

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 \*\*\*\*\*

1 RESIDENCE INN DRIVE

ALSO KNOWN AS

1070 TROY SCHENECTADY ROAD

SKETCH PLAN REVIEW

\*\*\*\*\*

6 THE STENOGRAPHIC MINUTES of the above entitled  
7 matter by NANCY L. STRANG, a Shorthand Reporter  
8 commencing on June 9, 2020 at 6:03 p.m. via ZOOM  
9 Video Conferencing

9 BOARD MEMBERS:

10 PETER STUTO, CHAIRMAN

CRAIG SHAMLIAN

11 PAUL ROSANO

LOU MION

12 CHIP ASHWORTH

SUSAN MILSTEIN

13 STEVEN HEIDER

14

15 ALSO PRESENT:

16 Kathleen Marinelli, Esq., Counsel to the Board

Sean Maguire, AICP,CEcD, Director, Department of

17 Planning and Economic Development

Zachery Harrison, Planning and Economic Development

18 Michael Tengeler, Planning and Economic Development

Luigi Palleshi, PR, ABD Engineers

19 Robert Schmidt, Boulder Venture

Curt Smith, Boulder Venture

20

21

22

23

24

25

1           CHAIRMAN STUTO: Welcome to the Town of Colonie  
2           Planning Board. I am Peter Stuto and I am the  
3           Chairman of the Board.

4           We have two items on for sketch plan.

5           The meeting is called to order.

6           I think all of the Members are here, is that  
7           right, Sean?

8           MR. MAGUIRE: Everybody is here, correct.

9           CHAIRMAN STUTO: Next on the agenda is the of  
10          the Planning and Economic Development Director and  
11          that is Sean Maguire.

12          MR. MAGUIRE: Good evening, everybody. I just  
13          wanted to give you a quick update. You should know  
14          that the Town Supervisor issued a Local Emergency  
15          Order last week to allow this department, working  
16          with the Building Department and Fire Services to do  
17          some temporary outdoor seating.

18          I also note that the Governor opened up the  
19          outdoor seating requirement in Phase II. We are  
20          not expecting restaurants to open in Phase III and  
21          we were expecting some outdoor seating to come but  
22          they fast-forwarded on us, so we have been working  
23          to get that resolved. You will see a couple of  
24          places around Town that have some outdoor seating.  
25          We have worked with them on that. We have issued

1 three approvals so far and we have a couple more  
2 in the pipeline. What that emergency order did was  
3 suspended some of the requirements for site plan  
4 review and allowed us to do that up to until  
5 October 15th. So, by October 15th in the order,  
6 unless it is otherwise rescinded or changed, we  
7 will be doing just those temporary reviews.

8 Anybody have any questions on that? I would  
9 be happy to elaborate on our approach if anybody  
10 is curious. This is not going to be a permanent  
11 thing. If it does, it will need to come back to  
12 the Board, if it is so required.

13 CHAIRMAN STUTO: Any questions?

14 (There was no response.).

15 Anything else, Sean?

16 MR. MAGUIRE: No, that's it for this week.

17 CHAIRMAN STUTO: Okay, onto the project items.

18 We have two sketch plans.

19 The first one which is called up right now is  
20 1 Residence Inn Drive, also known as 1070 Troy  
21 Schenectady Road. The application is called the  
22 Glen Apartments. A waiver is requested for parking  
23 regarding the change in use and conversion of  
24 existing hotel units into apartment units.

25 Sean, before we turn that over to the

1 applicant, do you have anything you want to say on  
2 the project?

3 MR. MAGUIRE: No. Let me just briefly introduce  
4 this. This project looks to convert what was  
5 initially developed as the Residence Inn by Marriott  
6 north of the airport off of Troy Schenectady Road,  
7 if you're familiar with it. Over time, that hotel  
8 was no longer associated with a major chain. So, it  
9 disassociated itself with the Marriott brand and  
10 became the Albany Airport Inn. It was sold, I  
11 believe, last year and I will let the folks from  
12 Boulder talk about sort of its history. It was sold  
13 to a new owner. The folks at Boulder have experience  
14 converting similar properties like this into  
15 apartments. As you know, the Residence Inn models  
16 and Extended Stay hotels -- we have been working  
17 with them. It's normally a redevelopment process  
18 that happens internally in our office, but because  
19 it does have a parking waiver request, it is coming  
20 to the Planning Board for your review. So, that's my  
21 overall summary, Peter.

22 Would you like to invite the applicant to  
23 start?

24 CHAIRMAN STUTO: Sure. Whoever wants to speak  
25 for the applicant, please come forward.

1 MR. PALLESHI: Good evening. Luigi Palleshi  
2 with ABD Engineers. Thanks again for setting up such  
3 a great meeting here to allow things to move forward  
4 and I hope everyone is saying stay fit and healthy.

5 As Sean has mentioned, we're here tonight  
6 representing F. Street Boulder, Albany, LLC located  
7 at 1 Residence Inn Drive.

8 Kurt Smith as well as Robert Schmidt are also  
9 on the line.

10 The project is at the end of Residence Inn  
11 Drive, off of Route 7. It's known as the Albany Inn  
12 and Suites. The project is zoned  
13 commercial/office/residential. It is bordered on  
14 the north by Dr. Williams' medical office building  
15 and also Hoffman carwash. Towards the rear of the  
16 site the project, it's bordered by Albany Airport  
17 as well as some lands owned by Denooyer. His  
18 property fronts on Albany Shaker Road.

19 F. Street Boulder presented this project to  
20 the Zoning Board for a use variance back in  
21 February of this year to convert the hotel into  
22 112 apartment units and was granted the variance.  
23 The existing buildings will remain, as shown on  
24 the site plan. It will be renovated into  
25 apartments. The apartments will have a mixture of

1 studios, one bedrooms and two bedrooms. The  
2 community building that you see at the end of the  
3 cul-de-sac will remain as well and will also be  
4 renovated.

5 The site plan provides 136 existing parking  
6 spaces, which amounts to 1.21 spaces per unit,  
7 whereas Code requires two minimum spaces per unit.  
8 We are proposing 40 additional banked parking  
9 spaces that could allow up to 1 1/2 to 1.57 spaces  
10 per unit. The proposed banked parking spaces are  
11 shown on the plan on the site. We feel that the  
12 amount of existing parking spaces is sufficient  
13 for this project. The applicant does have some  
14 experience with managing parking spaces for each  
15 of these residences, as well as the studios that  
16 are mixed within this project don't require a  
17 higher demand for parking.

18 As Sean mentioned, we are here tonight to  
19 request a waiver for parking spaces by the  
20 Planning Board. Additionally, we are proposing a  
21 new sidewalk from this project along Residence Inn  
22 Drive. It's located on the west side of Residence  
23 Inn Drive and that will go from our project all  
24 the way to Troy Schenectady Road.

25 That's pretty much the site plan in a

1 nutshell.

2 I think at this time I will turn it over to  
3 either Curt or Robert to kind of give a little  
4 background on who they are and what they do on a  
5 project like this.

6 CHAIRMAN STUTO: Luigi, before you get started,  
7 you talked about a variance be granted. Can you  
8 repeat that? It was a little garbled and I didn't  
9 really understand it.

10 MR. PALLESHI: The use variance was required.  
11 They went to the Zoning Board back in February.  
12 Because this is in the COR residential zone, COR  
13 obviously allows apartments but has a mixture of  
14 apartments and commercial. The commercial component  
15 is not considered here. So, a use variance was  
16 required and was granted back in February.

17 CHAIRMAN STUTO: Okay, thank you.

18 MR. SCHMIDT: Thanks, Luigi. This is Robert  
19 Schmidt with Boulder Venture. Boulder Venture is  
20 half of the partnership between F. Street Capital  
21 and Boulder Venture. Both companies are located in  
22 Milwaukee, Wisconsin. This is the second project  
23 like this that we have undertaken of a conversion of  
24 a former Marriott Residence Inn. The reason these  
25 are great conversions is they actually weren't

1 really designed like a typical hotel. They were  
2 really designed like a cluster eight family  
3 apartment building with individual doors. The unit  
4 mix is weighted heavily towards one-bedrooms. We  
5 have 84 one-bedroom units and 28 two-bedroom units.  
6 That's why the parking does work out at less than  
7 1.5 to 1. We've got nearly three and half years and  
8 experience of running an identical project like this  
9 with no parking challenges.

10 CHAIRMAN STUTO: Okay, anything else from the  
11 applicant at this point?

12 MR. SCHMIDT: No, We are ready to answer any  
13 questions.

14 CHAIRMAN STUTO: Okay, we will go down the  
15 line.

16 Chief Heider, do you have any questions?

17 MR. HEIDER: On the existing office -- I think  
18 stats like 6,000 or 8,000 square feet. It is the  
19 purpose of that going forward?

20 MR. SCHMIDT: Like our other project, we  
21 converted that into a clubhouse and community room.

22 There is certainly a commercial laundry  
23 facility in there and we will convert that to  
24 self-serve operated machines.

25 There will be gathering spaces, TVs in the

1 manager's office and self-serve laundry.

2 MR. HEIDER: And the only other thing is --  
3 you're going from 112 units to 112 units, but you  
4 have quite a few studios or two-bedrooms. Where are  
5 there existing two-bedroom units in those buildings?

6 MR. SCHMIDT: Correct, there are 28 two-bedroom  
7 units.

8 MR. HEIDER: You just matching units to units  
9 at that point.

10 MR. SCHMIDT: That's correct.

11 MR. SMITH: Hey everybody, this is Kurt Smith  
12 from Boulder Venture.

13 Sean and Mike, I sent over some photographs  
14 earlier this week with before and after pictures  
15 of that reception lobby area converted over to a  
16 clubhouse. Could you possibly pull those up for  
17 us?

18 MR. MAGUIRE: Yes, we will do that right now.

19 MR. SMITH: Just to correct one thing: We  
20 actually have 14 two-bedrooms and not 28. There are  
21 actually 68 studio units. There are 31-bedroom units  
22 and 14 two bedroom units.

23 MR. SCHMIDT: My apologies. Thanks, Kurt for  
24 clarifying that.

25 MR. SMITH: And I want to show you before and

1 after photos of our units, but they are effectively  
2 the same thing with the furniture taken out and  
3 paint and carpeting were necessary. Obviously,  
4 people live in our communities and are 100% percent  
5 full. So, that's a photograph of the lobby and  
6 reception area originally when they bought the  
7 property here in Milwaukee, Wisconsin. So, that's  
8 going on about five or six years ago. That's the  
9 current version where we have obviously updated  
10 everything. We painted it. We put in the wood  
11 accents with chandeliers and hardwood floors.

12 Sean, if you could scroll to the laundry  
13 facility photograph -- that's a laundry facility  
14 for our residents. That reincorporated into the  
15 clubhouse area. I don't know if anybody on the  
16 Planning Board has stayed at a Residence Inn  
17 property, but the residential laundry facility  
18 really is a closet. We incorporated that into the  
19 clubhouse area so people can do their laundry,  
20 socialize and they can hang out in a nice  
21 environment. I don't know what other photos we  
22 might have sent to you.

23 This is the fitness facility that we  
24 installed in Glendale. The good news is that the  
25 property in Colonie -- that fitness facility

1 already exists and looks very similar, which is  
2 great. That gives you a good visual of what we do  
3 to the clubhouse area.

4 MR. HEIDER: Do you have a gauge in the tenant  
5 and makeup of kids?

6 MR. SMITH: Because we have predominantly  
7 studio units, we have a wide range of single people  
8 and younger couples, but we don't have a lot of kids  
9 at the property only because the units are studios  
10 and one bedrooms and not two or three bedroom units.  
11 Age range -- I don't know exactly. I imagine it runs  
12 a full gamut.

13 MR. HEIDER: Okay, thanks.

14 That's all, Peter.

15 CHAIRMAN STUTO: Craig Shamlan?

16 MR. SHAMLIAN: Can you give us an eye-view of  
17 what you're anticipating and charging for rent?

18 MR. SMITH: Yes, for the studio units we are  
19 anticipating \$800 a month. For a one-bedroom unit we  
20 are anticipating \$900 a month and for two-bedroom  
21 unit I believe we're anticipating \$1,100 per month.

22 MR. SHAMLIAN: This may be directed more to  
23 staff, but normally when we have people bank  
24 parking, we kind of never think they're ever going  
25 to need it. In this case, I understand the mix but

1           certainly I think there's probably a higher  
2           likelihood on this project than other projects that  
3           we typically see where the banked parking might be  
4           needed.

5                     What exactly is the trigger for that, Sean?  
6           As I said, usually we are the other way and we  
7           don't think it's going to get used and it usually  
8           doesn't.

9                     MR. MAGUIRE: I think over time we're going to  
10          look at the performance of the site. The team here  
11          from Boulder Venture and F. Street Capital have  
12          explained to us that they have an assigned parking  
13          process. So, every unit is an assigned spot. They  
14          will number those spots and assign those spots to  
15          the residents in the lease and there will be some  
16          parking set-aside for guests.

17                    How many spots per guest?

18                    MR. SCHMIDT: So, we have 112 units and correct  
19          me if I'm wrong, Luigi, we have 136 parking spaces  
20          currently.

21                    MR. PALLESHI: Correct.

22                    MR. SCHMIDT: So, what we have done in  
23          Milwaukee is every lease -- every unit gets one  
24          parking space. The additional parking is for guests  
25          and employees. All the spaces are numbered. In

1 Milwaukee we did have to ticket cars and we actually  
2 did have to tow some cars in the beginning of  
3 ownership. The good news is that when you take those  
4 steps, you usually get - - everybody gets the notice  
5 on the property that these guys are serious about  
6 parking and they're going to manage it correctly.  
7 So, since then, we have not had a problem with  
8 parking.

9 The City of Glendale, where we are in  
10 Milwaukee -- we haven't had an issue since year one  
11 of ownership because we took proactive measures to  
12 manage the parking. That's a good question  
13 regarding the triggering of the banked parking. We  
14 certainly can continue working with Sean and Mike  
15 and their team on making sure the parking is  
16 working.

17 MR. MAGUIRE: Also, recognizing this, we have  
18 worked with the applicant to bring a sidewalk up  
19 from the property to Troy Schenectady Road. That was  
20 something that we discussed and I think that's  
21 something that's part of our approach here and being  
22 okay with the parking waiver and banking some of  
23 that parking until later - is that we will have that  
24 connection to traffic.

25 CHAIRMAN STUTO: Can you show us the parking,

1 Sean, if you haven't already?

2 MR. MAGUIRE: There are 32 banked parking  
3 spaces here.

4 CHAIRMAN STUTO: Thank you. Is that going to be  
5 grass?

6 MR. SCHMIDT: Yes, currently grass.

7 MR. SHAMLIAN: If I'm following the math  
8 properly, at 112 units, 14 of which are two-bedroom  
9 so you effectively -- if everyone in the  
10 non-two-bedrooms is only one car, you're basically  
11 fully parked between two residents and two cars in  
12 the two-bedrooms, one car in each of the studios and  
13 one bedroom and a couple employees. You have no  
14 extra parking there for any guest whatsoever or  
15 second resident in any of those other one-bedroom  
16 studios. Am I missing something?

17 MR. SCHMIDT: Each unit, regardless of studio  
18 or two-bedroom is going to get one parking space.  
19 That's how we manage parking.

20 MR. SHAMLIAN: I understand what your lease  
21 says, but where are guests going to park if you  
22 don't build these banked parking spaces and where  
23 are the second resident -- one-bedroom -- where are  
24 they going to park? You don't have enough spots here  
25 to account for even five guests on the property.

1           MR. MION: Let me ask you this: You're supposed  
2 to have 224 spaces. Right now you have 144 existing  
3 and you want to go up 284 total spaces with 40  
4 banked. Is that what we're saying? So, you're not  
5 only going to have 40 banked, but you're going to be  
6 have an additional 40 which you don't want to put in  
7 at all. Is that what we are talking about?

8           MR. SHAMLIAN: Well, if I understand it, with  
9 the 40 banked, they're going to get to 176.

10          MR. PALLESHI: That's correct. That would bring  
11 us up to 1.57 spaces per unit. That's what we are  
12 asking for the waiver. We know we can get the 40  
13 additional parking spaces and we can certainly add  
14 it as we need to. I would hate to build the 40  
15 spaces and then in reality you only need 10 of  
16 those. So, why don't you just build 10 at a time as  
17 the need arises?

18          These guys have a plan as to how they want to  
19 market it. Not every unit will have a car. Like  
20 you said, some will have two cars. I think there's  
21 flexibility here, but knowing that we can get an  
22 extra 40 spaces and get us to 1 space per unit is  
23 comparable to a lot of other apartment projects.  
24 One is the Code in some other municipalities,  
25 actually, as a minimum.

1           MR. SHAMLIAN: Luigi, I don't want to get in  
2           the weeds over this, but in the Town of Colonie  
3           where this is located, the number of people who  
4           don't have a car -- you're going to be able to count  
5           on one hand in all likelihood. Every other apartment  
6           complex we have in the Town of Colonie -- virtually  
7           everyone has at least one car. We are not in a great  
8           mass transit area. Don't mistake me, usually I'm  
9           very much in favor of banked parking and I am in  
10          favor of banked parking here but I think you have to  
11          seriously consider building some of this right out  
12          of the gate. You are fully parked without accounting  
13          for any other guests or anything like that.

14          MR. HEIDER: Will the apartment lessees - will  
15          they rent out the community room for gatherings? Is  
16          that one of the purposes of that community room?

17          MR. SCHMIDT: We don't rent it out.

18          MR. HEIDER: If they wanted to have a birthday  
19          party with 30 people, could they have it in that  
20          community room?

21          MR. SCHMIDT: Yes.

22          MR. HEIDER: If nothing else, what about the  
23          eight banked spaces down by the existing office? Why  
24          don't you create those initial parking spaces  
25          instead of bank them? That would at least give some

1 room for guests to park.

2 I'm with Craig, I like banked parking spaces  
3 but it's just awful tight here.

4 MR. MION: Let me check on the figures here.  
5 What I've got in front of me is they currently have  
6 144 existing spaces.

7 CHAIRMAN STUTO: Lou, there are two conflicting  
8 things. There was on the drawing and what's in the  
9 narrative.

10 MR. MION: So, the narrative is wrong.

11 MR. SCHMIDT: I think that's correct.

12 CHAIRMAN STUTO: What they are saying is what's  
13 on the drawings. They seem to be saying what's on  
14 the drawings.

15 Can the applicant clarify that?

16 MR. PALLESHI: I'm going to go with my site  
17 plan which is 136 parking spaces. I don't think  
18 we're arguing over a few extra spaces from one  
19 versus the other, right? It's 136 versus 144.

20 MR. TENGELER: Since the Board is being asked  
21 to request the waiver, if it makes the Board more  
22 comfortable to have the parking right off the get  
23 go, then that's at the Board's discretion.

24 MR. PALLESHI: Wouldn't we need the waiver  
25 anyways because we're not meeting the two spaces per

1 unit?

2 MR. TENGELER: But if it makes the Board  
3 comfortable to want the build-out right away to  
4 bring it closer to that number in order for them to  
5 feel comfortable to grant the waiver, that's what it  
6 is. That's why we are having these discussions.

7 MR. SHAMLIAN: The Chief's suggestion may be a  
8 good alternative out of the gate. Get those eight in  
9 and then you would effectively have 32 banked spots.  
10 At least it's giving -- I'm going to tell you right  
11 now. If you end up with people parked on Residence  
12 Inn Drive, you are going to have complaints from the  
13 laser business there. If you remember with the  
14 Hoffman's carwash project, we had some comments from  
15 that neighbor. I think that trying to avoid the  
16 problem down the road -- anyway, that's all I've got.

17 MR. MAGUIRE: Craig, I want to circle back to  
18 your question too, because I didn't answer it. What  
19 do we do and what's been our experience with  
20 actually going back and requiring construction of  
21 the banked parking? I don't have the answer to that,  
22 but I will look into it and find out how we have  
23 addressed that in the past.

24 MR. SHAMLIAN: As I said, most times it has not  
25 been needed but I do think in this case it will be.

1 MR. MAGUIRE: That's what my feeling is.

2 MR. PALLESHI: If I could just add to this --  
3 right off the edge of the driveway and parking lot  
4 area, you're got those eight parking spaces right  
5 across from the clubhouse that we could install now.  
6 If you go to the northwest side of the site.

7 Sean, I don't know if you can pull up the  
8 site plan.

9 If we're talking installing some parking, you  
10 see the four additional spaces right next to that  
11 hydrant and then there's one. Right in that area we  
12 could get probably another 10 more spaces in that  
13 area which would bring us to 149 or 150 right out  
14 of the gate. I would hate to rip out those trees  
15 and put all that pavement in if we really don't  
16 need it. I think I understand where you're coming  
17 from as far as how many can we provide out of the  
18 gate is what I'm taking from it. I think we can  
19 provide those 13 parking spaces right off the  
20 gate, if that would make the Board feel a little  
21 more comfortable. We can still have the others as  
22 banked.

23 MR. SCHMIDT: We may never get past 90 or 90%  
24 occupancy so we would have a number of unassigned  
25 stalls. I think those 13 makes sense right off the

1 bat.

2 CHAIRMAN STUTO: Susan?

3 MS. MILSTEIN: Where are these units - the  
4 different bedroom units? Are they dispersed all  
5 over, or do they tend to be in different buildings?  
6 In other words, are the studios uniformly -- each  
7 have the same number of one-bedrooms and  
8 two-bedrooms?

9 MR. SCHMIDT: Yes, it's uniform. Uniformly  
10 dispersed.

11 MS. MILSTEIN: First of all, I think it's a  
12 great project. I really like the project. My concern  
13 is the parking. Not only the number of spots, but  
14 where the spots are as well.

15 People don't like to walk. Is there any other  
16 way of adding additional spots in places that are  
17 closer to buildings?

18 MR. SMITH: I don't think so. This is  
19 logistically the easiest place to add spots. They  
20 would predominantly be for guests, frankly. The 13  
21 spaces that we're talking about adding -- rather  
22 than for residents -- the guests will more than  
23 likely be going to the clubhouse or they will have  
24 to walk. This is the most approachable way of adding  
25 parking spaces.

1 MS. MILSTEIN: Sean, can you make the picture  
2 so that we can see the entire plan?

3 Is there a possibility of adding them by  
4 building seven or back that way?

5 MR. SMITH: We don't have enough circulation to  
6 get cars back there. It gets pretty wet back there.  
7 We don't want to encourage people going into that  
8 part of the property. You've got the airport in that  
9 area and you've got the back of our property that's  
10 pretty wooded. We would like to keep that as a  
11 natural setting for our residents rather than  
12 starting to clear trees and open up the visibility  
13 of the airport.

14 CHAIRMAN STUTO: Anything else, Susan?

15 MS. MILSTEIN: It's just to look into more  
16 parking, that's all. I think it's a great project.

17 CHAIRMAN STUTO: Lou?

18 MR. MION: I think it's a great project, also. I  
19 think it's a great use of the property.

20 Again, my concern would be with the parking  
21 and we have pretty much covered that. I think that  
22 we should add the 13 parking spaces.

23 CHAIRMAN STUTO: Chip?

24 MR. ASHWORTH: Now there's 68 studios, right?

25 MR. SMITH: Correct.

1 MR. ASHWORTH: There are 14 two-bedrooms?

2 MR. SMITH: Correct.

3 MR. ASHWORTH: And 31 one-bedrooms.

4 MR. SMITH: There are 30 one-bedrooms.

5 MR. ASHWORTH: That's 113.

6 MR. SMITH: That's 112.

7 MR. ASHWORTH: So, that's 113.

8 MR. SMITH: It's 3-0.

9 CHAIRMAN STUTO: In the narrative it says there  
10 are 32 one-bedrooms.

11 MR. ASHWORTH: I'm looking at the summary. I'm  
12 all in on this, but I think that you need to boost  
13 up the parking.

14 How big are these two-bedroom units -- the  
15 square footage?

16 MR. SMITH: They are around 800 square feet.

17 MR. ASHWORTH: What is the archaeological site  
18 that you border on?

19 MR. PALLESHI: There would be none. This  
20 project has already been developed years ago. We are  
21 not proposing to modify anything on the site, other  
22 than adjoining the parking lot. So, I don't feel  
23 that there's any archaeological issues here.

24 MR. ASHWORTH: The reason I ask is I read in  
25 the EAF that you might have an archaeological site

1 MR. PALLESHI: That's something that is  
2 triggered by the DEC when you go on the EAF online.  
3 It's in their database, so there could very well be  
4 something close by but there's not on this. There's  
5 none on this project.

6 MR. TENGELER: It just doesn't trigger an  
7 investigation.

8 MR. ASHWORTH: I know that. My question was: I  
9 just wondered if you knew what archaeological site  
10 bordered it -- the property?

11 MR. PALLESHI: A lot of times you are in that  
12 sensitive area. It doesn't mean there's an  
13 archaeological site or sensitive area.

14 MS. MILSTEIN: I just have one suggestion about  
15 the bank partnering. What we may want to do is put a  
16 plan together, if this project goes through, about  
17 what the plan is what would trigger it so that  
18 everyone would know at one point, if we need  
19 additional parking, what the points are and then we  
20 can have a plan so we don't have to figure it out as  
21 we go along and make it as part of the total  
22 project.

23 MR. HARRISON: Luigi, how close is it to have  
24 the banked parking to the side yards?

25 MR. PALLESHI: That's 10 feet.

1           MR. HARRISON: I think in the Land Use Law it  
2 is 15 to the side yard.

3           MR. PALLESHI: Let me correct that. I am 15 to  
4 the actual parking space and to the parking aisle.

5           CHAIRMAN STUTO: Chip, any more questions?

6           MR. ASHWORTH: No, that's it. My main concern  
7 was the parking.

8           CHAIRMAN STUTO: Paul?

9           MR. ROSANO: Just a couple things. I've got to  
10 go along with Susan. I would like to have some kind  
11 of a plan in place that would trigger extra parking.  
12 As far as the bank parking is concerned, if they  
13 don't have enough parking, that's basically their  
14 business model problem. It's their problem. It would  
15 have to come back to the Town anyway. We shouldn't  
16 be getting involved in somebody's business plan, as  
17 far as I'm concerned. That's just me.

18           The other part for me is when we talk about  
19 the outdoor amenities for people who are going to  
20 be living there 12 months a year -

21           MR. SMITH: Sure. We have an outdoor pool. We  
22 have an outdoor hot tub. We have a sport court that  
23 has basketball hoops and you could put other nets in  
24 the middle -- either a pickle ball net, or tennis,  
25 Or a miniature tennis -- you could put there and do

1           volleyball. We have kind of an outdoor grilling  
2           area. We have a lounge and kind of relaxing area  
3           that is also outdoors.

4           Interior, we have our fitness center and we  
5           will have a clubhouse. The clubhouse will have  
6           different gathering areas. We will also have a  
7           meeting room if somebody wants to have a meeting  
8           with five or six people, whether it's business or  
9           pleasure. They can also do that and separate  
10          themselves from the other parts of the clubhouse.  
11          Then, we have in clubhouse a laundry facility as  
12          well.

13                 MR. ROSANO: Thank you.

14                 CHAIRMAN STUTO: I have a couple questions. You  
15          mentioned that the two-bedrooms are 800 feet. Can  
16          you tell us how large the studios are?

17                 MR. SMITH: I believe those are 600 feet.

18                 CHAIRMAN STUTO: Can we get an accurate number?

19                 MR. SMITH: I would have to look back into our  
20          property description report. I don't know if I would  
21          be able to pull it up right now.

22                 MR. MAGUIRE: I'm working on finding it.

23                 MR. SMITH: Okay, thank you.

24                 CHAIRMAN STUTO: Do you anticipate any public  
25          assistance housing here -- Section 8 or low income

1 housing?

2 MR. SMITH: No.

3 CHAIRMAN STUTO: Do you have any in the other  
4 project?

5 MR. SMITH: No.

6 CHAIRMAN STUTO: I would be interested to see  
7 how big the studios are. I guess studios are  
8 marketable. I am worried if they are too small. I am  
9 worried you don't have enough parking. I don't know  
10 what the internal layout is, but I was hoping and  
11 thinking that in an ideal world maybe some walls  
12 could be broken down to make bigger units. Then, you  
13 would have fewer units and perhaps less stress on  
14 the parking.

15 Somebody made a statement that some of the  
16 residents won't have cars. I think you're going to  
17 have very few residents without cars, if any.  
18 That's my opinion. I am not as enamored with the  
19 project. Obviously they have a variance. I think  
20 it's better than a failed hotel. I will say that.

21 You didn't show any pictures of the interiors  
22 of the actual units. Can you describe what you are  
23 going to be doing inside the units? If you have  
24 pictures, can we see them?

25 MR. SMITH: The units currently all have

1 stainless steel appliances. They have a fully  
2 built-out kitchen with a range, dishwasher,  
3 microwave and refrigerator. Obviously, it has all  
4 the hotel furniture in it, as it is currently a  
5 hotel. With the conversion to apartments, we will  
6 take all the hotel furniture out and we will donate  
7 that to local charities or organizations that want  
8 it or need it. We will then paint and carpet where  
9 necessary. We will obviously clean the units that  
10 need to be cleaned up. The kitchens are really quite  
11 nice.

12 Sean or Mike -- I believe we have sent you  
13 some photographs of the units as they are.  
14 Otherwise, I know we have been directed to a  
15 website for our property here in Milwaukee and the  
16 units are the same thing in terms of stainless  
17 steel appliances in a hotel with furniture in it  
18 to be removed.

19 MR. SHAMLIAN: When was the last time that the  
20 Residence Inn was updated -- went through updated  
21 appliances and whatnot? I'm just curious.

22 MR. SMITH: I believe they had to do that  
23 within the past 5 to 8 years as part of our property  
24 improvement plan. It's called a PIP in the hotel  
25 industry. Marriott will say hey, we need you to

1 update this property. The owner or landlord then  
2 goes and makes those improvements in order for  
3 Marriott to continue operating out of the location.

4 CHAIRMAN STUTO: The other comment that I will  
5 make is: It's a conversion and reuse of the  
6 property. I understand that. Under a more ideal  
7 situation - - each unit would have its own laundry  
8 unit. Are any of the units here going to have  
9 laundry, or is it going to be a community laundry?

10 MR. SMITH: It will be a community laundry.

11 CHAIRMAN STUTO: Thank you.

12 Is anybody else who wants to speak?

13 MR. MAGUIRE: Pete, I just wanted to circle  
14 back to Craig's comment. If this did get down to a  
15 point where it's working. Let's say that we found  
16 that the parking is starting to file its way up  
17 Residence Inn Drive and we have reports of that. Our  
18 typical process would be to go to enforcement to  
19 handle that. I know it's a violation order to remedy  
20 and then they are on notice to address that. If  
21 there's not a plan and a remedy in place, there will  
22 be an appearance ticket and it will be handled  
23 through the courts. So, we do have an enforcement  
24 mechanism.

25 CHAIRMAN STUTO: Okay, this is listed as sketch

1 plan. So, sketch plan, according to our procedure,  
2 we don't take a vote.

3 I would suggest that the applicant come back  
4 with a reconfigured parking plan in accordance  
5 with what was discussed today. Maybe they could  
6 have pictures of the interiors and if there's any  
7 other questions like what the size of the studios  
8 are and the layout -- you could answer those. If  
9 you want to talk more about enforcement and what's  
10 going to trigger -- I know that Sean just  
11 addressed it, but what's going to trigger the use  
12 of the banked spaces?

13 Is there anything else that the Board is  
14 going to want to see?

15 MR. MAGUIRE: I just want to confirm -- I've  
16 heard the number about 13 spaces were those six off  
17 to the side. What is the general consensus of the  
18 Board here for an increase in parking? Is it the  
19 full build-out, or is it a smaller number?

20 MR. SHAMLIAN: In my view, 13 is headed in the  
21 right direction. Susan suggested as long as there's  
22 a definitive plan for moving forward if they need  
23 more -- again, that's my opinion.

24 MR. TENGELER: In the past, the trigger is  
25 generally if a complaint comes through, then we

1 address it with the property owner and he'll be  
2 forced to build it out.

3 MS. MILSTEIN: I also want to know -- they  
4 should have an internal plan about what's going to  
5 trigger it, as well. I think both sides need to work  
6 on this.

7 MR. MAGUIRE: Kurt, Robert and Luigi -- make  
8 sense?

9 MR. PALLESHI: Yes. I don't know how many more  
10 parking spaces we can put on the site. I think we  
11 had talked about adding the 13 right off the bat.  
12 So, I can certainly update the site plan and include  
13 the 13 spaces. Then, what you see on this plan is  
14 pretty much all you can get on the site plan due to  
15 the existing layout of the roadway and building  
16 locations. I was kind of hoping tonight that we  
17 would get the waiver based on what we are proposing  
18 here. I think it is certainly just a matter of how  
19 many do you want right off the bat, or not. We can  
20 certainly update the site plan and at least get  
21 those 13 in and with some of the other information  
22 that the Board wants and keep moving ahead.

23 MR. MAGUIRE: Regarding the discussion -- what  
24 will be the trigger to cause you to build out those  
25 other banked parking spaces -- I hear that is one of

1 the outstanding questions.

2 MR. PALLESHI: Say that again, I'm sorry

3 MR. MAGUIRE: What will be the trigger for the  
4 banked parking spaces to be constructed, beyond the  
5 13.

6 MS. MILSTEIN: And it would come from both  
7 places -- both from the developer and from the Town  
8 - - when they would be requiring the banked parking  
9 spaces -

10 MR. TENGELER: On our end we would just make a  
11 phone call and say you have to do a full build-out  
12 of the spaces because we've received a complaint of  
13 excess parking. Simple as that.

14 MS. MILSTEIN: But I think it should be all  
15 part of the plan. I agree that's the trigger from  
16 the Town's point of view, but just put it in as part  
17 of the plan so everybody knows.

18 MR. MAGUIRE: Susan, when we write this  
19 motion -- this Resolution for the waiver of the  
20 parking, we will include that trigger in the  
21 Resolution. Would that be okay?

22 MS. MILSTEIN: Yes.

23 MR. MAGUIRE: Thank you.

24 CHAIRMAN STUTO: Just for the applicant, this  
25 is listed on our agenda sketch plan. That's a

1 non-voting item. It would be against our procedure  
2 to vote on a sketch plan and it would be unfair to  
3 the public, I think, to vote on something that's  
4 listed on the agenda as a non-voting item.

5 Okay, we will see you next time. Thank you  
6 for your time.

7 MR. PALLESHI: Thank you.

8 (Whereas the above referenced proceeding was  
concluded  
9 at 6:40 p.m.)

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

CERTIFICATION

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

ability

I, NANCY L. STRANG, Shorthand Reporter and Notary  
Public in and for the State of New York, hereby  
CERTIFIES 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  
and belief.

Dated: \_\_\_\_\_

\_\_\_\_\_

NANCY L. STRANG

LEGAL TRANSCRIPTION

2420 TROY SCHENECTADY ROAD

NISKAYUNA, NEW YORK 12309

518-542-7699

