

1 STATE OF NEW YORK COUNTY OF ALBANY
 2 TOWN OF COLONIE
 3 *****
 4 PORSCHE ALBANY
 5 979 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 6:10 p.m. at
 10 Memorial Town Hall 534 New Loudon Road, Latham,
 11 New York.

12
 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 DANIEL THOMPkins

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1 CHAIRMAN STUTO: Next item on the agenda
2 979 Troy Schenectady Road, Porsche Albany
3 sketch plan review for the development of a
4 25,254 square-foot automotive dealership with
5 service facility for Albany Porsche on a 10.8
6 acre parcel previously developed as a hotel
7 with an accessory use. Existing buildings are
8 proposed to be demolished and the new building
9 located on the western portion of the site with
10 future development anticipated east of the
11 Porsche dealership. The site is zoned COR which
12 is commercial/office/residential.

13 Sean do you have any remarks before we
14 listen to the applicants presentation?

15 MR. MAGUIRE: Just a summary here: This
16 consists of the redevelopment of the vacant
17 Cocoa's Inns and Suites which was a hotel use
18 with an accessory restaurant and bar to a
19 two-story 25,254 square-foot building. This is
20 above the retail sales and service of Porsche
21 brand motor vehicles, as well as pre-owned
22 delivery brands.

23 The building will be located at the
24 westerly end of the parcel, reserving space
25 on the easterly and for future development.

1 It is within the airport area GIS and
2 subject to mitigation fees.

3 We did hold the DCC meeting on August
4 12th. The comments of that meeting were
5 provided in the packets to you. Waivers from
6 the COR design standards are identified and
7 are also included there. Again this is a
8 sketch plan review so there is no official
9 action tonight and just an opportunity for
10 the Board to provide feedback for the
11 applicant.

12 CHAIRMAN STUTO: We will turn it over to
13 the applicant.

14 MR. THOMPCKINS: Good evening. My name is
15 Dan Thompkins here on behalf of the applicant.
16 What we are proposing is a 25,000 square-foot
17 building. We are proposing it in phases to you.

18 This drawing here is exemplifying how
19 eventually - the purple - will be the second
20 phase (Indicating). Since we were in front
21 of the DCC, we had a suggestion that was
22 given to us by the DCC that didn't make the
23 DCC summary report. What they had said was -
24 you can see that there is a smaller
25 detailing building also in purple. It's at

1 the low end of that sheet. That is a
2 detailing facility that would be an
3 auxiliary building to the Porsche building.
4 What they said is - if you go to build that
5 in two, three or four years from now, you're
6 going to have to do a major application
7 because it is a free-standing building. I
8 just wanted to give you the heads-up that in
9 all likelihood for the concept application
10 we are going to include that.

11 So, it would be the Porsche building,
12 the 25,000 square feet and then the
13 detailing building that is the second
14 building in the same application.

15 Another thing that came up and not
16 discussed in front of the DCC was this area
17 here for parking (Indicating). We may very
18 well elect to do that on a land-banked
19 basis. So, that may be a subsequent phase.

20 The feeling is that when the Porsche
21 dealership starts off, it's not going to
22 necessarily need all of that front display
23 area. So, all or part of that maybe land
24 banked.

25 Let's get back to the site itself.

1 Right now the site has two curb cuts. We are
2 proposing to close one curb cut and
3 introduce another one. We will still have
4 two, but one of them would be in a different
5 location. This curb cut here would be closed
6 off. This existing curb cut which leads very
7 well to the firehouse - directly opposite is
8 where their emergency signal lights are.
9 This is just something that makes sense to
10 keep. Actually, if you walk the site you
11 will see that this was a curb cut at one
12 point - in the general vicinity. It was just
13 closed off at some point. That will serve us
14 for the subsequent phase when we build-out,
15 but it's also going to serve us to allow a
16 secondary location for car carriers to come
17 in and drop off new cars they go out. Our
18 original proposal for the original drop-off
19 still functions. You would be coming in this
20 way, coming around the back, and dropping
21 off. But then they would have to back up and
22 then they would come out that way
23 (Indicating). This is going to be a little
24 more convenient so we wanted to design that
25 end, initially.

1 There will be 246 parking spaces with
2 the build out, not factoring in how we are
3 going to handle this. So, the number might
4 actually drop down a little bit initially.
5 From a planning standpoint, there will be
6 246. That will take of all the employee
7 parking and will take care of all the
8 customer parking. It will also take care of
9 all of the inventory and cars coming in for
10 maintenance. there will be a refuse
11 enclosure back here.

12 There will also be a battery storage.
13 Like all the other cars, they will begin to
14 introduce electric vehicles. That's what
15 that battery storage will involve. If for
16 some reason there is a flawed battery, they
17 don't get stored in the dealership. It will
18 be stored in the building off-site.

19 While this is not being developed,
20 there's a stand of trees that we want to
21 hold onto here. This area is a lawn area
22 (Indicating). There will be a landscape
23 program obviously along the frontage and
24 stormwater management - we expect to have it
25 in this area here with the downslope of the

1 site (Indicating). There is a protected
2 watercourse that runs through the site.
3 Luckily from a development standpoint, it
4 runs in such a way that the buffer is tight
5 against the back lot line and we can do
6 everything without impacting the buffer zone
7 or the watercourse itself.

8 Let's talk a little bit about building.
9 It's classically Porsche. You go to other
10 Porsche dealerships and you will see a lot
11 of the features that this is being proposed;
12 storefront window, storefront window,
13 treatment over the entrance, substantial
14 facia, use of a curb facia and metal
15 cladding. What doesn't really get picked up
16 well in this perspective is that some of the
17 cladding will be perforated. That will give
18 a little bit of a contrast to the solid --
19 like I said, it doesn't pick up quite that
20 well in the perspective. The building is two
21 stories. The majority of the floor area is a
22 ground floor. There is a conference area and
23 some supplemental office space up on the
24 other floor. Like I said, the majority -- to
25 give you an idea the coverage of the

1 building, it is about 22,000 square feet.
2 So, we are not talking about much more than
3 maybe 3,000 on the upper floor.

4 With all dealerships you have, the
5 building that customers come in - drop off
6 their vehicle and there are two doors here.
7 In the way this building is designed, it
8 will not be very noticeable, but there are
9 overhead doors. A customer can pull in
10 there, out of the weather, service greeter
11 greets, consult about what they want done
12 with the car and then the car is handed
13 over. A lot of cars are actually picked up
14 at their homes, but we still have that
15 service where you can hand that off out of
16 the weather. They are returned in the same
17 area when people leave. I'm mentioning that
18 not only because of the feature of the
19 building itself, but we are going to be
20 applying for some waivers. What we don't
21 want to have happen is that the building be
22 up too close to the street. We want a little
23 bit of room for maneuvering that allows car
24 carriers to use that curb cut that we talked
25 about here (Indicating). In the event that

1 they do use this drop off, it allows cars to
2 come in here and maneuver without
3 immediately coming off of the street and
4 being confronted by the building, itself.
5 The floor layout, in terms of how they got
6 there interior space, just benefits by
7 having a little room between the street and
8 the building. It will also allow us to have
9 our handicap parking, a walk-in entrance and
10 have some display parking here. that
11 includes at least two spaces, I think, or
12 three that allow charging of electric
13 vehicles. There will also be charging over
14 here, as well (Indicating).

15 So, we're going to be applying for the
16 waiver for setback and because the building
17 is setback, that also means that the parking
18 in the front yard - it might affect this
19 area here (Indicating), but by default this
20 area will also be in the front yard since
21 the building is setback. So, we expect to
22 apply for that waiver as well.

23 Also, typically what happens with the
24 front is there is a lot of use of fencing
25 and low walls and that type of thing. We're

1 going to request that we do that, but maybe
2 not to the full 80% that normally is
3 required. It is a car dealership. We want to
4 have at least some of the vehicles not being
5 obscured by a picket fence. You will see on
6 the perspective that it gives you a little
7 bit of an idea what we are expecting to do;
8 stone column, low fencing. Sometime the
9 stone columns go along this way towards the
10 east and it might be freestanding without
11 fence (Indicating). There will be heavy
12 usage of trees and low shrubbery along the
13 front. We've been told not to have anything
14 within the sewer easement that actually is
15 inside the property, but we left enough room
16 where we can make everything work just
17 immediately behind that.

18 That's about it. I will answer any
19 questions that you have.

20 CHAIRMAN STUTO: We have a Town Designated
21 Engineer, Barton and Loguidice. We're going to
22 ask for comments from Brad Grant on the
23 project. They haven't completed their full
24 review, but he is at least familiar with the
25 project and may offer some thoughts. With

1 respect to those waivers, they are commonly
2 considered and commonly granted. I don't speak
3 for the full Board.

4 MR. THOMPCKINS: I understand.

5 MR. GRANT: The project is consistent with
6 zoning. Internal circulation, like you said,
7 was a bit of a concern particularly with a car
8 carrier. Can you trace out what will be the
9 likely route coming in and going out for the
10 car carrier and what they would be?

11 MR. THOMPCKINS: Enter at this entrance and
12 swing around here and drop off the cars -
13 that's what this parking is about and then
14 swing back out (Indicating). The radii that is
15 set up that will work because we have tested
16 it. If you look carefully, you'll see that some
17 of these four parking spaces here are set back
18 away from this edge and that will still allow
19 the vehicle to swing out a little bit wider and
20 come out. When we put together a detailed plan,
21 I expect you're going to want to see the thin
22 overlay.

23 MR. GRANT: The pitch point kind of seems
24 - right after he drops his cars off, there are
25 two islands -

1 MR. THOMPCKINS: And we will test it again.
2 This is a concept plan, but we did test it
3 once.

4 MR. GRANT: Have you had discussions with
5 DOT yet on the curb cuts?

6 MR. THOMPCKINS: We have not, other than
7 their comments at the DCC. At the DCC we kind
8 of surprised everybody by saying we were
9 thinking about that secondary drop-off. The
10 curb cut was shown on the plans, so both curb
11 cuts are shown.

12 MR. GRANT: I would just encourage that
13 very early in the process.

14 MR. THOMPCKINS: The point is well taken.

15 MR. GRANT: The building is 35 foot tall
16 now?

17 MR. THOMPCKINS: I should've clarified that
18 when I was talking about it. It's actually 30
19 feet tall. We included a skylight feature that
20 you could barely see, but it's a little bit
21 above there and goes up to 33. When we
22 originally proposed it, it was four feet taller
23 but since then it has shrunk. So, 30 feet to
24 the parapet and an extra three for the skylight
25 feature.

1 MR. GRANT: Are you servicing cars there?

2 MR. THOMPCKINS: Absolutely.

3 MR. GRANT: Those are the bays in the
4 back?

5 MR. THOMPCKINS: What will happen as
6 customers come in - the car is taken over and
7 they are brought around this way (Indicating).

8 MR. GRANT: Are the cars washed?

9 MR. THOMPCKINS: There are two detailing
10 stalls where they will be hand washed. All the
11 floor drains connect to oil/water separators
12 and then municipal sewer. No washing will occur
13 outside.

14 MR. GRANT: The detailing building that
15 was kind of dashed before - that's going to
16 happen in the first phase?

17 MR. THOMPCKINS: No, what will happen is -
18 we're going to build this. I want to include
19 this in this application so that if and when
20 they decide to do it - and it's still an if -
21 they don't have to go through the lengthy
22 process of a major application and they can
23 deal with it to the minor application. That's
24 the idea. The reason they might want something
25 like that - so you know - is that if business

1 picks up to the point where they want more
2 stalls, that extra space - it's always good to
3 get the wet work away from the rest of the
4 mechanical work. Then, it will also provide --
5 you can see this round disc here on the floor
6 plan. That's actually a photo booth. So much of
7 the sales are done Internet now where they
8 literally roll the vehicle into a photo booth,
9 take videos and photos of it and that's posted
10 on the site. So, that displaces, in a sense,
11 available service space that could possibly
12 move into this building.

13 MR. GRANT: You've done some soils
14 exploration with the test pits here
15 (Indicating).

16 MR. THOMPCKINS: We did.

17 MR. GRANT: Is that with the Town, or are
18 those preliminary?

19 MR. THOMPCKINS: Those were with the Town.
20 When we had the DCC meeting, John Dzialo
21 confirmed that we did that back in 2014. The
22 reason we did that, folks, is there was some
23 talk about a different dealership sales at one
24 point. Plans changed and we shelved that, but
25 we have gone ahead and at least had a DCC

1 meeting about that. It never made concept
2 application, though. That's why the soils were
3 investigated in 2014.

4 MR. GRANT: It seems a little tight in the
5 back of the building which might have been an
6 over filled area.

7 MR. THOMPCKINS: It's something we expect
8 to solve.

9 MR. GRANT: The reason I ask is when we
10 see big expanses of parking lots there, we like
11 porous pavement where the soils are amenable to
12 it as I'm sure they are.

13 MR. THOMPCKINS: We're not quite at that
14 point where we are solving that problem.

15 CHAIRMAN STUTO: Do you have any comments
16 from the department before we turn it over to
17 the Board?

18 MR. MAGUIRE: No, we already addressed
19 those.

20 CHAIRMAN STUTO: Chip, do you have any
21 comments or questions?

22 MR. ASHWORTH: Yes, where is the dumpster?

23 MR. THOMPCKINS: That would be right here
24 (Indicating).

25 MR. ASHWORTH: Where are the benches and

1 the bike racks?

2 MR. THOMPCKINS: Not shown yet. It's not
3 being ignored, but it's not shown yet.

4 MR. ASHWORTH: Okay.

5 MR. THOMPCKINS: I expect that we will
6 probably use this area over here, but I have to
7 get that ironed out with the client.

8 CHAIRMAN STUTO: Craig?

9 MR. SHAMLIAN: So, talk about the proposed
10 future building on the east side of the
11 property. What might that be?

12 MR. THOMPCKINS: It is still up in the air.
13 In all likelihood it could be something
14 automotive related. There are no firm plans.
15 There's not even firm plans at this point other
16 than we know that it could be a sales facility
17 or service facility. For that matter, if a
18 great opportunity for some kind of retail
19 business that would work well with the car
20 dealership - we may come in with that. It may
21 be unrelated to automotive.

22 MR. SHAMLIAN: So right now you are fully
23 parked. Everything that is shown right now is
24 246 spots; is that correct?

25 MR. THOMPCKINS: On this drawing, that is

1 right. When you go to the other drawing that
2 was up on the board with the purple on it, 50
3 more spaces. I can just show you.

4 MR. SHAMLIAN: Yes, because there are some
5 on the far east.

6 MR. THOMPCKINS: These, for the most part,
7 are reflected on the drawing. It's this parking
8 here that would be built. The whole thing is
9 that it's not fixed in concrete at all. It
10 gives you an explanation of why we have the
11 Porsche building over on the west side and what
12 the eventual plans are so that there's no
13 surprises in the future.

14 But in terms of the actual
15 configuration of the future parking, it
16 could vary a little bit.

17 MR. SHAMLIAN: I'll come back to parking.

18 So, you are selling new Porsches here,
19 used Porsches and what else are you selling?

20 MR. THOMPCKINS: Any kind of a dealership
21 like this - I would expect to see a significant
22 amount of luxury pre-owned vehicles that aren't
23 necessarily Porsches. That's why we're looking
24 at approximately 240-some parking spaces. Will
25 they need all that? Maybe not and like I said,

1 some of that might be land banked initially.
2 It's not going to be strictly Porsches. It
3 would be pre-owned luxury, as well. Those
4 vehicles that you might expect to see in a
5 Porsche dealership.

6 MR. SHAMLIAN: How many employees do you
7 expect to be on-site for the Porsche building
8 shift?

9 MR. THOMPCKINS: Probably a maximum of 28
10 or 30 or so - maximum shift.

11 MR. SHAMLIAN: That seems like quite a
12 large number. I'm not disputing it.

13 MR. THOMPCKINS: When I had that
14 conversation with the client - maybe 22 to 28.
15 The fact is that you want the business to
16 succeed so - for instance when I put together
17 the water usage numbers from Latham Water
18 District, you base it on 30 people - that kind
19 of thing. I guess you're in the right ballpark.
20 It's not going to be like 100 employees or 50
21 employees. It's going to be, like I said, in
22 the 20's probably.

23 MR. SHAMLIAN: Jumping to the detailed
24 building, that may or may not be built - how
25 close is that building going to be to the

1 nearest residence? I see there is an existing
2 residence on the right, further west actually,
3 found that drawing.

4 MR. THOMPCKINS: Yes, it is; about 150
5 feet.

6 MR. SHAMLIAN: So, as this progresses, you
7 may just want to be mindful of how close -- 150
8 feet is a long way, but it's not forever away -
9 depending upon what you end up doing exactly
10 with that building. It depends upon if the
11 building gets built and what you end up doing
12 with it.

13 You talked about car carriers and it
14 certainly makes sense as they had from the
15 east, they're going to make a right in,
16 swing around and come back out through the
17 main entrance. That's the plan?

18 MR. THOMPCKINS: This way (Indicating) and
19 it works the other way, as well. they could
20 come in the main entrance, or they can come in
21 and do the job off and do go this way
22 (Indicating). So, there are options.

23 MR. SHAMLIAN: I think the last thing -
24 just to circle back to parking - making sure we
25 understand what parking is allocated to this

1 use and whether there is enough parking
2 potentially being proposed -- and I understand
3 it's not a proposal - that there's enough space
4 to do whatever else you might want to do and
5 whether or not your double dipping on parking.

6 MR. THOMPCKINS: I agree. I will make a
7 suggestion to you. This area here is going to
8 be underutilized initially (Indicating). It may
9 very well be used by the Phase II. The reason
10 that it makes sense to build this from a
11 project standpoint - we are going to need a
12 retaining wall over here to level off that area
13 (Indicating). It's going to disrupt things.
14 Things are going to get constructed there
15 anyway. It would be no problem to lay down a
16 minor course at least in that area and utilize
17 it for the transport and drop off. When this
18 gets built and if it looks like there's that
19 kind of demand for parking, then they get to
20 utilize that. We're not going to introduce
21 anything on our land that's going to paint us
22 into a corner with our main dealership. That's
23 the motivation.

24 MR. SHAMLIAN: I guess one other point on
25 parking is what we have been able to with other

1 car dealerships - certainly we recognize that
2 you want to have cars out by the street to some
3 extent. It is showcasing. All of those parking
4 spaces in front of that eastern proposed road -
5 we have tried to get dealers to move more of
6 their cars to the back of the property and not
7 have quite as many cars out on the street.

8 If you look at the Toyota dealership
9 and the Audi dealership, I think we did that
10 reasonably well, given the fact that they
11 were existing dealerships. There may be some
12 other dealerships that didn't do quite as
13 well with that, but that's just something to
14 kind of keep in mind.

15 MR. THOMPCKINS: Well, that kind of works
16 with the comment of land banking. Whether it's
17 all or a portion of it, the point is well
18 taken.

19 MR. SHAMLIAN: That's it.

20 CHAIRMAN STUTO: Okay, Susan?

21 MS. MILSTEIN: The rendition that you have
22 of the building - the one that's on the ground
23 -- are the proportions accurate? In terms of
24 the sidewalk, the green area, the distance from
25 the street to the building -

1 MR. THOMPCKINS: It is a perspective, but I
2 take it to be as accurate as the scale level
3 allows you to do. I think it gives you a sense
4 of really what it's going to look like.

5 MS. MILSTEIN: I mean, does it match the
6 drawings - in terms of the proportions?

7 MR. THOMPCKINS: They were given the
8 drawings to work on that. I am trusting them to
9 be as accurate as possible to make that to be.

10 MS. MILSTEIN: I will speak for myself,
11 but I think I can speak for the Board - we
12 really do like the buildings pushed back - have
13 a greater setback. If you need to set it back
14 anymore, I would not be opposed to that.

15 MR. THOMPCKINS: What we did is we set the
16 building and tried to set the best balance. If
17 I push it back further, than it starts
18 interfering with grading and drainage and the
19 functionality here.

20 CHAIRMAN STUTO: How far is it off?

21 MR. THOMPCKINS: At its closest point at 77
22 feet from the right-of-way line. The
23 right-of-way line is irregular. It's not just a
24 straight shot. It moves a little bit. It is 77
25 at its closest point.

1 CHAIRMAN STUTO: I have a couple
2 questions. First of all, thank you for the
3 master plan concept because I think that helps
4 the Board think about this for the future.
5 That's a good approach and it brings up issues
6 that we can talk about.

7 I have to ask these questions.

8 We try to minimize the number of curb
9 cuts, as you have probably seen on other
10 areas. Are there any opportunities for
11 shared driveways - and I will ask for backup
12 from Brad Grant on this - with any of the
13 adjacent properties?

14 MR. THOMPCKINS: There is. This is all the
15 stuff I should've mentioned. There's a curb cut
16 right now right here that is a shared driveway
17 between the adjacent gas -

18 CHAIRMAN STUTO: Okay, so that's
19 connectivity.

20 MR. THOMPCKINS: And we are keeping that.
21 That does two things. Oddly, it didn't come up
22 in this round of DCC comments but in 2014 Fire
23 Safety said we really would like you to keep
24 that. That's what we are proposing to do.

25 CHAIRMAN STUTO: Shared driveways are

1 different. I mean driveways that go out to
2 Route 7. I would call that a connecting
3 driveway.

4 MR. THOMPCKINS: I see we mean but no -

5 CHAIRMAN STUTO: I will ask Brad to
6 comment on that and I'll let you think about
7 it.

8 What about the connectivity with the
9 lot on the east?

10 MR. THOMPCKINS: We actually purchased some
11 of the land, but they wanted to retain what
12 they have left over. We have never asked them
13 about putting a driveway and sharing that
14 because I don't know that they even know what
15 they want to do with that at this point. If
16 they got into a thing where they wanted to make
17 it branch in, I'm sure that that is something
18 that New Country would talk to them about.

19 CHAIRMAN STUTO: I would suggest that we
20 look at that more closely. Also at a minimum
21 have a connection with that property. In other
22 words, once that gets developed, we have a
23 similar connection they have on the left. I
24 think a shared driveway for the future would be
25 something that we should look at. I'm not sure

1 what's up with that property.

2 MR. THOMPCKINS: Well, that's not the golf
3 course's property.

4 CHAIRMAN STUTO: Well, it is the same
5 owner.

6 MR. THOMPCKINS: It is the same owner.

7 CHAIRMAN STUTO: Does it connect to the
8 golf course?

9 MR. THOMPCKINS: Well, if you go all the
10 way down through here, it does (Indicating).
11 There's like a nail salon and a couple
12 undeveloped -

13 CHAIRMAN STUTO: Okay, well, you
14 understand the concept.

15 MR. THOMPCKINS: Yes.

16 CHAIRMAN STUTO: The depiction shows
17 sidewalks. What is the sidewalk plan -
18 pedestrian plan?

19 MR. THOMPCKINS: It is sort of along with
20 the bike rack and bench. What I've looked at so
21 far is this is a bus stop. So, bring the
22 sidewalk into here and I'm thinking the bench
23 might be good here or even on that island
24 (Indicating).

25 CHAIRMAN STUTO: So, that will be

1 developed in the future.

2 Is there an anticipated sidewalk all
3 along the frontage?

4 MR. THOMPCKINS: There is not.

5 CHAIRMAN STUTO: Anticipated. In other
6 words, you're going to put a sidewalk and all
7 along?

8 MR. THOMPCKINS: There is.

9 CHAIRMAN STUTO: It is obviously depicted
10 in this. I think what's Susan is asking is
11 about the grassy area. Is it going to be quite
12 as lush and as large as what appears here? I
13 don't think it is.

14 MR. THOMPCKINS: New Country does a pretty
15 good job of landscaping. I will have to stand
16 by that. They irrigate stuff and they keep
17 after it. I don't know why this would be any
18 different.

19 CHAIRMAN STUTO: It just appears quite big
20 the perspective on the drawing.

21 The one waiver on the fencing - it's an
22 80% requirement. I'm not committed to that
23 waiver so I will have to see how it comes
24 out on your drawings. I will say keep this
25 concept in mind, if you could. This Board

1 seems to have liked a physical barrier so
2 you can't park everything right out front
3 against the curb. We don't mind display
4 areas for a few cars if it's tastefully done
5 either a little higher up and so forth. We
6 have had problems with some of the older
7 dealerships parking haphazardly.

8 MR. THOMPCKINS: I am familiar with that,
9 yes.

10 CHAIRMAN STUTO: So, we would support a
11 physical barrier between the parking lot,
12 although we are not opposed to display areas at
13 least historically.

14 MR. THOMPCKINS: The sewer department wants
15 us to stay off their easement. So, I get to
16 maybe cross it with the sidewalk but I would
17 imagine they're going to resist display pads
18 being too close. There really isn't a lot of
19 opportunity to put something beyond the parking
20 in this particular case. I know what you are
21 saying. I have had clients do it too, but in
22 this particular instance we would be hard
23 pressed. You saw the perspective and we are
24 going to show some fencing. I was just hoping
25 to maybe modify the 80% a little bit.

1 CHAIRMAN STUTO: Well, bring it in and we
2 will take a look at it. Our TDE has a couple of
3 other comments.

4 MR. GRANT: You have shown a water main
5 coming in toward the building. Being that these
6 cars are 80 to 100 grand each, have you
7 considered looking at an 8 inch for another two
8 or three dollars a foot to ensure that you have
9 as good a fire protection that you can get,
10 particularly on the height.

11 I suspect this is all sprinklered?

12 MR. THOMPSON: It's going to be sprinkled
13 and by way of Fire Services is going to be
14 sprinklered. We are doing it. I assume that the
15 six-inch was going to be enough to handle that.
16 If when we start looking at flow tests and it
17 turns out that the pressure is in adequate,
18 yes, we would go up to eight.

19 MR. GRANT: It probably is fine for the
20 sprinkler system. There's a hydrant down at
21 that westerly corner. Given the length of that
22 six-inch, you might think about an eight inch.
23 You get one shot at building it. The other was
24 the fact that the detailed building in
25 actuality those parking spots are even closer

1 to the residents. Could that be a dark unlit
2 parking area?

3 MR. THOMPCKINS: It certainly can be under
4 lit. New Country has dealerships all over the
5 place; Connecticut, Florida, you name it. In a
6 lot of cases lighting is a big concern.

7 What we will probably do in this case
8 is everything is LED. We're going to have
9 dimmers on them so that if there's any kind
10 of a concern, we will be able to adjust them
11 without a lot of fuss.

12 As far as dark, we just want to make
13 sure that things are reasonably secure and
14 somebody doesn't walk off with a car or set
15 of wheels. That happens.

16 MR. GRANT: That was my next question. Is
17 there any fencing proposed for this lot?

18 MR. THOMPCKINS: We haven't gotten there
19 yet. This area here will be a natural barrier
20 by virtue of a slope, but there may be some
21 call for that or may be some use of some other
22 mechanism for security.

23 MR. GRANT: For 28 or 30 employees, you
24 may want to have a small picnic area or lunch
25 area. It seems as though you have enough green

1 areas to cover that.

2 That's it.

3 CHAIRMAN STUTO: Anything else from the
4 Board?

5 (There was no response.)

6 Okay, thank you for a nice
7 presentation.

8 MR. THOMPCKINS: Thanks so much.

9

10 (Whereas the above entitled proceeding
11 was concluded at 6:35 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: _____

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