

1 STATE OF NEW YORK COUNTY OF ALBANY
 2 TOWN OF COLONIE
 3 *****
 4 MULTI-TENANT COMMERCIAL BUILDING
 5 46 FULLER 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 6:36 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 NICHOLAS COSTA, PE, ADVANCE ENGINEERING AND
3 SURVEYING

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1 CHAIRMAN STUTO: Next item on the agenda
2 is 46 Fuller Road; a multi-tenant commercial
3 building. Sketch plan update for the
4 construction of a one-story 4,900 square foot
5 commercial building with approximately three
6 tenants. The site is zoned COR,
7 commercial/office/residential.

8 Sean, do you have any introductory
9 remarks before we turn it over to the
10 applicant?

11 MR. MAGUIRE: Sure thing. The project was
12 presented and during the September 8th meeting
13 it was requested to move the building back and
14 bring the parking forward. With this request
15 from the Planning Board, the applicant will
16 need two waivers granted. One is for parking in
17 the front yard and second is the building
18 setback that exceeds the allowable setback. So,
19 they will need a couple of variances from the
20 ZBA with setbacks to a single-family
21 residential area.

22 MR. COSTA: Good evening, Nick Costa from
23 Advance Engineering.

24 As Sean mentioned, we were here in
25 front of the Board several weeks ago and the

1 Board requested that we take a look at the
2 layout and make a couple revisions to it.

3 One of the revisions is the drive
4 width. The Board felt that the driveway
5 should be moved further away from Cherry
6 Street - the intersection of Cherry Street
7 and Fuller Road and we have done that. The
8 driveway has moved quite a bit further down
9 than the original layout. The original
10 layout had it where that parking was where
11 the initial driveway was.

12 Then, the building was totally
13 relocated. You can see that we are right on
14 the border of the single-family residential
15 and the COR zone. So, I think we
16 accomplished what the Board requested and we
17 tried to do in this layout.

18 So, we are here for sketch plan and
19 asking for any input from the Board before
20 we go to the Zoning Board of Appeals to
21 request a couple of area variances that we
22 need.

23 CHAIRMAN STUTO: Can you tell us what they
24 are again, briefly.

25 MR. COSTA: One has to do with - there is

1 a 100-foot setback from the zoning line - the
2 single-family residential. The second was a
3 dumpster in the front.

4 CHAIRMAN STUTO: Okay, thank you.

5 As with the other project in at the
6 last meeting, this is being reviewed by our
7 Town Designated Engineer, Barton and
8 Loguidice. Brad Grant is here and they have
9 not completed a formal review yet because
10 it's only in sketch plan.

11 Brad, we welcome your comments.

12 MR. GRANT: This differs, as Nick said,
13 from the first one. The building has been
14 flipped to the back. There is a front yard
15 setback and that may be something to look at as
16 far as a variance. Again, we see this going
17 more where the parking is more preferred and
18 the building is further back. There is a large
19 existing storm sewer to the north.

20 An easement currently exists?

21 MR. COSTA: That's like a 60 or 72-inch
22 pipe.

23 MR. GRANT: Have we done any soils
24 exploration at this point?

25 MR. COSTA: No, not yet. It's too early.

1 We're at sketch plan and we have items to go to
2 the Zoning Board of Appeals.

3 CHAIRMAN STUTO: Is that it?

4 MR. GRANT: Yes.

5 CHAIRMAN STUTO: Susan?

6 MS. MILSTEIN: No, I don't have anything
7 right now.

8 CHAIRMAN STUTO: Chief Heider.

9 MR. HEIDER: I think the concrete walk
10 that goes into the building is in an awkward
11 position, first of all, to the green space.

12 Second of all, the people who are
13 coming from the residential area - they have
14 to walk all the way down past the building
15 to get into the building. I'm not too sure
16 why you couldn't do in the center of the
17 green space in the middle.

18 MR. COSTA: Yes.

19 MR. HEIDER: Bring that in a transition to
20 the parking lot. I realize that has its own
21 challenges, but I think it's awkward all the
22 way down the property line.

23 MR. COSTA: That's a good suggestion,
24 Chief. We can move the handicap space so that
25 the no parking aisle can serve as a walkway

1 into the center of the building. That's a good
2 suggestion.

3 MR. HEIDER: I am familiar with the site
4 and I think it would be a benefit.

5 CHAIRMAN STUTO: Craig?

6 MR. SHAMLIAN: I don't have anything.

7 CHAIRMAN STUTO: Chip?

8 MR. ASHWORTH: This is pretty much a scale
9 - the figures used for the automobiles - that's
10 pretty much the scale?

11 MR. COSTA: Yes.

12 MR. ASHWORTH: It looks like left and
13 right of the dumpster - it's tough for those
14 large trucks to get in there. If it's not done
15 early in the morning or late at night, it's
16 going to be tough.

17 MR. COSTA: That's usually done during the
18 morning before the places are even open. That's
19 usually when they take the dumpster out.

20 MR. ASHWORTH: I don't see anything here
21 for the allowance of electric vehicles.

22 MR. COSTA: We will hear that comment from
23 Planning, I'm sure. We will get that on there
24 for concept.

25 MR. ASHWORTH: I don't see anything about

1 the decorative fencing.

2 MR. COSTA: In the front - yes.

3 MR. ASHWORTH: And no bike rack, either.

4 MR. COSTA: Okay. Those are all good
5 comments.

6 CHAIRMAN STUTO: Anything else from the
7 department?

8 MR. MAGUIRE: Nothing else.

9 CHAIRMAN STUTO: We appreciate that you
10 have taken our comments so far and hopefully
11 will take our comments that we made tonight. We
12 probably will see you back for concept.

13 MR. COSTA: Once we have seen the ZBA, we
14 hopefully will be back here.

15 CHAIRMAN STUTO: Okay, thank you.

16 MR. COSTA: Thank you.

17 (Whereas the above entitled proceeding
18 was concluded at 6:46 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
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