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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

PARKING EXPANSION
155 WOLF ROAD
WAIVER REQUEST

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing
on December 18, 2018 at 8:14 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham,
New York

BOARD MEMBERS:

- PETER STUTO, CHAIRMAN
- LOU MION
- STEVEN HEIDER
- SUSAN MILSTEIN
- BRIAN AUSTIN
- CRAIG SHAMLIAN

ALSO PRESENT:

- Kathleen Marinelli, Esq. Counsel to the Planning Board
- Joseph LaCivita, Director, Planning and Economic Development Department
- Daniel Hershberg, PE, Hershberg & Hershberg

1 CHAIRMAN STUTO: Next and final item on the
2 agenda is Parking Expansion, 155 Wolf Road, waiver
3 request, new parking within the front yard setback.

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

6 MR. LACIVITA: Yes. Unfortunately Mike Tengeler
7 has been working with Dan on this quite a bit. Michael
8 is going to be going into surgery tomorrow, so he
9 couldn't be here.

10 One of the things that the Department has
11 been looking at is they have a tenant in mind here
12 that they are actually changing the flow of the
13 parking, getting rid of the drive-through and moving
14 towards putting a little additional pavement in the
15 front. That's what the waiver is for this evening.

16 Dan Hershberg can walk us through the
17 project.

18 MR. HERSHBERG: Daniel Hershberg of Hershberg
19 and Hershberg.

20 The issue here is that the Key Bank had this
21 circular arrangement to get to their drive-thru and
22 they also had traffic circumventing their drive-thru
23 and coming out into Wolf Road. It was an inconvenience
24 request, but the main concern here is the parking
25 ratio available for the building - we are

1 significantly below what we should have had if we go
2 down to the current Town standards at the time. The
3 thought was that it was part of a larger shared
4 parking across the street. It just hasn't worked that
5 way. The tenant here was Key Bank and had virtually no
6 parking. They had to drive through on the side, there
7 were a few spots in the back and people would have to
8 park in these angler parts upfront if there was a
9 space available. It was very inconvenient for Key Bank
10 to do business.

11 Another bank is interested in the site. They
12 do maintain this drive-thru here. This access is
13 through the drive-thru, they would come in this way
14 and go to the drive-thru (Indicating). This is exit
15 only. There is no egress and ingress to the site here.
16 This is exit only (Indicating). So, traffic around the
17 back of the building can still get out and get out
18 that driveway. Traffic can come in here, loop and find
19 parking spots or loop in and come to the drive-thru.
20 That is part of the change.

21 We had all of the comments reviewed nad the
22 only comments still to be addressed would be storm
23 water management. We are increasing the impervious
24 area slightly in the front and there is another
25 component in the front that - - that is where we are

1 asking for the waiver.

2 The other part of the project is at the rear,
3 it was determined that there were 11 parking spots
4 that were over on National Grid's property. We propose
5 to do those and add a few parking spots there. We
6 think that it is needed to make it viable for a tenant
7 on this building. They just can't tenant it with the
8 limited parking for a bank. A bank these days, as you
9 know, doesn't just do banking. They have other
10 financial products that people come in to buy. People
11 park and go in. It's not just going to the drive-thru
12 and going up to the teller and taking care of banking.
13 They periodically have people in to the main office to
14 talk about various financial planning. So, it is, in
15 fact, a parking demand that has to be met to keep a
16 bank there. We think that the area is very low
17 landscaped now. This area is primarily an island in
18 the middle of the drive-thru. We are willing to talk
19 about additional landscaping. We can certainly work
20 with the Department to have that done.

21 As I said, the only departmental issue is
22 water and sewer. The water is no issue with regard to
23 DPW other than the storm water with John Dzialo and
24 his department. He certainly can handle that. I am
25 prepared to answer any questions you may have.

1 CHAIRMAN STUTO: Chief, you ready?

2 MR. HEIDER: I have no objection. All parking
3 is in front of the building and all the adjacent
4 neighbors have it in front, also. I do have one
5 question. In your circulation, as you get to that
6 drive-thru, you're going to have to take a left because
7 you can't go that way (Indicating), because you would be
8 on the wrong side.

9 Is that wide enough for two-lane traffic?

10 MR. HERSHBERG: That is one way.

11 MR. HEIDER: One way in?

12 MR. HERSHBERG: Yes.

13 MR. HEIDER: They have to go in, go around the
14 parking lot and come back around.

15 MR. HERSHBERG: Yes. They want to come out to
16 Metro Park, or if they want to go to Wolf Road - we
17 worked with the potential bank for quite a while to make
18 it work. We could have done a different arrangement, but
19 it would've cost them parking spaces so they were really
20 concerned with the arrangement. This is decided on after
21 we went through three or four iterations.

22 MR. HEIDER: Where are the 11 parking spots
23 that you doing away with?

24 MR. HERSHBERG: The 11 parking spots were -
25 three were back here (Indicating). We covered it up with

1 a new plan. There is an existing condition plan that was
2 sent as part of your package, I think.

3 CHAIRMAN STUTO: It is in ours, yes.

4 MR. HERSHBERG: On the existing condition one,
5 it has the existing parking there.

6 MR. HEIDER: I see now.

7 MR. HERSHBERG: Those parking spaces were at
8 the rear. The only place that people would park for that
9 bank were either in the rear or in the angled parking in
10 the front.

11 MR. HEIDER: It is a very busy building. I pass
12 it every day.

13 MR. HERSHBERG: Again, there is definitely a
14 shortage and parking and we don't want to encourage
15 people to walk across Metro Park Road to get to their
16 parking space.

17 MR. SHAMLIAN: I think the only question I have
18 is currently to go out onto Wolf Road, you need to be
19 behind the building. You need to be on the north side of
20 the building I would argue that first of all very few
21 people are ever behind the building or on the north
22 side. Consequently, that exit onto Wolf Road is
23 virtually never used. Whereas what you are proposing now
24 - it's kind of front and center and it's going to get
25 used a lot. So, in my view, we're opening up a curb cut

1 on Wolf Road. There is a handful of people that use that
2 currently. You would actually get at least two or three
3 more parking spaces in the front if you close that up
4 and pushed everybody out onto Metro which even though it
5 is a right turn only, it is still a signalized
6 intersection.

7 MR. HERSHBERG: If you want us to close it up,
8 we can close it. Again, we think it is a matter of
9 convenience. People here that want to go right, they
10 don't have to go back to Metro Park and go out. If
11 they're coming down Metro Park Road, I don't think
12 they're going to look to pull into this parking lot. It
13 does make it more convenient. The other way had to go
14 all the way behind the building.

15 CHAIRMAN STUTO: I think that's an excellent
16 point and I agree with it. Did you say that you're still
17 having a drive-thru in the same spot?

18 MR. HERSHBERG: Yes.

19 I'm sorry, I am corrected. The drive-through
20 is gone. That is a remnant from the old plan. That
21 goes away.

22 CHAIRMAN STUTO: It is not clear on the
23 drawing. It is ambiguous to me. I'm not an engineer.

24 MR. HERSHBERG: Again, this should have been
25 shown. That was a layer that should have been turned

1 off. That should not have been shown.

2 CHAIRMAN STUTO: Now, are we losing green
3 space?

4 MR. HERSHBERG: Yes. There's a thing in the
5 narrative that tells you that the reduction in green
6 space - - the current site has 26.56% green. With this
7 proposal, the green area is reduced by 3,495 square feet
8 at 24.5% which is a 2% reduction of green area.

9 CHAIRMAN STUTO: So, they have to pay a fee for
10 that.

11 MR. LACIVITA: Yhey do. That calculation - I
12 will pass it down.

13 The way the calculation goes, the site area
14 shows 174,000 square feet. The required green space is
15 26.5, as it exists today. It is going down to 24.25
16 and as you go through the calculation, the total
17 incentive zoning payment that will happen will be
18 \$52,127.

19 CHAIRMAN STUTO: Okay, here's my opinion. If
20 you take away that curb cut, square off the parking lot,
21 there's no drive-thru anymore and I would like to see
22 the landscaping be beefed up a little bit. I hope the
23 circulation works. Do you think the circulation works in
24 there?

25 MR. LACIVITA: I think once you change that, we

1 would want to see a new design with it because you gain
2 green space. You could actually potentially widen that
3 extra one so the circulation stays right there within
4 it.

5 MR. HERSHBERG: Do you want us to take a look
6 at that?

7 MR. LACIVITA: Yes.

8 MR. HERSHBERG: Maybe the bulleted island is in
9 a good idea there. We can take that bullet out and trade
10 it off for - - it was landscaped and now there is
11 landscaping on that now. If we take that out and we
12 trade it for some landscaping in the front where we
13 close up the driveway -

14 MR. LACIVITA: That would also reduce the
15 incentive fee.

16 CHAIRMAN STUTO: Would we want to hire one of
17 our TDE's to spend a couple of hours working with these
18 guys to accomplish that?

19 MR. LACIVITA: I think that Dan is certainly
20 capable of doing something. Certainly, this Board has
21 that capability to add a TDE. I think Dan is capable
22 enough and we can certainly work with DPW. It is totally
23 your call.

24 CHAIRMAN STUTO: His eminence is pretty good.

25 Okay, so, we're going to see another drawing,

1 right?

2 MR. LACIVITA: We will see another drawing. As
3 for the parking in the front yard, I know we won't act
4 on the waiver now, but is there an inclination that
5 waiver would be offered in the future?

6 CHAIRMAN STUTO: I'm okay with that.

7 MS. MILSTEIN: Yes.

8 MR. LACIVITA: So, we are moving in the right
9 direction.

10 MR. HERSHBERG: So, we will come back to
11 another meeting. The question is: We are going back and
12 forth quite a while with this application. The bank is
13 getting antsy. Can we turn that around and get it back
14 to quickly?

15 MR. LACIVITA: We can. We can try to get you on
16 for an early January meeting. We can get you on first
17 and out. I have to have a lease that review in.

18 MR. HERSHBERG: Okay.

19 (Whereas the above entitled proceeding was
20 concluded at 8:40 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
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