

PLANNING BOARD
TOWN OF COLONIE

COUNTY OF ALBANY

THE PROPOSED PROJECT OF 14 PLAZA DRIVE
REVIEW OF FAÇADE CHANGES AND
BANKED PARKING REQUEST

THE TAPED AND TRANSCRIBED MINUTES of the above
entitled proceeding BY NANCY STRANG-VANDEBOGART
commencing on September 8, 2009 at 8:52 p.m. at the
Public Operations Center 347 Old Niskayuna Road,
Latham, New York 12110

BOARD MEMBERS:

JEAN DONOVAN, CHAIRPERSON
TOM NARDACCI
MICHAEL SULLIVAN
ELENA VAIDA
CHARLES J. O'ROURKE
PETER STUTO, Jr. Esq., Attorney for the Planning
Board

Also present:

Joseph LaCivita, Director, Planning and Economic
Development

Kevin DeLaughter, Planning and Economic Development

Mark Bette, First Columbia, LLC

Kevin Bette, First Columbia, LLC

1 CHAIRMAN DONOVAN: Also on the agenda
2 this evening is the 14 Plaza Drive review of
3 façade changes and banked parking request.

4 MR. MARK BETTE: Good evening. I'm Mark
5 Bette.

6 MR. KEVIN: I'm Kevin Bette from First
7 Columbia. We're here tonight to ask to modify
8 the site plan for two reasons.

9 We have identified a company that wants
10 to move into this location. It's a corporate
11 headquarters company and an R and D company
12 and they don't need as much parking because
13 they aren't a real high density office user.
14 They wanted to bank some parking spaces here
15 in the front of the building.

16 This is where the Northway is here. This
17 is the end of Autopark Drive. They kind of
18 wanted an additional buffer there which we
19 were going to put a little berm and some
20 landscaping in the front of the building and a
21 few spaces around the building just to provide
22 some more landscaped areas right around the
23 front of the building. They put in their lease
24 agreement that if they vacate the building
25 after 10 years, they'll restore the banked
parking to what is on their plan, if we
request such. So, it's just reducing down to
this first section of parking here
(Indicating).

 The way that this building is set up is
that there are two entrances on the sides so
this will be utilized parking and also provide
a nicer visual when seen from the Northway.
They also want to make this a more high tech
building. They're a high tech bio tech firm.
It doesn't show up that well on this. It's an
aluminum panel.

 If you've seen the building at
Century Hill, we use the aluminum panel only
for accent because they're very expensive.
They want to put the aluminum panels on the
building so that it's aluminum and glass. That
all ties in to making a lead certified
building. So it will be a lead silver building
both inside and out. A lot of companies don't
do it. They would just do the four. This
company wants to do the insides also. They

1 want to be very environmentally friendly and
2 they want to build a corporate headquarters
3 for the long term at Century Hill. So, we're
4 very happy about that. We think that the
5 building will be very attractive. It's in a
6 prominent location and provides the image that
7 we're all looking for, including the town, as
8 a progressive high tech type of office market.

9 We came in here probably six months ago
10 to say that we needed to get something
11 approved. We were able to secure this company
12 which is just great. If the project wasn't
13 approved, they wouldn't be here. They
14 literally come in and see what's available and
15 say okay, we'll take it.

16 These guys were on their way to Boston
17 actually until we convinced them to stay in
18 the Town of Colonie. We've been working real
19 hard to accommodate their wishes and we think
20 that the building will be very attractive.

21 The bank parking is a good idea and we
22 think that with the protection, they'll
23 restore it and it would be a good situation.
24 So, we just wanted to ask if the Planning
25 Board would amend our approval for those
changes.

CHAIRPERSON DONOVAN: You want it to 170
spaces.

Kevin, do we have to do anything else
other than procedurally than act on that
application?

MR. DELAUGHTER: This can be done as an
amendment of the final approval that was
previously granted.

The one question that I have is that you
mentioned additional landscaped areas. Are any
of those adjacent to the building?

MR. MARK BETTE: Yes. The board can see
where the highlighted parking areas are.

MR. DELAUGHER: The only concern that I
would have is with our Fire Services
Department. I know that building accessibility
is a big issue with them and landscaping
adjacent to the building is sometimes a
concern.

1 MR. KEVIN BETTE: Our two entrances are
2 four-way access. We have another access here
(Indicating).

3 MR. DELAUGHTER: The landscaping right up
4 against the building - depending on the depth
5 of it and where they have to park and how they
6 access the building can be a concern. I think
7 that we should just run it by them and make
8 sure.

9 CHAIRPERSON DONOVAN: I'm not going to
10 hold this up because of landscaping in front
11 of the building.

12 MR. DELAUGHTER: No, I would suggest
13 taking action on it subject to a review with
14 Fire Services.

15 MR. KEVIN BETTE: One of the things that
16 we may do, Kevin, is to get lead certified is
17 that some of the landscaping comes underneath
18 that. We may be changing some of the planting
19 materials to be more water friendly. We'll
20 come in with the landscaping plan that we're
21 finishing up.

22 I understand what you're saying. We're
23 not going to plant anything that is going to
24 be a problem. The entrances will remain the
25 same parking. It provides a bigger green area.

MR. DELAUGHTER: I'm all for that. I
don't want to see parking where it's not
needed.

MR. KEVIN BETTE: By banking the parking
we've increased greenspace from 36% to 52%.
That's less impervious area. It's going to add
efficiency to the building and will enable us
to obtain lead certification and all the
points associated with it.

CHAIRPERSON DONOVAN: Do we have any lead
buildings in the town?

MR. MARK BETTE: I asked the same
question.

Joe, I think you said there was one on
Sand Creek Road. I'm not sure how big.

MR. LACIVITA: It's actually a small
little office space.

CHAIRPERSON DONOVAN: Is that where the
Hebrew Academy is?

1 MR. LACIVITA: Yes. I think they have a
gold designation.

2 CHAIRPERSON DONOVAN: That's great to see
that somebody is doing that.

3 MR. MARK BETTE: It is a pretty big
4 effort. It's full of a lot of cooperation.
We're really building a state of the art
5 energy efficiency project.

6 MR. NARDACCI: That's something that we
talked about. I know last year early on we
7 were dealing with prioritized buildings that
were coming in and they're looking for a gold
8 designation as well as being a redevelopment
effort.

9 MR. KEVIN BETTE: They just asked me how
much more room we have to expand. They're
10 looking to do acquisitions and grow, which is
very good in this market.

11 MR. NARDACCI: Anjou is one of the big
ones. Everyone is talking about Tech Valley.
12 Anjou is one of the companies that is one of
the leaders in this area.

13 MR. LACIVITA: I think also the fact that
they agreed that should they move they're
14 going to put it back to the original approval.

15 CHAIRPERSON DONOVAN: Or the owner would
be. Somebody would be doing it, that's for
16 sure.

Anything else, Tom?

17 MR. NARDACCI: That's it. Just that
comment.

18 CHAIRPERSON DONOVAN: Elena?

19 MS. VAIDA: I don't have anything.

CHAIRPERSON DONOVAN: C.J.?

20 MR. O'ROURKE: Great project. Go find
some more.

21 CHAIRPERSON DONOVAN: Michael?

22 MR. SULLIVAN: I did have one question on
the façade of the building.

23 Are there any standards for glare? My
concern is the proximity of the Northway and
24 the sun. Would there be any glare to the
motorists? Is there some sort of architectural
25 standard?

1 MR. KEVIN BETTE: We looked at that. We
2 picked the color of the panels. It doesn't
3 show up on the rendering very well. It's a
4 gray. It's not a real reflective one. If
5 you've seen our building at 22, it's the top
6 trim piece. We're already using it on
7 buildings at Century Hill and it's been
8 working out well. It's not a shiny reflective
9 material. It is an aluminum system but it's
10 not shiny.

11 MR. MARK BETTE: The closest one that I
12 can think of is in the Rensselaer Tech Park.
13 The building at the end is very, very similar.

14 MR. KEVIN BETTE: The glass is going to
15 be the color of the Blue Shield building.
16 We're trying to use the same materials.

17 The one building change is that this
18 stairwell just moved out by four feet or three
19 and a half feet. They wanted to make that more
20 of a feature. The Building Department was fine
21 with that.

22 MR. MARK BETTE: I think that in your
23 package you should have a picture of the
24 previously approved brick building.

25 MR. SULLIVAN: Yeah, this looks way
nicer.

MR. O'ROURKE: Not that the other one
didn't look nice.

CHAIRPERSON DONOVAN: Anything else?
Anyone have any other comments or question
from the board? From the public?

(There was no response.)

CHAIRPERSON DONOVAN: I believe that we
need a motion to amend the previous approval
to bank parking spots that previously required
251 down to 170.

MR. NARDACCI: Jean, I'll make that
necessary motion.

MR. O'ROURKE: Second.

CHAIRPERSON DONOVAN: All those in favor?

(Ayes were recited.)

CHAIRPERSON DONOVAN: Opposed?

(There were none opposed.)

CHAIRPERSON DONOVAN: That of course

includes the plans.

1 Okay, we need to make a motion for the
2 new plans. I don't know if it's necessary but
3 we'll do it.

4 MR. DELAUGHTER: It is. It's necessary;
5 yes.

6 CHAIRPERSON DONOVAN: Then we'll do that.
7 Do I have a motion to approve the new
8 plans for this new property at 14 Plaza Drive?

9 MR. NARDACCI: I'll make the necessary
10 motion.

11 CHAIRPERSON DONOVAN: Second?

12 MR. O'ROURKE: Second.

13 CHAIRPERSON DONOVAN: All those in favor?

14 ***(Ayes were recited.)***

15 CHAIRPERSON DONOVAN: Opposed?

16 ***(There were none opposed.)***

17 CHAIRPERSON DONOVAN: Good luck,
18 gentlemen.

19 ***(Whereas the proceeding concerning the
20 above entitled matter was adjourned at
21 9:04 p.m.)***

22 ***CERTIFICATION***

23 ***I, NANCY STRANG-VANDEBOGART, Notary
24 Public in and for the State of New York,
25 hereby CERTIFY that the record taped and
transcribed 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.***

26 ***NANCY STRANG-VANDEBOGART***

27 ***Dated October 10, 2009***