

1 PLANNING BOARD COUNTY OF ALBANY  
2 TOWN OF COLONIE

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4 \*\*\*\*\*  
5 THE PROPOSED PROJECT OF THE SALVATION ARMY THRIFT  
6 STORE LOCATED AT 190 TROY-SCHENECTADY ROAD  
7 BOARD UPDATE FROM MARCH 23, 2010 MEETING  
8 \*\*\*\*\*

9 THE TAPED AND TRANSCRIBED MINUTES of the above  
10 entitled proceeding BY NANCY STRANG-VANDEBOGART  
11 commencing on July 13, 2010 at 8:50 p.m. at the  
12 Public Operations Center 347 Old Niskayuna Road,  
13 Latham, New York 12110

14 BOARD MEMBERS:

- 15 CHARLES J. O'ROURKE, CHAIRMAN
- 16 MICHAEL SULLIVAN
- 17 TIMOTHY LANE
- 18 ELENA VAIDA
- 19 PETER GANNON
- 20 PAUL ROSANO
- 21 PETER STUTO, Jr. Esq., Attorney for the Planning Board

22 Also present:

- 23 Mike Lyons, Planning and Economic Development
- 24 Brad Grant, Barton & Loguidice, PC
- 25 Charles Deitrick, Salvation Army
- Mark Pearson, Schopfer Architects, LLP
- Carol Miller
- John Miller
- Jim Tetrault
- Paul Robetor
- Kathy Robetor

25

1                   CHAIRMAN O'ROURKE: We appreciate you  
2 folks being patient with us. Next on the  
3 agenda this evening is the Salvation Army,  
4 190 Troy-Schenectady Road.

5                   Mike, you want to just give us a brief  
6 overview of what they're looking for tonight?

7                   MR. GRANT: I don't think that Mike has  
8 seen these documents until recently, but the  
9 applicant's design professionals have met with  
10 some of the residents and representatives of  
11 the Salvation Army. They also were trying to  
12 determine, based on the last meeting in March,  
13 some alternative development schemes for this  
14 property. It's a bit of an odd-shaped lot and  
15 with Semons coming into Route 2, there are  
16 some existing residential properties to the  
17 south. There is also the All Star facility  
18 across the street from Semons Avenue on the  
19 corner of Route 2. They have offered three  
20 additional schemes for building positions,  
21 parking lots, and site layout, in addition to  
22 the original one that was here during the  
23 concept plan.

24                   CHAIRMAN O'ROURKE: We'll let the  
25 applicant bring us from there, Brad, and then

1 I'll have you comment.

2 MR. PEARSON: Good evening. My name is  
3 Mark Pearson. I want to thank you because I  
4 know that you have a very busy schedule here.

5 We have all five schemes with us for  
6 discussion purposes. The first one is the one  
7 that was presented on March 23<sup>rd</sup> to which there  
8 were objections by the neighbors and the  
9 nearby property owners.

10 In the packet that we sent you, there is  
11 a matrix and it's our understanding that this  
12 is the only one that completely complies with  
13 your zoning ordinance. The other ones that we  
14 have developed have a variety of situations  
15 dealing with parking closer to the street, and  
16 set back of the building. This one actually  
17 does meet zoning ordinance.

18 At the meeting that we had with the  
19 neighboring property owners, we came up with  
20 three schemes for discussion. The first being  
21 this one where the building was moved to the  
22 back and access to Semons Avenue was  
23 eliminated (Indicating). Essentially, the  
24 homeowners were in agreement with this. In  
25 looking for some additional buffering with the

1 parking in this area, one of the concerns that  
2 the Salvation Army had with this is the  
3 configuration of the building; the slope side.  
4 Because it's a retail store, the best  
5 application for them is a simple rectangle.  
6 So, we went through a couple of other schemes.

7 With this scheme, there was no connection  
8 through to Semons Avenue. The concern here to  
9 the neighboring property owners was the  
10 parking that was visible from the neighboring  
11 properties.

12 The third scheme that we presented to  
13 them at that time was a rectangular shaped  
14 building which is a benefit to the Salvation  
15 Army. This one does have access to Semons  
16 Avenue and again, this one was found  
17 objectionable by the neighbors. After this  
18 meeting and presenting the three schemes, we  
19 generated the fourth.

20 This one was generally acceptable to the  
21 neighbors, in terms of creating a buffer using  
22 the building. There is a bermed area, fencing,  
23 and screening the parking lot here  
24 (Indicating). There are low walls that screen  
25 the loading area and the elimination of the

1 drive on Semons Avenue.

2 As we have indicated in the matrix, this  
3 is clearly the preference of the neighbors.  
4 The previous one with the additional drive is  
5 the preference of the Salvation Army.

6 After following all of this, we met with  
7 Mr. LaCivita and it was his recommendation  
8 that we bring all of this back to the board  
9 for discussion - the pros and cons of doing a  
10 location building configuration and access to  
11 Semons Avenue.

12 CHAIRMAN O'ROURKE: Very good.

13 Brad?

14 MR. GRANT: In their matrix down at the  
15 bottom they have some notes. Particularly to  
16 the third alternative on sheet SA3, reason  
17 one, the donor drop off is visible from  
18 Troy-Schenectady Road. That seems like a very  
19 bonafide reason.

20 MR. PEARSON: That's in schemes 3 and  
21 four. That's because the Salvation Army does  
22 end up getting donations after hours. Any time  
23 that there are donations that they can't use,  
24 they end up expending money to get rid of them  
25 and they're never going to eliminate that

1           problem. It's been mitigated by a well signed  
2           drop off area, which faces a major road. It  
3           tends to minimize things.

4           MR. GRANT: The positive thing of that is  
5           the southerly side would be the back of the  
6           building which would not be lighted, as I  
7           understand it. There would be substantial  
8           greenspace. There already is a pretty  
9           substantial vegetative buffer added.

10           I took a ride up there this afternoon.  
11           It's not a forest, but there are a lot of  
12           locust trees. They should be supplemented with  
13           some year round evergreen type of landscaping  
14           to maintain that sound and visual buffer.

15           The downside of it is that it has all the  
16           parking out front and requires waivers.

17           Item B under SA3 has vehicular access for  
18           patrons and emergency vehicles from Semons  
19           Avenue. You can see the rectangular store has  
20           a more efficient interior with this, as oppose  
21           to without.

22           That said, Mike brought me up to speed on  
23           this particular lot. There is a subdivision of  
24           the lot to the east, thus we have shown on all  
25           five layouts vehicular access to that property

1 to the south, which is for sale. The for sale  
2 sign looks like it has been there for decades.  
3 Apparently it's not moving.

4 Mike, chime in if you'd like.

5 There was apparently a condition that was  
6 part of that subdivision that there would be a  
7 need for this access through this property.  
8 Whether or not that was worded, that would  
9 continue right out to Semons Avenue -

10 MR. LYONS: No. Of course the subdivision  
11 includes this lot and the lot immediately to  
12 the east (Indicating). It included provisions  
13 for cross-access easement to the signalized  
14 intersection at Troy-Schenectady Road opposite  
15 the Kmart. Where their driveway is now, you  
16 can see the resemblance of the signal pole  
17 line that goes across that and across Route 2.  
18 The purpose of that easement was to allow both  
19 of the businesses to safely access Route 2 at  
20 an existing signalized point.

21 MR. GRANT: So that's right across from  
22 the Kmart entrance?

23 MR. PEARSON: Yes.

24 MR. LYONS: With regard to DOT, in  
25 looking through the comments, they either make

1 no reference for or against an access over to  
2 Semons Avenue. From a planning perspective the  
3 only one of the positive aspects of having  
4 access over to Semons would be to allow during  
5 heavier travel times with Route 2, and  
6 allowing residents to actually kind of cut  
7 through the Salvation Army site and make that  
8 left turn at a signalized intersection. That's  
9 versus, right now, just a stop sign.

10 MR. GRANT: The connection to Semons  
11 Avenue - without it, emergency vehicle access  
12 responding to an emergency event would have to  
13 be through the parking lots and that's easier  
14 said than done.

15 MR. LYONS: Your building still has  
16 three-sided access and then the actual parking  
17 lot is on two sides. It still has three-sided  
18 emergency access.

19 CHAIRMAN O'ROURKE: So, the Salvation  
20 Army's - you prefer the fourth plan - SA4?

21 MR. PEARSON: No, SA3.

22 MR. LANE: I don't see so much the  
23 difference of the parking area and both widths  
24 of the access roads.

25 CHAIRMAN O'ROURKE: What about the

1 islands? Why are the islands configured that  
2 way?

3 MR. PEARSON: They were configured in  
4 that shape in order to shape the line to the  
5 property across from Semons Avenue - so that  
6 those two driveways would align. We could have  
7 quite easily have used the parking scheme on  
8 SA1.

9 CHAIRMAN O'ROURKE: With that same  
10 footprint?

11 MR. PEARSON: Yes, with that same  
12 footprint. We have more greenspace up against  
13 the building.

14 CHAIRMAN O'ROURKE: Me, personally, I say  
15 SA1

16 MR. ROSANO: With SA3, what would you  
17 consider the front of your building?

18 MR. PEARSON: Along here (Indicating).  
19 The main entrance would be in this corner.

20 MR. ROSANO: Now, looking at Route 2, is  
21 that at an angle to the road?

22 CHAIRMAN O'ROURKE: Yes, that's why I  
23 like 1.

24 MR. ROSANO: What would be the reason for  
25 that?

1 MR. PEARSON: When we tried to get the  
2 rectangular shape rotated so that it was  
3 parallel to the road, much of the parking  
4 would be to the back end of the corner.

5 CHAIRMAN O'ROURKE: In my opinion, if  
6 we're going to allow certain waivers and  
7 stuff, I think that building is going to look  
8 weird sitting cock-eyed to a parallel road. I  
9 think that it's going to look horrible. That's  
10 just my opinion.

11 MR. LANE: It's not a lot though. It's an  
12 oddly shaped lot.

13 CHAIRMAN O'ROURKE: But that corner  
14 projects to 90 degrees. I'm telling you that  
15 it's going to look horrible.

16 MR. PEARSON: Ultimately, what I think  
17 we're trying to find out is what would the  
18 board want to do and what will they support?  
19 If it's a combination of any of these schemes,  
20 that's fine. We just want clear direction.

21 CHAIRMAN O'ROURKE: Sure, and I think  
22 that we do understand that. I'm just throwing  
23 things out. I picked up on what Paul said  
24 immediately when I looked at SA 3 and 4 with  
25 that building cock-eyed. We understand that

1           it's a difficult lot to build and we certainly  
2           want to have the Salvation Army spend the  
3           money and get what they want and also as a  
4           town, get the things that we want and provide  
5           the residents with what they're looking for as  
6           well.

7                     My opinion is that I don't want the  
8           entrance on Semons Avenue because it will  
9           create parking issues. It will create police  
10          calls. It will create all kinds of things that  
11          are unintended from the batting cages. I think  
12          that it should be limited to one access off of  
13          Route 2. I know that I wouldn't want that if  
14          it were my neighborhood.

15                    MR. LANE: It seems that where we're  
16          headed at is that you want a building that is  
17          parallel to the road, but you don't want to  
18          access to Semons. I think that it's SA2.

19                    CHAIRMAN O'ROURKE: No, I want to see the  
20          SA1 building placement and parking area  
21          with -- I'd be looking more for something like  
22          SA1, but you said that rectangular shape  
23          doesn't fit?

24                    MR. PEARSON: Most stores are straight  
25          where you can put things on the walls and then

1           they have a receiving area where they're  
2           taking in things. It's just odd-shaped.

3           CHAIRMAN O'ROURKE: Tell me what the  
4           building dimensions are, just for my own  
5           knowledge. I mean, they all say 24,000 square  
6           feet. I understand what you're getting at  
7           here. You're trying to get to a rectangle. I'm  
8           trying to help you. What's the building length  
9           and width in SA3?

10          MR. PEARSON: Off the top of my head, I  
11          couldn't tell you. Are you suggesting that  
12          because it's square -?

13          CHAIRMAN O'ROURKE: No, what I'm getting  
14          at is if you look at the corner of the  
15          building on SA3 and the proximity of  
16          Semons -- I don't know what your scale is.  
17          That's probably 20 feet. Then if you go to  
18          SA1, you move the corner of that building back  
19          out and obtain your rectangle. Do you know  
20          what I'm saying?

21          MR. PEARSON: No, I'm not following you.

22          CHAIRMAN O'ROURKE: SA3 and the proximity  
23          to Semons is probably 20-some feet. You'd be  
24          able to take this building corner back to the  
25          same and obtain basically the same footprint.

1 If you could come back further to 20 feet and  
2 cut it off and even if you had to move it  
3 slightly that way a little bit by - we're only  
4 talking about six feet -- that's just me  
5 personally. I want to hear what everybody in  
6 the audience has to say. You're their engineer  
7 so you understand those facts. All I'm  
8 pointing out is that when I see a corner of  
9 the building at 20 feet and then a different  
10 layout at 40 feet, I just want to understand  
11 why it would be like that.

12 Paul, what are your thoughts?

13 MR. ROSANO: That's where I was going.  
14 Take it square up to your dimensions and show  
15 it to us. You've got room to go in either  
16 direction of the building.

17 CHAIRMAN O'ROURKE: Again, I know that  
18 you guys really wanted the 131 spots, but how  
19 many are required, Mike?

20 MR. LYONS: I believe 120.

21 CHAIRMAN O'ROURKE: So you're 11 over. If  
22 we had to sacrifice a little bit of parking, I  
23 think that I would be for that to get the  
24 building that you want and provide the  
25 neighbors with what they want and the town

1 with what we want. Again, this is one of the  
2 main gateways to the town. I personally want  
3 landscaping along the road, the aluminum  
4 fencing with the stone pillar look that you  
5 guys had presented the first time at concept,  
6 and a detailed landscaping plan to make the  
7 building look very nice. Those are my choices.

8 Tim?

9 MR. LANE: I see what you're saying. I  
10 agree. I think that if you adjusted it, you  
11 might not lose that many parking spaces. We're  
12 on SA5, now.

13 MR. PEARSON: We'd do 10 if need be. But  
14 essentially, we're talking about modifying  
15 this scheme to get the parking lots and  
16 rectangular building.

17 CHAIRMAN O'ROURKE: That would be my  
18 preference.

19 MR. ROSANO: When you talked about your  
20 racking and the dimensions of your buildings,  
21 almost all of these have changed. This would  
22 be the one that would be optimal for us  
23 (Indicating).

24 I've worked for some big companies. When  
25 we go in and put our racking in and our aisles

1 and everything -- which is going to fit what  
2 building?

3 MR. PEARSON: SA3 and SA4 are  
4 rectangular.

5 MR. ROSANO: But in SA1 - in looking at  
6 these pictures, you made the building narrow  
7 and longer than the rectangle in SA3. To me,  
8 it looks like the building is longer.

9 MR. PEARSON: We started with that one.

10 MR. ROSANO: What I'm saying is that I  
11 understand what you talked about. You want to  
12 make this thing. You want to be able to build  
13 it and bring your racks in and everything is  
14 going to fit. You have what you need and on  
15 paper you know what you want. I'm not seeing  
16 it - except for that one. On SA1 - that  
17 building is narrower than SA3?

18 MR. PEARSON: Yes.

19 MR. ROSANO: Why?

20 MR. PEARSON: When we were trying to  
21 configure the parking, we changed the  
22 dimensions.

23 MR. LYONS: By seven foot increments?

24 MR. PEARSON: Yes. I would imagine that  
25 one is probably seven feet wider and shorter

1 than this one.

2 CHAIRMAN O'ROURKE: I'll bet you're  
3 right.

4 MR. ROSANO: That's what I was thinking.  
5 To me, it looked like you could square off SA1  
6 and still fall within the range of the buffer.  
7 I'm not an engineer, but doesn't that make  
8 sense?

9 MR. PEARSON: We could certainly work  
10 towards that.

11 MR. ROSANO: Thank you.

12 CHAIRMAN O'ROURKE: Tim?

13 MR. LANE: That's it. I entirely agree  
14 with you.

15 CHAIRMAN O'ROURKE: Mike?

16 MR. SULLIVAN: I prefer the parking lot  
17 in SA 1. I'm not a big fan of SA3 or SA4 with  
18 the multiple islands in the middle.

19 CHAIRMAN O'ROURKE: I think that snow  
20 removal would be tough with that.

21 MR. GRANT: Just some minimum  
22 requirements for Town Code.

23 CHAIRMAN O'ROURKE: One more important  
24 thing. Say we were to look at SA1, where are  
25 you putting the dumpster? No on-site dumpster?

1 MR. PEARSON: No on-site dumpster.

2 CHAIRMAN O'ROURKE: That's right. I  
3 remember that from the first meeting.

4 Mike?

5 MR. LYONS: I just had a question. Mark,  
6 in looking at your SA1, if you were to square  
7 that off as the board was discussing, how  
8 would you accommodate the loading dock area?  
9 Would your loading dock area be at a 45 degree  
10 skewed to the building?

11 MR. PEARSON: No, it would be more like  
12 SA3 and SA4 where there's a corner taken out  
13 of it.

14 MR. LYONS: I was just wondering how that  
15 would work with the internal circulation and  
16 maintaining the number of parking spaces that  
17 you need, and at the same time provide a back  
18 up and turn around.

19 MR. PEARSON: We're probably going to  
20 have an area where there is parking so there  
21 is that area and we won't have conflicting  
22 trucks in that part of the traffic.

23 MR. GRANT: The loading area itself could  
24 be squared off. The loading area is almost  
25 like a secondary use. If you look at SA1, you

1 have an angle where there is pavement for the  
2 parking lot. That could be done and still  
3 maintain your rectangular layout. It's just  
4 essentially an appendage.

5 MR. PEARSON: Essentially, just create an  
6 angle and have a loading dock off the base of  
7 the building.

8 MR. GRANT: If need be. If it could be  
9 squared off and you could accomplish your  
10 goals, that's great.

11 CHAIRMAN O'ROURKE: Peter?

12 MR. GANNON: How many cars can be  
13 accommodated in the donor drop area? Just by  
14 the picture, cars pull in there and idle and  
15 unload their stuff and then get out of the  
16 way.

17 MR. PEARSON: I would say normally about  
18 two in there. That would be straight in.

19 MR. GANNON: I'm just trying to picture a  
20 busy day at the facility and I feel like  
21 Saturday morning at 9:00 you're not going to  
22 have two cars trying to drop stuff off. It's  
23 my experience at the current store in Latham  
24 that sometimes you have five or six or maybe  
25 even more folks parked on the side of that

1 building there trying to drop stuff off. With  
2 this set up in the front of the building in a  
3 high traffic area, obviously it's going to be  
4 an improvement from what you currently have,  
5 but I still think that it has the potential to  
6 be a problem. You're going to have people  
7 trying potentially to back out of those  
8 parking spots. I'm looking at SA1 right now  
9 when I talk about this stuff, but I think that  
10 it's consistent throughout all the designs  
11 that the donor drop being in that high traffic  
12 area -- and I'm trying to picture one or two  
13 cars pulling in - there is no real area for  
14 somebody to queue and wait patiently, which we  
15 all know would never happen. I have a concern  
16 about that and I'd be curious to hear about  
17 your experience with other stores where that  
18 design actually worked, if it has. That's not  
19 something that I expect you to address  
20 tonight, but as it moves forward, I would like  
21 to hear justification for it.

22 MR. PEARSON: For straight driving,  
23 that's why we like the Semons entrance so that  
24 it gives donor drop offs a different store  
25 entrance. We might have to take out some of

1           those little nubs. It would be better because  
2           we would have an awning coming out and the  
3           people could drive under an awning and unload.  
4           There would be people that would be helping  
5           them unload. So anytime there is a curve in  
6           the process, it creates issues because people  
7           don't drive the way that they should.

8           MR. GANNON: Funny that you mention the  
9           Semons entrance because when you first came, I  
10          expressed my personal opinions against it. I  
11          still have that sediment although I would be  
12          willing to hear the case where that improved  
13          some flow within the parking lot. Again, I  
14          think that when you consider what's against  
15          Semons Avenue and that commercial enterprise  
16          and all the traffic that generates, you also  
17          have folks trying to live down at the end of  
18          that street. Some of them are looking at me  
19          pretty intently right now. Bringing that  
20          traffic onto Semons, I think, is a non-starter  
21          for me unless there is a pretty compelling  
22          case. But again, as the Chairman always says,  
23          he's just one vote and so am I. That's my  
24          overall feel.

25                 I share the Chairman's feelings. I think

1           that the angled building would really not be  
2           complementary to the look.

3                     Speaking of complementary to the look,  
4           there is an awful lot of green space, and it  
5           looks like from the diagram that there seems  
6           to be a heck of a lot of parking. So, again,  
7           as we move forward on the process, I'd like to  
8           hear the numbers and the justification for  
9           that much parking. If that's a matter of just  
10          what this town requires, then I think that we  
11          should try to work towards a solution that  
12          eliminates a lot of extra space in the area.

13                    CHAIRMAN O'ROURKE: I agree.

14                    MR. GANNON: There is plenty of it in  
15          there.

16                    CHAIRMAN O'ROURKE: I do agree with that.  
17          I don't think that - if the town requirement  
18          is 120, we're not going to let you go over  
19          that. We don't want extra parking. I think  
20          that with the stormwater regs and those types  
21          of things, I'd rather see a store of this size  
22          at 24,000 square feet -- again, I don't know  
23          your business and I don't pretend to know it,  
24          but if we're talking about your busiest two  
25          days a year and you need all that parking,

1           then we're going to reduce it, in my opinion.  
2           I think that we'd rather see the green space.  
3           We'd rather see the buffer for the neighbors.  
4           We'd rather see other things than huge parking  
5           lots that maybe three times a year has been  
6           used.

7           Lou?

8           MR. MION: I agree with what's been said.  
9           I'd like to see it rearranged and straighten  
10          the building out and make the people happy.

11          CHAIRMAN O'ROURKE: I counted the parking  
12          spaces. It looks like you have about 80 feet  
13          roughly in that donor drop. Is that a standard  
14          amount?

15          MR. DEITRICK: That's about right.

16          CHAIRMAN O'ROURKE: Again, I agree with  
17          what was said about the turns and stuff. As  
18          you engineer that, you might want to cut back  
19          on -- so there is no problem, like Peter said,  
20          backing out of those parking spots on the exit  
21          part of the donor drop. You might be able to  
22          square that up a little bit, as you redo it.

23          MR. GRANT: C.J., I just had a question.  
24          I was not able to attend the neighborhood  
25          meeting. The discussions on the little civic

1 park that was going to happen up at the corner  
2 there. Can you kind of expand on what the  
3 conversations were over there?

4 MR. PEARSON: I wasn't at that meeting.  
5 Bob Siegart was at that meeting.

6 MR. LANE: The directional area that you  
7 have at the drop box seems counter to how the  
8 traffic is run. Is that all going to be  
9 arrowed to indicate to people the traffic flow  
10 and how they get in and out?

11 MR. PEARSON: I think that based on what  
12 we're talking about here, that eliminates this  
13 side (indicating). The traffic will have to be  
14 this way and out (Indicating).

15 You touched on the parking count. This  
16 right here is a 24,000 square foot building  
17 and it has 120 parking spaces; that's by  
18 ordinance.

19 CHAIRMAN O'ROURKE: Okay, that's what  
20 this one has.

21 MR. PEARSON: You indicated that you  
22 actually want to see less than that.

23 CHAIRMAN O'ROURKE: I could be compelled  
24 to go less than that. I would love to see  
25 other stores that you have of this size.

1           Compel me to allow you parking waiver. You  
2           know what I'm saying? If this is what the Town  
3           Code says right now -

4           MR. PEARSON: You'd need to discuss it  
5           with them, but they've given us minimum  
6           targets. I will discuss it with them and see  
7           where to go.

8           CHAIRMAN O'ROURKE: I think that we, as a  
9           town, as we've looked at certain projects and  
10          open spaces and places right now that as  
11          people have moved and sold, we have a tendency  
12          to have extra parking. So, I think that with  
13          the stormwater regulations and the necessity  
14          to handle those types of things, we would move  
15          a little bit more toward -- we'll give you the  
16          parking waiver if you give us some bushes.

17          MR. GRANT: There have been some facility  
18          designs, particularly in shopping centers or  
19          institutions of various kinds where there are  
20          three or four days a year where you do need  
21          that 85<sup>th</sup> and 86<sup>th</sup> spot. They can be in special  
22          systems with a grass ring - it could be grass  
23          to support those types of parking situations;  
24          not necessarily in the winter. It's very tough  
25          to plow grass, but I'm suspecting that winter

1 is one of those peak periods.

2 MR. PEARSON: The peak periods are before  
3 the start of school and before Christmas.

4 MR. GRANT: It's something to think  
5 about.

6 MR. DEITRICK: If you don't mind - most  
7 of our stores that are 24,000 square feet - we  
8 need 120 plus parking. We could deal with 120,  
9 but on Wednesdays which are our family day,  
10 we'll fill that parking lot. On Fridays and  
11 Saturdays it will be full as well.

12 CHAIRMAN O'ROURKE: I'm glad for you.

13 MR. DEITRICK: We're anxious about that  
14 because we don't want to limit potential -

15 CHAIRMAN O'ROURKE: Nor do we.

16 MR. DEITRICK: So, I would say that if we  
17 go lower than 120, we're going to have traffic  
18 problems because in addition to the parking,  
19 we also have people that are driving through -

20 CHAIRMAN O'ROURKE: What are your  
21 business peak hours? Your peak hours of  
22 operation?

23 MR. DEITRICK: That would be 10:00 to  
24 7:00.

25 CHAIRMAN O'ROURKE: On Saturdays?

1                   MR. DEITRICK: Monday through Saturday.  
2                   At 10:00 in the morning it's slow, but it can  
3                   be a Wednesday because that's family day and  
4                   it's very busy.

5                   MR. LYONS: I think that one of the  
6                   things that we really wanted to avoid with  
7                   this facility that happens at the current  
8                   facility is that the parking lot fills up very  
9                   quickly. Cars park along the road, which is a  
10                  very dangerous situation, especially with  
11                  people getting in and out. We don't want them  
12                  parked along the road and we don't want them  
13                  parking on the lawn on Semons Avenue and  
14                  walking over the grass to get into the  
15                  building.

16                  CHAIRMAN O'ROURKE: Okay, we're going to  
17                  open it up to the public. Who would like to  
18                  speak first?

19                  Yes, sir.

20                  MR. ROBOTOR: I'm Paul Robetor and I live  
21                  on Semons Avenue. I was at the town meeting  
22                  and the biggest concern that the neighbors  
23                  have is the access on Semons. The big issue is  
24                  the cars going in and out of there. Adding  
25                  additional traffic is going to be significant.

1 The neighborhood, I think, would be adverse to  
2 any direct access to Semons.

3 A meeting that we had a month or so  
4 ago - that civic space - I think that the  
5 neighbors felt that it was a draw for people.  
6 I would not go out and stand on that corner  
7 and sit there. There's no reason.

8 The batting cage has drainage issues.  
9 There's almost like a pond there and I've seen  
10 people walk up Route 2 and they could run in  
11 there and go swimming. We'd like to discourage  
12 that type of thing. I'm not saying that would  
13 happen here.

14 The parking is subject to the town.  
15 Granted, it's old but it's has the ability to  
16 put a lot of extra parking in the Kmart across  
17 the street. Less parking is much better for  
18 us. Again, I think that my focus is that  
19 access on Semons. There are other things you  
20 could do there with the berm and greenspace.

21 CHAIRMAN O'ROURKE: Thank you.

22 Yes, sir.

23 MR. TETRAULT: My name is Jim Tetrault.  
24 I'm at 12 Semons Avenue. Nothing has been said  
25 tonight that I know of as to what the building

1 is actually going to look like. It was  
2 mentioned before about brick on it. We just  
3 want to make sure that's going to be the same  
4 and not anything like what's up on Route 2  
5 now.

6 CHAIRMAN O'ROURKE: I should have  
7 explained this at the beginning. This is more  
8 of a sketch plan which before the applicant  
9 goes and spends more money, they want to come  
10 through and make sure that with the neighbors  
11 with this board, that the money that they're  
12 going to spend is well spent. As you can see,  
13 they're dedicated to us. There are very few  
14 times that sketch plans come in and people  
15 come in with four different ideas.  
16 Architecturally, we'll demand certain things,  
17 especially as it's a gateway into the Town of  
18 Colonie. The requirements for the building  
19 will be up to par.

20 MR. GANNON: I think that it's also worth  
21 commending the Salvation Army because I don't  
22 think there are many sketch plans that have  
23 come in having already executed a meeting with  
24 the neighborhood, too. That's good to see.

25 CHAIRMAN O'ROURKE: Yes, ma'am.

1 MS. ROBETOR: I'm Kathy Robetor and I  
2 just have a couple of points.

3 I think that when we were here in March,  
4 all the neighbors and I think the board spoke  
5 passionately about no entrance on Semons  
6 Avenue. Three neighbors were notified of the  
7 neighborhood meeting for the Salvation Army.  
8 Because all of us were notified kind of at the  
9 last minute that evening, there might have  
10 been five families there. At that meeting  
11 again, we spoke passionately about no road on  
12 Semons Avenue. Then they come in and say what  
13 they really wanted was the entrance on Semons.

14 For this evening's meeting, typically,  
15 when the town has a meeting, they have the  
16 pink signs posted some two weeks before. We  
17 all were sent a letter in yesterday's mail.  
18 So, we have many neighbors that are on  
19 vacation and such. They should be here  
20 tonight.

21 We really want you to hear us. You know  
22 what we're living with regarding the batting  
23 cages down there. We keep seeing that driveway  
24 up here and hear about the buffer in the back,  
25 that's really never been planted. It's just

1 junk in there. If we can remember that  
2 something needs to be planted.

3 CHAIRMAN O'ROURKE: No, they actually  
4 show it and all the circles are plantings.

5 Yes, sir.

6 MR. CRUDO: I'm Nick Crudo, 16 Semons  
7 Avenue.

8 I'm a little confused. They have shown us  
9 four sketches here tonight. Do they come back  
10 again?

11 CHAIRMAN O'ROURKE: Yes. This is strictly  
12 a sketch plan.

13 MR. CRUDO: You give them direction on  
14 that?

15 CHAIRMAN O'ROURKE: That's what we're  
16 trying to do tonight. The first time that they  
17 came in, we gave them a little direction and  
18 we told them that it would be smart for them  
19 to meet with the neighbors. We have been  
20 proactive in terms of developments with  
21 developments that encroach upon residential  
22 neighborhoods. So, they took it upon  
23 themselves to meet with you folks, come up  
24 with a couple of different plans that  
25 obviously came out of things that were brought

1 up at that first sketch plan. Before they go  
2 and spend more money, they want to come back  
3 in and come before the board.

4 MR. CRUDO: How come we keep seeing the  
5 sketch plan and we keep seeing Semons back in  
6 the picture? I thought these guys were going  
7 to work with us?

8 CHAIRMAN O'ROURKE: Sir, I don't think  
9 that I'd get all wound up because they could  
10 put Semons Avenue on there all they want and I  
11 don't think that the board is going to go for  
12 it.

13 MR. ROSANO: You've got to give us the  
14 benefit, too.

15 CHAIRMAN O'ROURKE: I understand that  
16 it's your neighborhood and I don't blame you  
17 for being passionate, but they can put Semons  
18 Avenue on the next one and I wouldn't do that  
19 if I were them.

20 MR. CRUDO: I haven't heard anything on  
21 the hours of operation.

22 CHAIRMAN O'ROURKE: That usually comes  
23 out in concept.

24 MR. ROSANO: That was a question at the  
25 first meeting.

1 MR. DEITRICK: Those would be 10:00 a.m.  
2 to 9:00 p.m.

3 CHAIRMAN O'ROURKE: Thank you.  
4 Anyone else?

5 MR. ROSANO: I would like to complement  
6 the Salvation Army for where we are at this  
7 point in time. I want the folks to understand  
8 that we can ask these people to meet with you,  
9 but there is no mandate. There is no law that  
10 says that they have to.

11 Earlier tonight I heard someone very  
12 passionate talking about going to some other  
13 Town Board and speaking to some officials. We  
14 can't force a developer to meet with you or  
15 talk to you. There is no law for that. It's  
16 good common sense and being reasonable. The  
17 Salvation Army, as far as I'm concerned, has  
18 gone over and above what most people do. I  
19 hope that you folks appreciate that.

20 Secondly, understand that this board is  
21 watching out for you every minute. I don't  
22 want you all to get too upset or too  
23 concerned. You have to give us the benefit of  
24 the doubt once in awhile. We're no different  
25 than you are. Stay with us and things will

1 work out. Thank you.

2 CHAIRMAN O'ROURKE: Yes, Brad?

3 MR. GRANT: I wasn't able to attend that  
4 neighborhood meeting, but on the drainage  
5 issues there was on the first meeting, I  
6 recall that there was some discussion about  
7 Semons Avenue.

8 I went out there today and I did see  
9 catch basins along both sides of the road.  
10 Could someone kind of expand on the drainage  
11 woes that you have seen? I'm sure that it was  
12 an exciting day on July 1<sup>st</sup> of last year. That  
13 was our hundred year storm that we seem to get  
14 every three years now. If anyone can expand on  
15 some of their observations?

16 MR. TETRAULT: Jim Tetrault, again.

17 Right in the middle where the water comes  
18 down the hill, a lot of the times it goes  
19 right by the drains. We did contact people  
20 from the Water Department. They came up and  
21 looked at it. It just seems like the drains  
22 are backed up where the water comes down. It's  
23 either going past or a couple of times when it  
24 did rain fairly hard, it overflowed on our  
25 lawn and on the other side. I don't know if

1           that's going to be a problem. During a storm  
2           in a downpour, it will pass it. The other  
3           problem that we have in the winter is coming  
4           down Sunrise, that water freezes. A few times  
5           the police cars have stopped and pointed it  
6           out. We called the town and they have come and  
7           they salted it. They salt so much to where  
8           we're getting the salt right up against our  
9           garage doors. I called and voiced that because  
10          I'm dragging that through the house. They have  
11          to salt it so much that it's hitting our  
12          garage doors.

13                 MR. GRANT: Those typically have a little  
14          wing at the side and when that fills up it  
15          sounds like your driveway fills up. I have  
16          seen where the water can go around some things  
17          temporarily -- but after the storm abates and  
18          two or three hours, are you seeing any  
19          ponding?

20                 MS. TETRAULT: Yes. You can come out two  
21          to three days after and you can still see  
22          ponds.

23                 MR. ROBETOR: We have a pond at the end  
24          of the street.

25                 The higher portion of the neighborhood

1 drains and it usually take a long time to  
2 drain. Whether it's winter or spring, it  
3 drains such that it comes through the pavement  
4 and there is a lot of clay up there. The right  
5 hand corner of Sunrise coming down does puddle  
6 there. It was much better before they repaved  
7 the road a few years ago.

8 CHAIRMAN O'ROURKE: Yes, because that's  
9 all fill in there; all the way through.

10 MR. GRANT: It's definitely clay over  
11 there.

12 CHAIRMAN O'ROURKE: Anyone else?

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

14 CHAIRMAN O'ROURKE: So, did we provide  
15 you with direction?

16 MR. DEITRICK: Yes.

17 CHAIRMAN O'ROURKE: Do you guys have  
18 questions for us on the board?

19 MR. DEITRICK: When can we come back?

20 CHAIRMAN O'ROURKE: As soon as you get a  
21 drawing together, get with Mr. LaCivita and  
22 we'll get you right back in for concept.

23 MR. ROBOTOR: Will they be posting it  
24 this time?

25 CHAIRMAN O'ROURKE: We're still working

1 out some things in terms of sketch plans and  
2 we apologize if you weren't notified. It  
3 should have been sooner. Certainly for  
4 concept, it will be posted. I don't believe  
5 that for sketch plans that we have started  
6 putting the pink signs out because it's just  
7 informational. That's a valid point.

8 MR. GANNON: You guys have a heightened  
9 vigilance, too. It's probably not too much to  
10 like every Thursday or Friday check the town's  
11 website; colonie.com

12 CHAIRMAN O'ROURKE: It's Colonie.org.

13 MR. GANNON: Dot com gets you there, too.  
14 I built it. There is a thing right there that  
15 says meeting agendas. Every week the  
16 Supervisor's office posts that agenda that  
17 comes over from Planning for our meeting so  
18 the schedule of our meetings is there. It's  
19 typically two Tuesdays a month, but there is  
20 section right there that lists the projects  
21 that we will be reviewing that night. That's a  
22 good resource without having to rely on  
23 placards or snail mail.

24 MR. LYONS: It also gives you upcoming  
25 projects.

1           MR. ROSANO: But you have to understand  
2 that there are nights when that is posted and  
3 they may not have brought everything that they  
4 need and we could tell you it's not going  
5 forward.

6           CHAIRMAN O'ROURKE: Thank you. We look to  
7 see you soon. How soon are you looking to come  
8 back out, two weeks?

9           MR. DEITRICK: Yes, I think that we could  
10 do that.

11           CHAIRMAN O'ROURKE: I suggest that you  
12 work closely with Brad and that's the best way  
13 to move forward.

14

15

16                   *(Whereas the proceeding concerning the*  
17                   *above entitled matter was adjourned*  
18                   *at 9:44 p.m.)*

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**CERTIFICATION**

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3  
4            ***I, NANCY STRANG-VANDEBOGART, Notary***  
5            ***Public in and for the State of New York,***  
6            ***hereby CERTIFY that the record taped and***  
7            ***transcribed by me at the time and place noted***  
8            ***in the heading hereof is a true and accurate***  
9            ***transcript of same, to the best of my ability***  
10           ***and belief.***

11  
12  
13  
14            \_\_\_\_\_  
                 **NANCY STRANG-VANDEBOGART**

15  
16  
17            ***Dated September 3, 2010***