

1 STATE OF NEW YORK COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 LECCE RETAIL/OFFICE

5 1209 TROY SCHENECTADY ROAD

6 \*\*\*\*\*

7 THE STENOGRAPHIC MINUTES of the above entitled

8 matter by NANCY L. STRANG, a Shorthand Reporter

9 commencing on October 6, 2020 at 6:00 p.m. at

10 Memorial Town Hall 534 New Loudon Road, Latham,

11 New York.

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13 BOARD MEMBERS:

14 PETER STUTO, CHAIRMAN

15 CRAIG SHAMLIAN

16 SUSAN MILSTEIN

17 FREDERICK ASHWORTH

18 STEVEN HEIDER

19

20 ALSO PRESENT:

21 KATHLEEN MARINELLI, ESQ. COUNSEL TO THE BOARD

22 SEAN MAGUIRE, AICP, CEcD, DIRECTOR, DEPARTMENT

23 OF PLANNING AND ECONOMIC DEVELOPMENT

24 ZACHERY HARRISON, PLANNING AND ECONOMIC

25 DEVELOPMENT

1 BRAD GRANT, PE, BARTON AND LOGUIDICE

2 LOUIS LEECE

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1           CHAIRMAN STUTO: Will call the Planning  
2 Board to order. We have several items on the  
3 agenda. We will get down to business. The  
4 meeting is called to order.

5           With respect to the roll call, I will  
6 say that everyone is here except for Paul  
7 ROSANO and Lou Mion. The rest of the members  
8 are here.

9           We will take a report from the Planning  
10 and Economic Development Director, Sean  
11 McGuire.

12           Sean, can you tell us what the current  
13 Covid status is for today's meeting?

14           MR. MAGUIRE: So, just a reminder all of  
15 our meetings - throughout the meetings we will  
16 remain masked. We will limit attendance to no  
17 more than 25. Wo, essentially once the chairs  
18 are full in the room, we have hit our maximum  
19 capacity.

20           CHAIRMAN STUTO: And social distancing.

21           MR. MAGUIRE: Yes, and social distancing.

22           CHAIRMAN STUTO: Do you have anything else  
23 to report?

24           MR. MAGUIRE: Not at this meeting.

25           CHAIRMAN STUTO: The first item on the

1 agenda is one that we saw the last meeting.  
2 It's 1209 Troy Schenectady Road. Leece Retail  
3 Office, amended final site plan review with the  
4 final elevation.

5 We had comments at the last meeting and  
6 we will see what's being proposed tonight.

7 MR. MAGUIRE: So, at the last meeting we  
8 discussed the changes to the site plan as a  
9 relates to a two-story building. They revised  
10 the plans, at your request. The elevations now  
11 show three entrance doors along Troy  
12 Schenectady Road, more stone along the bottom  
13 of the building in the brown banner that  
14 separates the stucco from the stone. I've put  
15 the elevations up here on the screen  
16 (Indicating).

17 CHAIRMAN STUTO: That is the side facing?

18 MR. MAGUIRE: Yes.

19 CHAIRMAN STUTO: That is the side facing -  
20 - why you tell us?

21 MR. MAGUIRE: This is the west side. So, I  
22 guess this is going to be the lobby coming in.  
23 This elevation here will be the Troy  
24 Schenectady Road elevation (Indicating).

25 CHAIRMAN STUTO: Barton and Loguidice is

1 here and I know that it is only a staff review  
2 but I think they helped work this out.

3 Do you want to offer any comments,  
4 Brad?

5 MR. GRANT: There is much that I like  
6 about this. I like the curve canopies. The only  
7 comment I have is the junction at the cornice  
8 and the wall. I suspect that is an efus system  
9 exterior insulation. It seems as though we'd  
10 love to have another brown border at the top  
11 underneath the roof and kind of break up some  
12 of that white.

13 CHAIRMAN STUTO: Okay, we will open up to  
14 the Board with that comment in mind.

15 Does anyone on the Board want to speak  
16 up?

17 MS. MILSTEIN: I like that suggestion. It  
18 is much better than it was from our last  
19 meeting.

20 MR. SHAMLIAN: Agreed.

21 CHAIRMAN STUTO: Okay, anything else?

22 MR. HEIDER: To the comment of the TDE,  
23 his building and this unit that I think he  
24 referred to - he did a couple areas of two-tone  
25 so that it just broke up that mass of white

1 around the building. It's a very nice building,  
2 but what he did is he broke up that white into  
3 a two-tone.

4 CHAIRMAN STUTO: Are you suggesting that  
5 we do that here?

6 MR. HEIDER: I don't think it would hurt.

7 CHAIRMAN STUTO: I don't have a visual on  
8 that. The applicant is here, right?

9 If we agree to that, I would like to  
10 define that better so everyone understands  
11 that, as well.

12 MR. LEECE: I can make the band on top the  
13 same color.

14 CHAIRMAN STUTO: Is that what you are  
15 saying, Chief?

16 MR. HEIDER: It is something different  
17 than from what I was saying. The corners in  
18 Niskayuna are a different color. The darker  
19 tan.

20 MR. LEECE: That's because there is siding  
21 in Niskayuna. This one does not have siding.  
22 So, the siding kind of comes to the corners.

23 MR. HEIDER: So, if we do the band on top,  
24 it serves another purpose.

25 CHAIRMAN STUTO: Okay, how wide should the

1 band be or how high?

2 MR. LEECE: I would match the one below.

3 MR. HEIDER: That's fine.

4 CHAIRMAN STUTO: Okay, the same color.

5 Are you okay with that?

6 MR. HEIDER: Yes.

7 CHAIRMAN STUTO: Is everyone else on the  
8 board?

9 (All Board Members agreed.)

10 Kathleen, I think the department has  
11 prepared a Resolution or a proposed motion,  
12 if you will. Can you help us with that?

13 MS. MARINELLI: The motion would be to  
14 approve the new elevation of the proposed  
15 two-story building at 1209 Troy Schenectady  
16 Road. This elevation shows a brownstone  
17 first-floor façade with an off-white second  
18 floor stucco façade separated by a brown  
19 banner. There will be three curved canopy  
20 awnings along the south side of the building  
21 and a large curved awning over the west side  
22 entrance of the building. In addition, there  
23 will be a brown border below the roof line  
24 matching the banner in color and size which is  
25 above the three canopies.

1           CHAIRMAN STUTO: We have the screen up.  
2           Can you identify the drawings that we have,  
3           Sean, in some way, for the record so there's no  
4           misunderstanding?

5           MR. MAGUIRE: This drawing here is the  
6           Troy Schenectady Road elevation. I think we  
7           have a reference that these are as shown in the  
8           elevation submitted by the applicant, by  
9           McKenzie Architects.

10          CHAIRMAN STUTO: And there's a date on  
11          there, too, right?

12          MR. MAGUIRE: Yes 10/1 of 2020.

13          CHAIRMAN STUTO: There are the only  
14          10/1/2020 drawings, right?

15          MR. MAGUIRE: Yes.

16          CHAIRMAN STUTO: So, we're going to have  
17          the brown banner.

18          MR. SHAMLIAN: Before you get to that, I  
19          have a question. Are there going to be any  
20          rooftop units - AC units or -

21          MR. LEECE: No.

22          MR. SHAMLIAN: Okay, thank you.

23          CHAIRMAN STUTO: Somebody want to make the  
24          motion that Kathleen read?

25          MR. HEIDER: (Raises hand)



1 MR. SHAMLIAN: Second.  
2 CHAIRMAN STUTO: Chief and Craig seconds.  
3 Any discussion?  
4 (There was no response.)  
5 All those in favor, say aye.  
6 (Ayes were recited.)  
7 All those opposed, say nay.  
8 (There were none opposed.)  
9 The ayes have it.  
10 Thank you.  
11 MR. LEECE: Thank you.  
12 (Whereas the above entitled proceeding  
13 was concluded at 6:08 PM)  
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CERTIFICATION

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  
ability and belief.

Date: \_\_\_\_\_

\_\_\_\_\_

Nancy L. Strang  
Legal Transcription  
2420 Troy Schenectady Road  
Niskayuna, NY 12309

