

Plans for new Starbucks ground down

By Jo E. Prout

GUILDERLAND — A proposal for a second Starbucks coffee shop, on Western Avenue, blocks away from one in Stuyvesant Plaza, was continued by the planning board last week, but local residents and neighboring businesses want the plan to change.

Also, multiple proposals may allow development of the Albany Pine Bush in areas that have been marked for full-protection.

Town planner Jan Weston said in February that, if approved, the construction of a new Starbucks could correct access problems and reduce curb cuts across from the southern entrance to the University at Albany and at the entrance to the town.

"The whole corridor will be improved," planning board Chairman Stephen Feeney said last week.

Developer Dennis Quadrini wants to lease two parcels, 1206 and 1210 Western Avenue, that he and his siblings own. Their properties lie between the Best Western hotel and Sutter's Mill and Mining Co. restaurant. A portion of the property is in the city of Albany, and a house at the rear of the site will be demolished, according to the plan.

The Quadrinis have a long-time lease with Sutter's that allows shared parking.

"We have to provide them parking because we're moving the parking lot that is there now," Dennis Quadrini told *The Enterprise* in February.

The Quadrinis told the board last week that Sutter's is entitled to 15 spaces.

The drive-through Starbucks, at 1,650 square feet, would need 40 parking spaces. Bill Mafrici, of Hershberg and Hershberg engineers, said in February that the site has 51 spaces, but that some of them are for Sutter's also. There are no designated spots according to the lease, Mafrici said then.

Engineer Daniel Hershberg told the board last week that the Starbucks would offer 44 seats; use an "attractive" traffic rail; and install a sidewalk in the front wherever the town wants it. The proposed shop would have 22 seats outdoors, and 22 inside. Snow storage would be on the rear parking spaces, or on green space which lies in the city of Albany.

the Quadrinis will legally provide the 15 spaces required in the lease.

"I'm skeptical that Starbucks is going to be towing its customers," said board member Linda Clark.

Hershberg said that he would speak with Klein about the parking spaces.

Klein said that the encumbered lease was created with his father, Kevin Klein. "We know we have an encumbrance on the property, and we feel good about it," Henry Klein said.

During the meeting, Feeney said that the number of parking spaces defined in the lease between Sutter's and the Quadrinis needs to be stated on the Starbucks plan.

"Unless it's delineated, we're going to get railroaded, here," Klein told *The Enterprise*. Klein said that the encumbered lease is

but we need to be sure," he said. He said that, although the state's Department of Transportation and the Army Corps of Engineers had walked the parcel in the past, "wetlands change over time. We're going to have to have an updated delineation. What's the level of disturbance?"

The board also continued a proposal by Michael Coles and his wife to subdivide 7.9 acres on East Lydius Street into three lots. A large dune sits on the parcel. In a previous proposal of the same parcel, Coles had requested four lots, but the board suggested three.

"It's much better than what you came to us with before," Feeney told Coles about his proposal.

Coles said that North Country Ecological Services searched the site and found no lupine.

'The whole corridor will be improved.'

filed with the county clerk. He said that he wants to see the Starbucks plan because he has not been told how the spaces will be provided.

A handful of members of the McKownville Improvement Association spoke against the proposal. One college student said that the shop would increase student traffic and cause more traffic problems.

Don Reeb, the president of the association, described the triangular entrance to the university and said that traffic out of Starbucks could not be aligned with the university roads.

"This is not an appropriate use of this site," Reeb said.

Board member Terry Coburn said that, because Starbucks wants to place a large building on a relatively small site, Starbucks representatives should check with the neighborhood group about the building's appearance. Hershberg agreed to speak with the group.

Klein told *The Enterprise* that

"I don't think it reaches the magnitude of an EIS," Feeney said, referring to the necessity of preparing an environmental impact statement about the amount of disturbance on the property.

"He's met what you asked in the past," said board member James Cohen. Cohen pointed out that the commission had designated the parcel for full-protection.

"I think the integrity of the dune is preserved," Feeney said.

Finally, the board continued a third proposal concerning a full-protection-designated parcel. Phil Battaglino, a local builder, wants to subdivide a 3.7-acre parcel on Brookview Drive into two lots. According to Weston's notes on the property, the plan would need "substantial grading" and a retaining wall. She suggested that, if approved, the two lots share a drive.

The site still needs a professional determination of whether or not endangered species would be disturbed, Feeney said.

space which lies in the city of Albany.

Feeney said that the proposal needs curbing details, islands, and directions for traffic flow between the Best Western and the Starbucks, which would provide access between the two at the rear.

Miscommunication

Henry Klein III, the vice president of Sutter's, and the owner of the Cabernet Café restaurant a few miles further west on Western Avenue, told *The Enterprise* that he watched Hershberg's planning board presentation last Wednesday on cable television. When he heard Hershberg say that the Quadrinis had contacted him, Klein said, he immediately came down to Town Hall to tell the planning board that he had not been contacted.

"Maybe he misspoke. I don't know," Klein said. "They haven't spoken to us."

During the meeting, Feeney told the Quadrinis, "I can't make you talk to someone."

He encouraged them to discuss the project with both neighbors. They said that they would discuss the plan when they were sure they could proceed with the project.

Planning board counsel Paul Pastore said that the planning board cannot decide on the plan until it knows how Starbucks or

Klein told *The Enterprise* that he would like to see the whole corner, at the entrance to the town, "nicely developed." He said that the owners of the businesses at the corner "are the same players as 40 years ago. This patchwork stuff they're trying to do at the entrance to Guilderland is not something I want to see."

Stuffing a "10-pound ball into a six-pound sack isn't going to work," Klein said about the Starbucks building currently proposed.

Pine Bush development

Three proposals before the board may cut into parts of the Pine Bush that the Albany Pine Bush Preserve Commission has designated as needing full protection from development.

The planning board continued David Chainyk's proposal to subdivide nine acres on Vaughn Drive into two lots. The parcel was discussed in 1975, but was not developed because of the possible presence of the endangered Karner Blue butterfly, which lives on lupine found in the Pine Bush.

Chainyk said that his grandfather was the previous applicant.

Feeney called the proposal a "minor subdivision" and said that "the timing is good" to walk the parcel and examine it for lupine.

"It appears you're avoiding it,

be disturbed," Feeney said.

The plan calls for a driveway near a seven-foot retaining wall.

"My gut reaction is, 'Wow! You may want to rethink that one a little bit,'" Feeney said.

The plan also includes a wall that starts at one foot, rises to 14 feet, and recedes to one foot again.

Weston said that fences are not allowed along driveways in that neighborhood. She said that walls would probably not be allowed, either.

"The sense of the board is to revise the concept," Feeney said.

Other business

In other business, the board:

— Continued a concept presentation by land surveyor Lynn Sipperly for Sable Terrace Development Co., of Latham. Sipperly proposed to build four single-family and two duplex homes on three-and-a-half acres on Carman Road. The parcel currently houses an empty garden center; and

— Approved a plan to allow Blake Realty to open a Prudential Manor Homes realty office in the building at 2301 Western Avenue. Representative Charles Colehamer said that the company would slightly modify the building and install restroom equipment that is compliant with the American Disabilities Act.