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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

CENTURY HILL PLAZA
15 AND 16 PLAZA DRIVE
APPLICATION FOR FINAL REVIEW

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing
on January 22, 2019 at 7:00 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham,
New York

BOARD MEMBERS:

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

ALSO PRESENT:

- Joseph LaCivita, Director, Planning and Economic
Development Department
- Kathleen Marinelli, Esq., Counsel to the Planning
Board
- Christopher Bette, First Columbia
- Kevin Bette, First Columbia
- Skip Francis, PE, Barton and Loguidice

1 CHAIRMAN STUTO: Welcome to the Town of Colonie
2 Planning Board. I would like to welcome a new member,
3 Chip Ashworth, to the far left on the podium. He comes
4 with a lot of municipal experience. I don't have it all
5 here. He served on the North Greenbush Planning Board
6 for six years and he comes ready to go.

7 Joe, do you have any other business?

8 MR. LACIVITA: Yes, I would like to introduce a
9 young gentleman who I'm working with from Shenendahowa.
10 His name is Evan. He is a senior and he was looking to
11 work in the economic field and learn a little bit about
12 what we do as a Town and more importantly what financing
13 does and what is the impact back to the local
14 communities. So, we are working with Evan for about the
15 next 52 hours in order to get him to the class.

16 CHAIRMAN STUTO: Welcome, Evan.

17 We will call up the agenda. We have several
18 items on.

19 The first item on the agenda is Century Hill
20 Plaza, 15 and 16 Plaza Drive, application for final
21 review, a new three and four story 150,000 square-foot
22 building and four-story 66,688 square foot building.

23 Joe, do you have anything before we turn it
24 over to the applicant?

25 MR. LACIVITA: Yes. I just want to get a couple

1 of things on the record. We have all seen this project a
2 number of times and it has been around for a few years.
3 We recently gave concept back in February 2018. It was a
4 reissuance.

5 We also did an open development area on this
6 parcel that we have which had a greater density of
7 about 335,000. Tonight, we are here for final approval
8 which the project actually reduces the density with
9 the overall design that we had before us.

10 SEQOR was also adopted on the greater density
11 in order to make the ODA adopted by the Board.

12 So, I'm going to turn it over to Chris Bette
13 and have him go through the project and move forward.

14 MR. CHRISTOPHER BETTE: Thank you, Joe. Joe
15 basically summed up everything I was going to say.

16 Again, my name is Chris Bette and I'm with
17 First Columbia. My brother Kevin is here as well and
18 our engineer Nick Costa is in the audience.

19 As Joe said, this project has been around for
20 many years. We have had concept approval. We have
21 renewed the concept approval and then just last year,
22 as Joe mentioned, we re-approved concept approval for
23 the vacant land that's in and around Angio Dynamics.

24 Just to orient everyone, the Northway is on
25 the side of the page, Route 9 is up here, Auto Park is

1 on one end and Century Hill Drive on the top of the
2 sheet (Indicating).

3 As Joe mentioned, when we first started we
4 had 390,000 square feet of building square footage on
5 the property. Today's plan is about 120,000 square
6 feet less than that.

7 SEQR was done early on so we could do an open
8 development area approval. The utilities are all
9 within Plaza Drive, so water, sewer, electric, gas and
10 all that is already installed into simple building
11 laterals to the buildings.

12 The stormwater basin was built in size for
13 the entire development of the larger development - the
14 390,000 square feet. So, the stormwater basin is fully
15 permitted by the DEC.

16 So, it's really very simple plan. You have
17 seen it over the years. We are proposing 150,000
18 square feet of Plaza Drive where we had a little more
19 square footage in the concept approval and still with
20 67,000 square feet of building just north of Angio
21 Dynamics.

22 It's pretty simple. Like I said, the Board
23 has seen this several times over the years.

24 I'm happy to answer any questions.

25 CHAIRMAN STUTO: This is then reviewed by our

1 Town Designated Engineer on behalf of the Board. Barton
2 and Loguidice. We have Skip here from Barton and
3 Loguidice and we have a review letter in the file.

4 Skip, can you give us your comments?

5 MR. FRANCIS: Thank you. We have conducted our
6 preliminary reviews up into this point. We have no real
7 concerns other than just that I would point out that the
8 Stormwater Department has agreed to this concept and
9 this plan here. That has changed over time, so Mr.
10 Dzialo is fine with that.

11 I just had one question for the applicant.

12 Do you plan to have all the parking pavements
13 upfront or have you considered phasing in the pavement
14 as tenants occupy the building?

15 MR. KEVIN BETTE: We would be open to phasing
16 the parking. We responded to an RFP and they requested
17 the large amount of parking. That's why we reduced the
18 square footage of the building down. We are not sure if
19 they're going to utilize that. We actually have a
20 suggestion of possibly banking like we did for the Angio
21 project approximately 100 spaces that are right along
22 the connector road and waiting for their demand to show
23 that they need that before we build that extra parking.

24 CHAIRMAN STUTO: I don't speak for the Board,
25 but that sounds like a great idea. As long as we're on

1 the topic, can we talk about what the range of parking
2 should be for this use of the Code and where this fits -
3 whether it is the maximum or where it fits in.

4 Also, whether there are opportunities for
5 shared parking.

6 Do have an analysis?

7 MR. KEVIN BETTE: Yes. I think there is also
8 another opportunity. I contacted CDTA. Now that you have
9 the other projects going on in this vicinity, we might
10 have enough density where makes sense to really make
11 this a showcase to use public transportation through the
12 park. I previously talked to CDTA and they wanted a
13 larger demand before they considered a route running
14 through there. So, what I would like to do in
15 conjunction with the effort to bank some parking is to
16 approach CDTA and see if we can't establish some
17 ridesharing throughout the park area. That might further
18 reduce down in the amount of parking that we need.

19 CHAIRMAN STUTO: Okay, can we go over the map
20 of kind of where we aren't parking - what the Code calls
21 for and how many spots we have? That is for whoever has
22 the answer.

23 MR. KEVIN BETTE: By your Code right now I
24 believe we need 680 parking spaces.

25 CHAIRMAN STUTO: Exactly or minimum?

1 MR. KEVIN BETTE: The 680 is what I think the
2 demand is.

3 CHAIRMAN STUTO: Is that a precise calculation,
4 or is there a range in the Code?

5 MR. LACIVITA: The General Office Code is 225
6 per square foot. I'm going just by the 150 where you
7 could bank it and that would be 666, just for the double
8 buildings rate here.

9 MR. KEVIN BETTE: We had come previously before
10 the Board and asked for a reduction for the park. We
11 used 1 per 285 which seems to be working out very well.
12 We have plenty of parking at Century Hill. So, for 16
13 Plaza, we would be consistent with what the rest of our
14 park is showing as demand and putting in 1 per 285.

15 CHAIRMAN STUTO: What would that bring us down
16 to?

17 MR. KEVIN BETTE: That 234 spaces is to our
18 reduced parking requirement for 16 Plaza.

19 CHAIRMAN STUTO: You are saying on the other
20 side.

21 MR. KEVIN BETTE: Right, on the Northway side.

22 For the 150,000 square-foot building, they
23 have requested from us an enormous amount of parking.
24 We agree with you. We want to see the demand before we
25 build all that. What is shown on the plan is about 800

1 parking spaces for the 15 Plaza building. We would
2 bank 100 of those spaces and put in 700, which is
3 closer to what your normal requirement would be.
4 Should they demonstrate the need for them, we would
5 then go and put them in.

6 CHAIRMAN STUTO: Is that enough to bank?

7 MR. KEVIN BETTE: We think that it is because
8 we also have residual parking and the other surrounding
9 buildings. The Angio building still has some parking
10 available.

11 CHAIRMAN STUTO: But is 100 enough to bank?
12 Should we bank more?

13 MR. KEVIN BETTE: Well, we had looked at it in
14 the office and we thought it just made a natural
15 breakpoint with the way that the parking is laid out.

16 If we basically took in front of here
17 (Indicating) - the frontage along the road and bank to
18 that, it works out to about 100 spaces. That seems
19 logical.

20 CHAIRMAN STUTO: I need help from the
21 department and from our TDE. What do you guys think?

22 MR. FRANCIS: It sounds reasonable. It is a
23 sufficient area to bank.

24 CHAIRMAN STUTO: I remember you being in here
25 several years ago saying how you were over parked. You

1 made a giant presentation about that. You talked us into
2 that and now we are going in the opposite direction.

3 MR. KEVIN BETTE: It has been working fine.

4 CHAIRMAN STUTO: It's more than fine, right?

5 MR. KEVIN BETTE: Yes, our parking has been
6 more than fine after we reduced the amount that you
7 agreed to allow us to do. So, we banked some for Angio
8 and that has been working out very well. We would agree
9 to bank some for this project, although they seem to
10 have a higher seat count than most of the other
11 buildings.

12 MR. LACIVITA: The reliance on some of the
13 parking for some of the other buildings - that is a
14 little too far for employees to walk to these buildings
15 anyway, correct?

16 MR. KEVIN BETTE: Well, we do have some to the
17 north at 22 Century Hill, our building. Angio across the
18 street at 14 Plaza has some residual spaces. So, we
19 would fill those up first before we built the bank
20 parking.

21 CHAIRMAN STUTO: Do any of the Board Members
22 want to talk about parking?

23 MR. SHAMLIAN: So, what is your ratio
24 throughout the rest of the parking?

25 MR. KEVIN BETTE: We use 1 per 285 square feet.

1 MR. LACIVITA: We are 225 per 1.

2 MR. SHAMLIAN: And that would result in how
3 many spots on 13 and 15 if you are using the same ratio
4 like you're using now?

5 MR. CHRISTOPHER BETTE: Actually, there is a
6 little disparity. So, the plan shows 13 and 15 for the
7 east side. We call it 15 and 17.

8 MR. KEVIN BETTE: So, in our reduced parking
9 ratio, it would be 526 parking spaces required. They
10 have requested a lot more than that.

11 CHAIRMAN STUTO: You said 800.

12 MR. KEVIN BETTE: Yes.

13 CHAIRMAN STUTO: So, that is more than 100
14 less.

15 MR. KEVIN BETTE: They want to build an
16 environmentally sustainable building, which is why they
17 are doing this and they are trying to inside out the
18 building. You put the perimeter offices around and they
19 have most of their employees in cubicles around the
20 perimeter and they get a higher employee count in the
21 footprint. They have requested that much from us.

22 CHAIRMAN STUTO: Do we want to finalize this
23 now, or do we want to come back to it?

24 MR. LACIVITA: We can finalize it now.

25 CHAIRMAN STUTO: What is the Board's opinion?

1 He said 800 and if he went to his other rate on the rest
2 of the place it would be 525. So, that's a difference of
3 275.

4 MR. HEIDER: Is he allowed the 800?

5 MR. KEVIN BETTE: Well, we reduced the square
6 footage of the buildings. What was approved on the site
7 before was another 120,000 square feet. So, we have
8 reduced the amount of square footage we can build by
9 providing the extra parking.

10 CHAIRMAN STUTO: He's asking a question and he
11 needs an answer. With the square footage that he has now
12 - the reduced square footage, is he allowed 800 spaces?

13 MR. LACIVITA: The requirement is 666.

14 CHAIRMAN STUTO: And what do we have to do to
15 increase it above that? Is that a waiver thing?

16 MR. LACIVITA: We could make a waiver of the
17 design standard in order to go up to the 800.

18 CHAIRMAN STUTO: Does that on his waiver
19 request now - to increase the parking to above what is
20 allowed?

21 MR. LACIVITA: No, I don't think we have put it
22 on there because that discussion was still out there to
23 keep that number down.

24 MR. HEIDER: So, we drop it to 700 and you're
25 only about 50 above.

1 MR. LACIVITA: Yes, above the code allowance.

2 CHAIRMAN STUTO: So, you are okay with that?

3 MR. KEVIN BETTE: Yes.

4 CHAIRMAN STUTO: Skip, why don't you keep going
5 with your review?

6 MR. FRANCIS: Other than that, we would be fine
7 with a conditional approval with addressing final
8 department comments.

9 CHAIRMAN STUTO: Do the Board Members have any
10 comments or questions?

11 (There was no response.)

12 Are there members of the public that signed
13 up to ask questions on this?

14 (There was no response.)

15 Skip, do you want to talk about waivers?

16 MR. FRANCIS: Yes, the waiver is - our Town
17 road is Auto Park Drive. The front doors should be on
18 Auto Park Drive, but it goes down the hill and it is
19 level on the connector road. So, we just put the front
20 door on the connector road.

21 CHAIRMAN STUTO: Do you have the Waiver
22 Resolution in front of you?

23 MR. LACIVITA: We gave it to everybody.

24 CHAIRMAN STUTO: Yes, I am asking if Skip has
25 it.

1 MR. FRANCIS: Yes.

2 MR. SHAMLIAN: Can you show the elevations?

3 MR. KEVIN BETTE: Yes.

4 This is 15 Plaza. So, we try to have it be in
5 keeping with our park which is a combination of bricks
6 and the aluminum panels. Like I said, we will be a
7 LEED sustainable design building and environmentally
8 friendly. The tenant is very interested in water
9 conservation, employee health and comfort. So, we are
10 putting in this property with all the sustainability
11 initiatives.

12 MR. SHAMLIAN: This is the east side or the
13 west side of the building?

14 MR. KEVIN BETTE: From the corner of Auto Park
15 and the connector road - - what we have is a four-story
16 building on the corner. There is a connector and a
17 three-story building. Part of it being sustainable is
18 that we wanted to pull it up to the roadway and the
19 sidewalk that we will be putting in to make it more of a
20 walkable environment. We would also like to put up a
21 path around the rest of the park. We have laid out a
22 mile-long path throughout Century Hill Park trying to
23 make it a walkable park.

24 This is the 16 Plaza building that will be in
25 between Anglo Dynamics and the School Board's

1 building. Again, we are trying to make it compatible
2 with the rest of the buildings in the park.

3 MR. SHAMLIAN: Again, that view is from where?

4 MR. KEVIN BETTE: This view is from the
5 connector road. It would be on the right here from the
6 center of the connector road.

7 MR. SHAMLIAN: So, as you come down the
8 connector road on that elevation where the name of the
9 business is, that is going to be facing the connector
10 road, correct?

11 MR. KEVIN BETTE: Right, that would be the view
12 of 16 Plaza. We are trying to make the front doors all
13 face each other.

14 MR. SHAMLIAN: That's actually what I am a
15 little confused about. If you go back to -

16 MR. KEVIN BETTE: You're right, Craig. I am
17 upside down.

18 That's the front of the building.

19 MR. SHAMLIAN: Where the name is.

20 MR. KEVIN BETTE: Yes.

21 MR. SHAMLIAN: Okay and then go to the first
22 elevation. That implies that the entrance is on the
23 connector road. As I look at the site plan, I'm not
24 seeing anything that would indicate that there's even a
25 sidewalk leading up to the building.

1 MR. KEVIN BETTE: Yes, there will be a sidewalk
2 in front of the whole building.

3 MR. CHRISTOPHER BETTE: What is not colored is
4 a connection from the road.

5 MR. SHAMLIAN: That's it I'm talking about.

6 MR. KEVIN BETTE: We weren't sure where we were
7 putting the door in.

8 CHAIRMAN STUTO: Are you seeing it on your
9 drawing, Craig?

10 MR. SHAMLIAN: Well, no, there is no connection
11 from the sidewalk to a sidewalk to the front of the
12 building because it's not really shown. If you look at
13 the site plan, the front of the building is in a parking
14 lot.

15 MR. KEVIN BETTE: So, the employees will come
16 in the site and that walkway will be around there.

17 CHAIRMAN STUTO: Okay, we are supposed to have
18 final plans here. This has been coming up again and
19 again.

20 MR. LACIVITA: Let me ask a question, Craig.
21 You are saying that you don't see the sidewalk on your
22 set of plans.

23 MR. SHAMLIAN: There is no connector sidewalk.
24 There is a five-foot concrete walk all along the
25 connector road, but there is nothing on the plan that is

1 indicating that -

2 MR. KEVIN BETTE: The entrance they wanted to
3 use for the visitors is here (Indicating). That is
4 shown. They were into security. We are going back and
5 forth about where they wanted their visitors to enter
6 off the sidewalk. So, that entrance is shown.

7 MR. SHAMLIAN: Yes, but the main focal point of
8 that elevation is that big front glass area that is
9 highlighted.

10 MR. KEVIN BETTE: That will only be an
11 emergency exit out of the stairwell. The main visitor
12 entrance is shown on the plan.

13 CHAIRMAN STUTO: But the drawing doesn't match
14 the elevations. There is no bump out for the front of
15 that.

16 MR. LACIVITA: Well, I can tell you that during
17 the course of the review when it comes to the Building
18 Department, if it is, in fact, an emergency exit, a
19 concrete landing will be required at that time. If that
20 is, in fact, is what you are doing. So, there will be
21 something that will get it on there.

22 CHAIRMAN STUTO: I'm going back to my point.
23 Please finish what you are saying.

24 MR. LACIVITA: They are looking at this being a
25 secure building or a security building and we're not

1 having access, then I could see this being over here
2 (Indicating). That fire access will for sure have a
3 concrete pad there.

4 CHAIRMAN STUTO: The point that I am making is
5 do we have final plans? I'm getting a little tired of
6 being at final approval and maybe not having final
7 plans.

8 MR. LACIVITA: We have final plans.

9 CHAIRMAN STUTO: From that elevation, there
10 appears to be a bump out in the building. The building
11 on the plans that we have looks like a rectangle with no
12 bump out. That's the part that I am not so sure about.

13 MR. KEVIN BETTE: The roof line goes straight
14 across. The glass is set back. The roof line goes
15 straight across the building, so that's how it is shown
16 on the plans. The plans are correct. The pad will be
17 underneath that roofline.

18 MR. LACIVITA: Peter, I think you have the
19 plans that show that first-floor indentation which will
20 actually show us -

21 MR. KEVIN BETTE: So, this will be underneath
22 this roofline.

23 CHAIRMAN STUTO: It doesn't look like that.
24 Trace the soffit. At that point, it doesn't look like
25 that.

1 MR. KEVIN BETTE: It pushes back, so it is
2 recessed glass.

3 CHAIRMAN STUTO: But it still doesn't look like
4 that. Your brother pointed to what I am talking about.

5 MR. CHRISTOPHER BETTE: It's only one foot.

6 CHAIRMAN STUTO: We have a departmental meeting
7 about how we are going to improve 2019 from 2018. This
8 goes for the designers, as well. We are not accepting
9 plans that are not final anymore. I think that is a
10 significant difference. You can go back and argue well,
11 look at the plans. It is a square box and that's what we
12 are building. Just be put on notice.

13 MR. LACIVITA: What we are saying is this is to
14 get to final. If there are some changes to it - before I
15 stamp plans, your conditions placed upon it are always
16 added. If we see that the footprint needs to be
17 adjusted, that is a condition we put on it.

18 CHAIRMAN STUTO: Right, but somebody in the
19 final review like the TDE should catch that stuff.

20 MR. LACIVITA: Correct.

21 CHAIRMAN STUTO: All right, I said my peace.
22 Any other comments or questions?

23 (There was no response.)

24 Okay, I will help Skip because he is not our
25 regular guy here.

1 We have a Resolution in front of us
2 essentially for parking within the front yard. That is
3 what the waiver is for. I think we may still need a
4 parking waiver because there are actually 25 spots
5 above what the zoning calls for. They're almost down
6 to what they should be. Okay, 50 extra spaces is what
7 they are asking for.

8 MR. SHAMLIAN: I understand that the tenant has
9 asked for more. Is there any rationale to start with to
10 show what you have been typically building in the park
11 for parking?

12 MR. KEVIN BETTE: In our opinion, they're
13 probably going to be closer to parking in the 700. I
14 believe your Code is a minimum of 1 per 225. It's not a
15 maximum.

16 CHAIRMAN STUTO: I don't know. I will ask for
17 the departments help on that.

18 MR. LACIVITA: Yes, it does say that the
19 requirement for general office is one space per two 25
20 square feet of gross area.

21 CHAIRMAN STUTO: It doesn't say minimum.

22 MR. LACIVITA: It does not say minimum. So, if
23 you do the calculation you're coming up with a total
24 parking of between the three sites - there is 963
25 parking spaces needed based on our Code. You have a

1 total of how many between the two?

2 MR. CHRISTOPHER BETTE: We have 1,200 spaces,
3 but that includes the Angio site.

4 MR. LACIVITA: You have to take out Angio
5 because that is not the one that we are proving. We had
6 that parking already.

7 MR. CHRISTOPHER BETTE: So, that's 1,050, plus
8 or minus.

9 CHAIRMAN STUTO: They are 87 spots over.

10 MR. LACIVITA: You may want to take that down
11 100 or 150.

12 MR. CHRISTOPHER BETTE: We were here offering
13 to bank 100 spaces.

14 CHAIRMAN STUTO: You were at 1,050 before you
15 bank the spaces?

16 MR. CHRISTOPHER BETTE: Correct.

17 MR. LACIVITA: So, they are below.

18 CHAIRMAN STUTO: So, we are going to be a 950
19 total. That doesn't add up. You said 963?

20 MR. LACIVITA: What we said is 963 -

21 CHAIRMAN STUTO: What is the other number?

22 MR. SHAMLIAN: Why are we considering both
23 sides of the street? Shouldn't the parking be separate -
24 the building at 16 in the park - what is required there,
25 then, the parking that is at 13 and 15.

1 MR. LACIVITA: I think you're still going to
2 get that same consistent number.

3 MR. KEVIN BETTE: I think that it is important
4 to recognize that there are different types of office
5 users. So, 16 Plaza - we have taken a reduction to 1 per
6 285. We think that's going to be more professional
7 attorneys and accountants, similar to some of the other
8 buildings in the park. This seems to be more of a higher
9 density, so I would error on the higher side.

10 CHAIRMAN STUTO: We are buying into your
11 rationale, but we just want to make sure.

12 MR. KEVIN BETTE: I think that we are doing
13 what you want. We are taking the reduction on the
14 building - 16. We are saying that this tenant may
15 require and we want to bank some parking, as you do. I
16 think what we are planning here with the banks parking
17 is a smart way to handle this tenant.

18 MR. LACIVITA: Do you want the numbers?

19 CHAIRMAN STUTO: If you have them.

20 MR. LACIVITA: So, 150 - the two buildings side
21 by side. The required parking is 666. The 66,688
22 requires 296 and a total of 963. So, if you take a 963
23 over the 1,050, that is 87 over. If they're going to
24 give 100, they are reducing themselves below that.

25 CHAIRMAN STUTO: Craig asked if there should be

1 a breakout separately for each building. I don't know.

2 MR. SHAMLIAN: You went through that and that
3 is fine.

4 CHAIRMAN STUTO: Okay, so, we need a waiver for
5 extra parking. We need 87 extra spots, right?

6 MR. LACIVITA: No, you are going below, right?

7 MR. CHRISTOPHER BETTE: Well, we would like to
8 be able to have approval for the 100 that we are
9 banking. So, as long as that count includes the 100 that
10 we are planning on banking, that would be 700 on one
11 side of the street and two and change on the other side.

12 MR. KEVIN BETTE: So, it would be 934.

13 MR. CHRISTOPHER BETTE: So, 934 approved and we
14 would bank 100 of those initially and we would be at
15 834.

16 MR. LACIVITA: So, 934 - you have on there.

17 MR. CHRISTOPHER BETTE: We have 800 on the side
18 and 134 over here.

19 MR. LACIVITA: So, you were coming in with an
20 approval for 934 which still puts them under our of the
21 960.

22 MR. CHRISTOPHER BETTE: We are 1034.

23 MR. LACIVITA: I'm sorry. I did not hear the
24 other one.

25 CHAIRMAN STUTO: So, 1,034 is the grand total

1 and then were going to bank 100 of those? Is that what
2 we are saying?

3 MR. LACIVITA: That is correct.

4 CHAIRMAN STUTO: Okay, we have a Resolution in
5 front of us. I will read the title and then the now
6 therefore be it resolved.

7 Resolution for Huntington Medical Building,
8 15 and 16 Plaza Drive, land-use waiver - and I'll ask
9 the stenographer to put the entire thing into the
10 record.

11 Now therefore be it resolved that the Board
12 hereby finds that the extent of the requested
13 individual waivers is not considered substantial and
14 be it further resolved that the Board finds that the
15 applicant has established that there are no practical
16 alternatives to the proposed waivers that would
17 conform to the standards and that the waivers are
18 necessary in order to secure reasonable orderly and
19 safe development of the project site; and be of
20 further resolved that the Board hereby issues a waiver
21 from the prohibition of new parking within the front
22 yard; and be it further resolved that the parking
23 spaces may exceed that in the code at the number of
24 1034 with 100 spaces banked so that the original
25 construction will be 934 spaces. Resolved that these

1 waiver findings be a condition of site plan approval
2 of the application to be kept in the project file in
3 the office of the Planning and Economic Development
4 Department.

5 Before we start, seeker has been completed,
6 right?

7 MR. LACIVITA: Correct.

8 CHAIRMAN STUTO: And we are satisfied with
9 that, Skip?

10 MR. FRANCIS: Yes.

11 MR. KEVIN BETTE: Mr. Chairman, you said
12 Huntington and it is First Columbia.

13 CHAIRMAN STUTO: That must be a typo in the
14 Resolution. We will correct that.

15 Do we have a motion?

16 MR. MION: I make a motion.

17 CHAIRMAN STUTO: Second?

18 MR. AUSTIN: Second.

19 CHAIRMAN STUTO: Any discussion?

20 (There was no response.)

21 All those in favor, say aye.

22 (Ayes were recited.)

23 All those opposed, say nay.

24 (There were none opposed.)

25 The ayes have it.

1 With respect to the main question before the
2 Board which is for final approval with the conditions
3 that were set forth in the meeting today, all Town
4 Designated Engineer conditions and departmental
5 conditions, do we have a motion?

6 MR. AUSTIN: I will make that motion.

7 CHAIRMAN STUTO: Second?

8 MR. MION: Second.

9 CHAIRMAN STUTO: Any discussion?

10 (There was no response.)

11 All those in favor, say aye.

12 (Ayes were recited.)

13 All those opposed, say nay.

14 (There were none opposed.)

15 The ayes have it.

16 Thank you.

17 MR. KEVIN BETTE: Thank you, very much.

18 (Where is the above entitled proceeding was
19 concluded at 7:25 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

