

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

ACADIA PLAZA BANK
873 LOUDON ROAD
SKETCH PLAN REVIEW

5

6 THE STENOGRAPHIC MINUTES of the above entitled matter
7 by NANCY L. STRANG, a Shorthand Reporter commencing
8 on January 8, 2019 at 7:00 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham,
New York

9

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

10

11

12

13

14

ALSO PRESENT:

15

Joseph LaCivita, Director, Planning and Economic
Development Department

16

Michael Tengeler, Planning and Economic Development
Department

17

Phil Koziol, PE, LaBerge Group

18

Chuck Voss, PE, Barton and Loguidice

19

Leah Messier

20

21

22

23

24

25

1 CHAIRMAN STUTO: The clock on the wall is slow.
2 The official time is at least 7:00 so welcome to the own
3 of Colonie Planning Board.

4 Before we call the projects, Joe LaCivita was
5 the head of our Planning Department, do you have any
6 announcements or business: matters to go over?

7 MR. LACIVITA: Is this being our first meeting
8 of 2019, a lot of times we have students throughout the
9 Capital District - North County, South Colonie, CBA,
10 within the township come to the Planning Board because
11 they have to do a segment of participation in
12 government.

13 Tonight we are happy to have from Colonie
14 High School - Leah Messier in the back. Thanks for
15 coming this evening. I know she's going to be
16 attending Schenectady Community College upon
17 graduation. So, welcome.

18 CHAIRMAN STUTO: Leah, what cluster you here
19 for?

20 MS. MESSIER: Participation in government.

21 CHAIRMAN STUTO: Well, welcome.

22 Anything else, Joe, before we call the first
23 item?

24 MR. LACIVITA: No, we are all set.

25 CHAIRMAN STUTO: Okay. First item on the agenda

1 is Acadia Plaza Bank, 873 Loudon Road, sketch plan
2 review, 3,375 square feet bank with drive-thru teller.

3 Turned over to the applicant to describe the
4 project.

5 MR. KOZIOL: Good evening, my name is Phil
6 Koziol, Professional Engineer with the LaBerge Group
7 representing the applicant. The project is in the Loudon
8 Plaza. They are proposing to put in a bank - a pad site
9 in this big parking lot area (Indicating). The blow-up
10 of that area is a proposed sign that shows the bank pad
11 site with dedicated parking.

12 What we are proposing to do also is to close
13 off some of the entries that currently exist in the
14 parking area to try to file the traffic back out. The
15 connection to the utilities will be out to Cobee Road.
16 We have been asked to look at some landscaping. We
17 have done that. We've had an artist go out to the
18 Plaza and look over the landscaping and make an
19 assessment. When we come back for concept, we will
20 present our proposal for that.

21 Aside from that, it is going to be a bank
22 with a drive-thru. We are going to have an automated
23 teller machine with a pass-through lane. I can show
24 you wha the proposed elevations are going to look like
25 and they are in your package.

1 This would be the side that you could see
2 from the inside of the parking area (Indicating). This
3 will be the elevation for what you see from Loudon
4 Road.

5 There will be no exterior dumpsters. It will
6 all be interior.

7 With this proposal we will be obviously
8 taking out some of the existing parking. As you may be
9 aware, this is totally un-utilized parking. I was up
10 there before Thanksgiving when the Thanksgiving rush
11 started and the parking there is may be just a handful
12 of cars.

13 That's the project, basically in a nutshell.

14 CHAIRMAN STUTO: I think I know what the site
15 is. Can you describe what is there now? Is that a total
16 demolition that you're doing there?

17 MR. KOZIOL: No, there's nothing there but
18 parking. It is completely paved right now. We will cut
19 out the parking and probably regrade that a little bit.

20 CHAIRMAN STUTO: Is there an elevation change?

21 MR. KOZIOL: We probably will be cutting that
22 grade and leveling it out a little bit. We will be
23 transitioning from the high-end over here to match the
24 existing pavement (Indicating). I guess one of the
25 benefits of the site is that we will certainly be

1 increasing the green area and reducing some of the
2 impervious areas.

3 MR. SHAMLIAN: So, you will be cutting but you
4 will not be raising the elevation.

5 MR. KOZIOL: Correct.

6 MR. SHAMLIAN: How are you going to understand
7 that the parking north of that?

8 MR. KOZIOL: I will engineer it, obviously, but
9 it will be a slight grade over this way. The grades
10 increase a little bit, but we will minimize that and
11 transition as fast as we can to the existing grading.

12 CHAIRMAN STUTO: This is going to be under
13 review by our Town Designated Engineer, Barton and
14 Loguidice. We have Chuck Voss here.

15 Chuck, I know you have not formally reviewed
16 this yet or generated any kind of review letter, but
17 could you give us your impression so far?

18 MR. VOSS: We were at the DCC meeting when it
19 was introduced. We have been out to the site and it
20 certainly seems like an appropriate use for that area.

21 That parking lot has been completely
22 underutilized for years. We also did kind of a
23 windshield observation one day out there during a 3:00
24 p.m. or 4:00 p.m. time frame. There were no cars at
25 that end of the parking lot. I think it was on a

1 Thursday afternoon that we were out there. Right now
2 it's just vacant paved area that is suitable for use
3 like this. Given the way that it's kind of tucked into
4 the hillside - tucked into the entranceway corner
5 there it's really kind of out of the site line, per
6 se. It's kind of out of the direct access points. So,
7 I think it is a great location for something like
8 this.

9 With some engineering, as Phil mentioned,
10 they can handle the stormwater on-site. There is an
11 existing system on-site now that handles basically the
12 plaza's water system.

13 We talked a little bit with some of the Town
14 departments about some of the utilities and they all
15 seem pretty comfortable right now with the proposal.
16 We would have a look at stormwater, obviously. Any
17 decrease in pavement area - I think it is a good thing
18 as Phil mentioned.

19 They are increasing the green space by
20 cutting some of that existing pavement out now and it
21 is a great alternative.

22 From a circulation standpoint, again, it is
23 in a location that is not going to conflict with the
24 existing shopping plaza or the existing traffic flows
25 coming and going there. In general, it looks like it

1 fits well.

2 CHAIRMAN STUTO: The ingress and egress is in
3 the back - in the service road is in the back?

4 MR. VOSS: That is correct.

5 CHAIRMAN STUTO: Are we maintaining
6 connectivity to the lot next door when that gets
7 developed?

8 MR. LACIVITA: It's actually one big parcel,
9 Peter.

10 CHAIRMAN STUTO: Understood.

11 MR. LACIVITA: They are carving this one out.

12 CHAIRMAN STUTO: Are they looking to subdivide
13 it?

14 MR. LACIVITA: No, no subdivision here. What I
15 understood it to be is when the application came to us
16 is that it would be a leased property. So, they are
17 leasing this component in the parking.

18 CHAIRMAN STUTO: I do question about
19 connectivity to the place next-door.

20 MR. LACIVITA: As you can see right here, the
21 parking will be able to connect there. It is part of
22 that interconnection Road. As you can see it travels
23 down lower towards the old Mousetrap.

24 CHAIRMAN STUTO: I want to make sure that stays
25 on the plans.

1 MR. LACIVITA: We are going to be working with
2 Acadia to try to get a little better connection
3 throughout the entire plaza, being that there is an
4 application for the entire site. We are actually working
5 on all the interconnections.

6 MR. KOZIOL: Right, so Acadia is aware of the
7 desire to have an easement for access.

8 MR. LACIVITA: Based on this design the way it
9 is now, now is the opportunity to really make better
10 movement to the whole site.

11 CHAIRMAN STUTO: That is a drive-thru in the
12 front?

13 MR. KOZIOL: The drive-thru will be right here
14 (Indicating).

15 CHAIRMAN STUTO: On the Route 9 side?

16 MR. KOZIOL: Yes.

17 CHAIRMAN STUTO: Is that the ideal place to do
18 it? I don't know. I'm asking that as a question.

19 MR. LACIVITA: Honestly, when it first came in,
20 I had concerns about the way they are operating, but it
21 is an unmanned drive-thru, correct?

22 MR. KOZIOL: Correct.

23 MR. LACIVITA: There is no access to it. It is
24 an ATM.

25 MR. KOZIOL: I don't know whether they're going

1 to have a connection back to the bank, or not.

2 MR. LACIVITA: It's kind of like an island just
3 sitting out there.

4 CHAIRMAN STUTO: Maybe it's not so bad.

5 MR. LACIVITA: The good thing about it is it's
6 it's fairly low before 9.

7 MR. VOSS: There is a 6 to 8 feet grade drop
8 from 9 down to where this pad site propose. It is pretty
9 much getting from 9. Then, there is a huge row of mature
10 trees.

11 CHAIRMAN STUTO: Will there be any waivers that
12 will be requested?

13 MR. KOZIOL: Well, I think we're going to be
14 looking for a parking waiver because we are building
15 overall - minus 45 spaces. We start out with an excess
16 of three spaces by Code. By taking out the spaces in
17 here and building the footprints, overall for the plaza,
18 we will be down 45 spaces.

19 CHAIRMAN STUTO: Do we have an opinion on that,
20 Chuck?

21 MR. VOSS: Any time you can reduce parking, I
22 think that is a good thing, especially in that site in
23 that general location. I know there is some shared
24 parking and I think Mike and Joe's office are kind of
25 looking at that kind of use for parking ratio. Again,

1 the parking is seldom utilized up in that corner of the
2 parking lot for a long time.

3 CHAIRMAN STUTO: I understand that, but there
4 is nothing going on there now. When you start putting
5 something that generates parking - - on the first one
6 that wants to bank parking.

7 MR. VOSS: Banks don't generally generate
8 intense use. They certainly will have a certain amount
9 of people coming and going; 20, 30 or 40 in hour, but
10 it's not like you need rows and rows parking.

11 MR. KOZIOL: The bank will have 32 spaces.
12 Then, you have like 107 spaces over here left over in
13 the north parking area (Indicating).

14 CHAIRMAN STUTO: Well, I'm looking at the bank
15 and analyzing their parking separately.

16 MR. KOZIOL: Both separately and collectively.

17 CHAIRMAN STUTO: How does the bank stand by
18 itself, separately?

19 MR. KOZIOL: It is required to have 18 spaces.

20 CHAIRMAN STUTO: And you're going to have how
21 many?

22 MR. KOZIOL: Thirty-two.

23 CHAIRMAN STUTO: You have too many parking
24 spaces.

25 MR. KOZIOL: We will provide access to the

1 front door and around the two sides.

2 CHAIRMAN STUTO: Is there going to be shared
3 parking between those lots?

4 MR. KOZIOL: There will be nothing prohibiting
5 people from parking over here and walking here
6 (Indicating).

7 CHAIRMAN STUTO: And vice versa. You are the
8 one with the extra parking.

9 Chuck, can you look at all of that? We have
10 to think about what the likely development is for the
11 other spot, too.

12 MR. TENGELER: That's actually different
13 ownership and a different parcel.

14 CHAIRMAN STUTO: I thought you said they were
15 just cutting a leased line here? Oh, it's just all
16 parking. I see what you're saying. You are over-parked.
17 Got it.

18 MR. KOZIOL: Prior tenant change led to the
19 requirement for the -

20 MR. TENGELER: You've already had conversations
21 with the corner parcel. I think they'll be able to clean
22 up the 881 parcel which is the one by Acadia and switch
23 up some access points to make it clean a little bit.

24 CHAIRMAN STUTO: Anyone else?

25 (There was no response.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

