer back here and there is water  
12           on Route 2 and then there is an easement that goes  
13           across this property to a ditch that is located  
14           approximately here that discharges to New York State  
15           DOT system that is located along Route 2 and  
16           discharges into the Blue Creek.

17                      So, we do have some elevations for the  
18           building.

19                      CHAIRMAN STUTO: Nick, before you go that far,  
20           I am unclear - I have an aerial of current conditions.  
21           What are you knocking down? Who is going to be your  
22           adjacent neighbor to the east?

23                      MR. COSTA: This is Enterprise Rent a Car that  
24           is located right here (Indicating).

25                      CHAIRMAN STUTO: They are your next-door

1 neighbors?

2 MR. COSTA: Yes, well, our next-door neighbors  
3 is really the facility that is located back here. They  
4 are the ones nearest to us.

5 CHAIRMAN STUTO: Thank you. That's what I was  
6 asking.

7 MR. COSTA: Any other questions?

8 MR. HEIDER: In your application you say that  
9 you're taking down one house.

10 MR. COSTA: Yes.

11 MR. HEIDER: There are two houses on the  
12 property.

13 MR. COSTA: Well, there is a garage, I'm sorry.

14 MR. HEIDER: Is that coming down too?

15 MR. COSTA: Yes, everything that is on the site  
16 currently will come down.

17 CHAIRMAN STUTO: It says LaBarge's Tire and  
18 Auto Center. Is that the garage that you are referring  
19 to?

20 MR. COSTA: No, that's a neighbor.

21 CHAIRMAN STUTO: Are you taking down the tire  
22 center?

23 MR. COSTA: No. We don't own that.

24 CHAIRMAN STUTO: So, you're way in the back.  
25 You're around the back.

1 MR. COSTA: Yes. The house is located right  
2 here and the garage is here (Indicating).

3 Any other questions?

4 So, we do have some renditions of the  
5 proposed buildings that we want to share with the  
6 Board. These are elevations of the front of the  
7 building - the two-story apartment building and then  
8 the retail end and office buildings here (Indicating).  
9 So, there are different views from the east and west  
10 and north and south.

11 The buildings have a variety of materials on  
12 it with the masonry and wood. These will be  
13 progressing as we go along.

14 So, if there are any comments or questions,  
15 we can answer -

16 CHAIRMAN STUTO: Can you run the elevations by  
17 the Board?

18 MR. COSTA: Sure.

19 CHAIRMAN STUTO: There is a similar building,  
20 as you probably know, next to the new funeral home.

21 MR. COSTA: Yes.

22 CHAIRMAN STUTO: That's built now and that's  
23 attractive.

24 MR. COSTA: We worked on that.

25 CHAIRMAN STUTO: How are they doing renting

1           that out?

2                       MR. COSTA: They just hired a real estate agent  
3           to actively pursue potential tenants.

4                       CHAIRMAN STUTO: Is there anybody there at all  
5           now?

6                       MR. COSTA: No, not yet. They are still working  
7           on it. The interior is not done yet. There is quite a  
8           bit of work to be done. They are projecting that they'll  
9           have it ready for January.

10                      CHAIRMAN STUTO: We'll just open it up to the  
11           Board.

12                      MS. DALTON: I have a question. So, being that  
13           Wildwood is not supportive of the easement, what is the  
14           plan?

15                      MR. LACIVITA: The easement is for the utility.  
16           There is access is what Kathy is saying.

17                      MR. COSTA: What we requested is that instead  
18           of us - one was the driveway. The other one was -  
19           instead of us doing another pond here, there is already  
20           an existing pond right in this area (Indicating). We  
21           wanted to use that and go through the analysis to show  
22           if it needed to be expanded or whatever it needed to  
23           have done.

24                      MS. DALTON: Where is your driveway going to  
25           be?

1                   MR. COSTA: Our driveway is going to be right  
2 here (Indicating).

3                   MS. DALTON: Thank you.

4                   MR. COSTA: You're welcome.

5                   CHAIRMAN STUTO: Any other comments or  
6 questions from the Board?

7                   MR. SHAMLIAN: Since you don't have that  
8 driveway moved over, you'll have to come back for a  
9 waiver.

10                  CHAIRMAN STUTO: Anything else? (There was no  
11 response.) Okay, thank you.

12                  MR. COSTA: Thank you.

13                  CHAIRMAN STUTO: I'm sorry, we have Joe Grasso  
14 from CHA here to review this

15                  MR. GRASSO: Okay, there is just a couple of  
16 things. Obviously, it's a sketch plan review so -- with  
17 that driveway move, I think that is something for the  
18 Board to consider how the relationship between these two  
19 buildings should be. Obviously, one is commercial,  
20 office and retail and the other is apartment buildings.  
21 I think that it's important to understand that it's a  
22 desire to try to keep them separate and I think that's  
23 what Nick has tried to do in the plan.

24                  The proximity to Route 2 is something that is  
25 for the Planning Board to weigh in on whether or not

1 that building should get shifted back.

2 There are some significant trees throughout  
3 this project site, so we would like any trees over six  
4 inches in diameter shown at concept and as many of  
5 those trees saved and reflected in the concept plan.

6 MR. COSTA: There are trees.

7 MR. GRASSO: Yes, there are trees around the  
8 perimeter. I think that it's really important. We're  
9 building improvements in close proximity to the property  
10 lines, so I think that it's important to try to save  
11 those trees and not to impact them.

12 Obviously we have the tire store up front  
13 which is not a very aesthetic building. We were going  
14 to have the parking lot right behind it, so the  
15 separation area, I think, would be important.

16 The plan doesn't provide 80% frontage  
17 build-out so that is something that the Planning Board  
18 should weigh in on when it goes through the review  
19 process.

20 Typically the design standards say that the  
21 building should front towards the front of Route 2 and  
22 it doesn't. So, maybe that's something that you can  
23 address architecturally with the building.

24 We have just one apartment building and 10  
25 units - if you could just clarify if there is going to

1 be any amenities proposed as part of the project. We  
2 think that taking up that rights of access should  
3 address that issue and I don't think that was a  
4 critical access for the project to move forward so I  
5 don't think that is going to negatively affect the  
6 plan. I do think that addressing all the drainage  
7 on-site as opposed to trying to deal with it off-site  
8 - it's an easier way to go and respecting the rights  
9 of your neighbor.

10 There is a bus stop just to the east of this  
11 site just on the other side of Wildwood Drive, so I  
12 would consider some better internal pedestrian  
13 connections from the apartment building to the  
14 sidewalk in front of the office building and even  
15 possibly across the frontage to at least get  
16 pedestrians that want to get to that bus stop closer  
17 to that area.

18 The design standards say that when you've got  
19 a parking area over 20 spaces, you have to provide  
20 interior landscaped area. We kind of just glossed over  
21 that issue. This project has two parking areas - two  
22 out of three that are over 20 spaces and it seems like  
23 there could be easy modifications to the plan to build  
24 some landscaped islands to really reduce the scale of  
25 these parking areas, especially when we are talking

1 about a residential setting. That is something that  
2 you should consider as the plan goes forward.

3 There is access to a state highway, so we  
4 would recommend to try to get some comments from DOT  
5 before it comes back for concept review. There is a  
6 two-way left turn lane out onto Route 2 and we don't  
7 expect a project of this relatively small scale to  
8 trigger any off-site improvements. We would like to  
9 get some feedback from DOT as the project goes through  
10 the planning process.

11 That's where we are at with our review.

12 MR. COSTA: Just to respond to one of the  
13 comments: There is a plan by the applicant to put in  
14 amenities in the back such as picnic tables, barbeque  
15 pits, a play area for kids. So, that green areas going  
16 to be developed as part of the project.

17 MR. GRASSO: Great.

18 MR. SHAMLIAN: Nick, since you are not going to  
19 have access to Wildwood's driveway, the sign should  
20 probably be moved. Right now it's on the Wildwood  
21 driveway.

22 MR. COSTA: It is on our property, though.

23 MR. SHAMLIAN: Yes I know. But it's not the  
24 entrance.

25 MR. COSTA: Closer to our curb cut, that's

1 correct. Thank you for that.

2 CHAIRMAN STUTO: Any other comments or  
3 questions?

4 (There was no response.)

5 Those were good comments, Joe. Thank you.

6 MR. COSTA: Thank you.

7 (Where is the above entitled proceeding was  
8 concluded at 8:42 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

