

1 PLANNING BOARD COUNTY OF ALBANY
2 TOWN OF COLONIE

3 *****
4 KEY BANK
5 1900 CENTRAL AVENUE
6 APPLICATION FOR FINAL SITE PLAN APPROVAL
7 *****

8 THE STENOGRAPHIC MINUTES of the above entitled
9 public hearing BY NANCY STRANG-VANDEBOGART, a
10 Shorthand Reporter, commencing on
11 October 25, 2011 at 9:48 p.m. at the Public
12 Operations Center 347 Old Niskayuna Road,
13 Latham, New York 12110

14 BOARD MEMBERS:

- 15 TIM LANE, ACTING CHAIRMAN
- 16 LOUIS MION
- 17 KATHLEEN DALTON
- 18 BRIAN AUSTIN
- 19 PAUL ROSANO
- 20 ELENA VAIDA, Esq., Attorney for the Planning Board

21 Also present:

- 22 Joseph LaCivita, Director, Planning and Economic
23 Development
- 24 Scott Wallenhorst, Vocon
- 25 Chris Boyea, PE, Bohler Engineering
- Brad Grant, PE, Barton and Loguidice

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1 ACTING CHAIRMAN LANE: Next on our agenda
2 is Key Bank, 1900 Central Avenue. They're
3 looking for final approval and a waiver on a
4 front yard setback.

5 Who do we have to speak on behalf of Key
6 Bank?

7 MR. WALLENHORST: I'm Scott Wallenhorst
8 from Vocon, representing Key Bank. We are here
9 to redevelop the current Taco Bell site at
10 1900 Central Avenue. The building square
11 footage will be approximately 3,900, and the
12 remaining square footage will be the drive-up
13 canopy at the rear of the site.

14 Since the last time we met, we have been
15 in front of the Village. The only comments
16 that we had received from the Village, at that
17 point, was to make area here a little wider
18 (Indicating) and to add some trees back here
19 and some additional fencing along the existing
20 base. It will project this area a little bit
21 more, and we have done that.

22 We had modified this site plan with a
23 configuration as a result of one of the
24 meetings that we had. We were doing the
25 drive-up configuration, and it would have

1 taken cars stacked back this way (Indicating).
2 We have changed it that so that all vehicles
3 will enter onto the site this way. If you need
4 to use the ATM, you would use this first
5 drive-up lane. The other two lanes would be
6 for the video automated teller lanes. They go
7 back into the branch. If you needed to go
8 inside the bank, you would continue on and
9 park in any one of the parking spaces. The
10 front entrance is right here through the
11 plaza. Exiting, you would just go around the
12 site and back out to the main plaza. The
13 dumpster location is located back there.

14 We're proposing landscaping along the
15 full frontage of Central Avenue. We've also
16 provided a bike rack and a park bench for
17 customers.

18 ACTING CHAIRMAN LANE: How are you
19 addressing snow storage?

20 MR. BOYEA: I'm Chris Boyea with Bohler
21 Engineering.

22 We have large greenspace and we're
23 actually increasing greenspace from what Taco
24 Bell had originally. Again, most of our
25 drainage goes backwards into the catch basin

1 that's back in here (Indicating), which is
2 shared with the overall plaza.

3 ACTING CHAIRMAN LANE: So, the snow will
4 be stored on site on that greenspace on that
5 little island there?

6 MR. BOYEA: There is greenspace here and
7 then there is greenspace here as well
8 (Indicating); that's correct.

9 MR. WALLENHORST: We did receive Town
10 Designated Engineer comments. We have reviewed
11 those as well. We feel that we're in pretty
12 good shape.

13 MR. GRANT: Ted Kalinkowski was been the
14 PM on this project, but he and I met with the
15 applicant's consultants this week and went
16 over this letter item by item.

17 There are a couple of small things left
18 to do, but essentially they're able to address
19 our comments. They are going to be doing some
20 test pits for stormwater management, witnessed
21 by the Town. I wanted to confirm that they
22 have the separation distance and they're going
23 with an infiltration system up stream of that
24 detention/retention. Really, I think, they're
25 really down to a few items.

1 They do need to submit their SWPPP to
2 Albany County DPW for review as a county
3 easement. I still don't understand why there
4 is a county easement, but there is for that
5 detention basin going back along that drainage
6 panel.

7 Chris, can you talk about the sidewalk
8 along the west side of the entrance from
9 Central Avenue?

10 MR. BOYEA: There is actually an existing
11 sidewalk along this side (Indicating). It does
12 not show up in this aerial, but that has since
13 been completed by WP as part of their
14 redevelopment of the shopping center back
15 here. So, there is a sidewalk that goes along
16 this property, and all the way back. It gets
17 customers safety from there and into the Price
18 Chopper that sits there. So, anybody along
19 Central Avenue would already be coming out of
20 the bank and would be able to connect back to
21 Central Avenue and continue their way back to
22 the plaza.

23 MR. GRANT: I looked at that
24 detention/retension basin in the back earlier
25 today. It is holding some water, but Chris

1 showed me a maintenance agreement that he had
2 gotten from WP, which owns that facility and
3 maintains that. In that maintenance agreement,
4 it's shown as a retention pond - that there is
5 meant to be water there; at least that's how
6 it would appear. I followed that down and it
7 leads to another infiltration basin further
8 down the plaza going towards Albany Street.
9 Vegetation seemed to be well maintained. There
10 was some debris that was in the bottom. That
11 should be taken care of. That's off this site
12 and out of their control. WP does have an
13 existing maintenance agreement on that SWPPP
14 and that's part of that system. Any overflow
15 of infiltration facilities on this project
16 would go into that.

17 I didn't hear of any extreme conditions
18 during Irene, so that apparently has great
19 absorbent qualities, as there is a lot of
20 pavement pointed towards it. I think that we
21 went over a few things on the plans. They were
22 modest things to take care of.

23 MR. WALLENHORST: There were a few other
24 things that I wanted to go over as far as the
25 elevations. When we were here in front of the

1 Board -

2 ACTING CHAIRMAN LANE: I don't think I
3 have that in my packet.

4 MR. WALLENHORST: There should be a
5 complete set of elevations.

6 MR. BOYEA: You're looking for the site
7 plan?

8 ACTING CHAIRMAN LANE: Yes.

9 MR. BOYEA: I'm sorry; you don't have
10 that.

11 MR. ROSANO: We had that at the previous
12 meeting. That was amended for the changes.
13 It's the same one.

14 MR. WALLENHORST: Basically what I'd
15 heard from the Board the last time was that we
16 originally, if you remember correctly, used to
17 have metal pieces underneath these windows and
18 on the sides. Those have since all been
19 removed and they will be full brick all the
20 way to the bottom to match the other side.

21 MR. ROSANO: That would be me.

22 ACTING CHAIRMAN LANE: That would look
23 better.

24 MR. WALLENHORST: All three sides of that
25 tower will have brick all the way to the

1 bottom. The light colored brick.

2 The brick that is on there (Indicating)
3 is the brick that will be on the main portion
4 of the building. The rock band that goes
5 around the building at three different
6 locations is the buff stone color. That's the
7 larger sample here (Indicating). The
8 storefront color will be colorized aluminum
9 and that will also be the color of the light
10 poles out in the parking lot. Fixtures that
11 are to add more light around the building are
12 a dark bronze color. That's to blend in with
13 the bricks so that they will not stand out as
14 much. This color right here is a sand-type
15 color and that's the color of the Cornis
16 system.

17 MR. GRANT: Scott, could you address some
18 of the comments on the Cornis.

19 Could somebody talk to the front setback?

20 MR. WALLENHORST: Basically, the comment
21 that I had heard was that there is 21 feet.
22 The reason why we're asking for that is the
23 awnings are measured and that was putting us
24 at 21 feet. The awnings stick off the building
25 just a little bit. In the rendering, it does

1 show the awning sticking off the building
2 itself. The building Cornis itself and
3 everything else is within the 20 feet. It was
4 the awnings that put us over.

5 MR. GRANT: There is an existing sewer
6 easement out there also. You need to get water
7 by his landscaping. It's busy in the front.

8 ACTING CHAIRMAN LANE: Anything else?

9 ***(There was no response.)***

10 ACTING CHAIRMAN LANE: Comments from the
11 Board?

12 ***(There was no response.)***

13 ACTING CHAIRMAN LANE: We just have these
14 two memos. One from October 17th from Mike
15 Lyons. I take it all these were addressed. He
16 states that these items were all minor.

17 MR. WALLENHORST: Yes.

18 ACTING CHAIRMAN LANE: Joe, is there
19 anything that we need from the October 18th
20 letter that you see as a final approval?

21 MR. LACIVITA: No, I think that one of
22 the things as we typical would do is we would
23 want to say that all TDE and departmental
24 comments be addressed.

25 ACTING CHAIRMAN LANE: So, nothing is

1 outstanding. All the comments have been
2 addressed.

3 Does anybody want to make a motion?

4 MR. LACIVITA: Before we do that, we'll
5 have to make the motion on SEQRA first. Then,
6 we'll have to approve the waiver, and then
7 make the motion for final. It is a Type II
8 action, as per Rebekah.

9 MS. VAIDA: We don't have to do SEQRA.

10 ACTING CHAIRMAN LANE: Okay, so we just
11 have the do the waiver for the setback.

12 MR. WALLENHORST: I believe that there
13 was actually another waiver. The main entrance
14 does not face Central Avenue. I know that was
15 in the discussions last time. I want to make
16 sure I brought that to your attention.

17 MR. MION: I'll make a motion on the
18 waivers for the setback.

19 MS. DALTON: I'll second.

20 ACTING CHAIRMAN LANE: All in favor?

21 **(Ayes were recited.)**

22 MR. MION: I'll make a motion on the
23 front facing the plaza driveway instead of
24 Central Avenue.

25 MS. DALTON: I'll second it.

1 ACTING CHAIRMAN LANE: All in favor?

2 **(Ayes were recited.)**

3 ACTING CHAIRMAN LANE: Who wants to make
4 the motion on the final?

5 MR. ROSANO: I'll make the motion.

6 MR. AUSTIN: Second.

7 ACTING CHAIRMAN LANE: All in favor?

8 **(Ayes were recited.)**

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15 **(Whereas the proceeding concerning the above**

16 **entitled matter was concluded at**

17 **9:45 p.m.)**

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CERTIFICATION

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4 **I, NANCY STRANG-VANDEBOGART, Shorthand**
5 **Reporter, New York State Approved Transcriber**
6 **and Notary Public in and for the State of New**
7 **York, hereby CERTIFY that the record taken by**
8 **me at the time and place noted in the heading**
9 **hereof is a true and accurate transcript of**
10 **same, to the best of my ability and belief.**
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15 **NANCY STRANG-VANDEBOGART**
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18 **Dated November 14, 2011**
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