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CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC MEETING

June 21, 2012

21 Lodge Street

Albany, New York 12210

12:00 p.m.

A P P E A R A N C E S:

ANTHONY J. FERRARA - CHAIRMAN

WILLARD A. BRUCE - VICE CHAIRMAN

HON. KATHY SHEEHAN - TREASURER

SUSAN PEODO - SECRETARY

MARTIN DALEY - MEMBER

MICHAEL J. YEVOLI - CEO

ERIK J. SMITH - CFO

A. JOSEPH SCOTT, III, ESQ. - COUNSEL

JOHN REILLY - AGENCY COUNSEL

PUBLIC:

Scott Townsend, 3t Architects (Dilek, LLC)

Lexa Juhre, Honest Weight Food Co-Op

Duke Bouchard, Honest Weight Food Co-Op

COPY

M-F Reporting, Inc.

(518) 478-7220

1 CHAIRMAN FERRARA: Good afternoon. I
2 would like to officially open the public hearing
3 of the Albany Industrial Development Agency. We
4 have two projects for consideration. The first
5 one is Dilek, L.L.C. Corporation. Anyone wishing
6 to speak on behalf of the project or opposed it?
7 Yes, sir.

8 MR. TOWNSEND: Should we do a
9 presentation?

10 CHAIRMAN: Yes.

11 I'm sorry, before you begin, proper
12 notices were filed?

13 MR. SCOTT: Yes. I have copies of the
14 affidavit of publication from the Times Union,
15 which was published on June 11, and we also have
16 certified copies of the letters that were sent to
17 the effective taxing jurisdictions again on June
18 11, to the County, the school and the City,
19 notifying them formally of this hearing that's
20 taking place today.

21 CHAIRMAN: Very good. Thank you,
22 Joseph.

23 Yes, sir?

1 MR. TOWNSEND: My name is Scott
2 Townsend. I am with 3t Architects. I'm
3 representing Dilek, L.L.C., whose majority owner
4 is Dr. Dincer, who's here with me today. What I
5 will do is make a very brief presentation on what
6 it is that we are proposing and what we're asking
7 of the Board, and -- or maybe not -- and then
8 I'll open it up for some questions.

9 This project, which we've sent and
10 everyone has the applications in the form, is on
11 the corner of Madison and Lark Street. What
12 we're proposing to do is -- this rendering that
13 you are seeing here is a rendering of what we are
14 proposing for that corner. It's a very prominent
15 corner, as we all know, coming in either from
16 Delaware or Lark or either way from Madison.
17 Currently on the corner is an existing building
18 that is vacant that the most recent incarnation
19 was an Indian restaurant, that has been vacated
20 for quite awhile.

21 As part of our proposal, we will be
22 taking down that building and we want to
23 strengthen the corner and build a three-story

1 building that, basically, takes up the entire
2 lot, whereas the old building only took up
3 approximately a third to half of the lot. The
4 lower floor will be a commercial space. Dr.
5 Dincer is also proposing to put a restaurant in,
6 which is part of our package, and then on the
7 upper two floors will be residential. There will
8 be three apartments on each floor, for a total of
9 six, plus the restaurant, and then we have also
10 the low grade, just a partial basement that will
11 be used for prep for the restaurant in support of
12 the restaurant space.

13 So what I'll do very briefly is just
14 show you. This is the actual restaurant layout.
15 This is Madison and Lark. It's going to be a
16 restaurant that's open Monday through Thursday
17 and closing up around midnight, I believe. Then
18 from Thursday through Sunday it will be 24 hours.
19 The whole idea -- and we've met with the
20 neighborhood association and presented this. We
21 had absolutely no objections. Actually, we've
22 had encouragement. The goal is to become a
23 community staple in really servicing the

1 community.

2 Then we have kitchen spaces and then,
3 like I was saying earlier, the partial basement,
4 which is about two-thirds of the space, the
5 footprint, will be used for support. Then, as I
6 just briefly mentioned, you will have three
7 one-bedroom apartments on each of the upper two
8 floors, making a total of six. I had mentioned
9 it in our last presentation; Dr. Denser is very
10 well regarded and very well imbedded in the
11 medical community. So we are going to be --
12 he'll be offering these apartments to younger
13 professionals without families, that would be
14 appropriate for this neighborhood.

15 You just saw this one, and then this is
16 another rendering looking at it from across the
17 way on Lark Street. This would be the main entry
18 to the restaurant and this is what it is
19 currently. It is a little hard to see there. I
20 believe it's in the package, but it's obviously
21 just a one-story building that we're doing and
22 then you could start to see, this is looking down
23 Madison, down towards downtown. This is what's

1 currently there, the Indian restaurant. You
2 could see we're trying to create a really nice
3 scale. Not just in terms of how it will be
4 perceived as you drive in from an automobile from
5 any of the directions, but also we're trying to
6 make it very nice at a pedestrian level, too,
7 make it inviting, fill out the corner at that
8 place.

9 Our application that we have in, we
10 would like to be able to save some money on sales
11 tax, the mortgage filing fee and then also the
12 property tax in that format. And I just want to
13 point out to the Board and whomever, that it's
14 important -- it is a very difficult project.
15 It's not -- it has a big -- it's a prominent
16 corner, so it's got a large presence, but the
17 actual square footage is fairly small and the
18 site is very tight. As we all know, it's a
19 little trickier to build in an urban environment.
20 So we need a little bit of relief that we're
21 asking for to make it a viable project, because
22 our costs are a little bit higher than in a
23 suburban area of the city or in another

1 community. That's all I have to say today.

2 CHAIRMAN: I'm sorry, I don't know
3 whether I missed it. Did you mention parking
4 space?

5 MR. TOWNSEND: Yes. As part of our
6 application, we have secured leased parking
7 spaces on the building that abuts us, which is
8 what's known as the Metroland building, in the
9 form of a police station.

10 CHAIRMAN: Oh, yeah, right.

11 MR. TOWNSEND: And we have six parking
12 spots behind here that we've secured an
13 agreement.

14 CHAIRMAN: So you won't have to rely on
15 walk-ins, as far as the restaurant is concerned?
16 Well, just walk-ins, I mean.

17 MR. TOWNSEND: Yeah, it won't be just
18 walk-ins, but predominately we anticipate it.

19 CHAIRMAN: Because there's no other
20 place to park.

21 MR. TOWNSEND: There isn't, no. And I
22 do want to point out one thing I neglected to say
23 in the presentation. We have all of our

1 approvals that are required through the City. We
2 had to get Zoning Board, we had to get the
3 Historic Resources Commission, as well as the
4 Planning Board for the main building and the
5 units and the commercial space, and then we also
6 had to go back in front of the BZA to get special
7 use permit for the restaurant itself, and we've
8 acquired all of them and gotten formal approvals.
9 As a matter of fact, it's been about a week and a
10 half now. We actually sat down with two
11 officials in the Building Department and reviewed
12 the project. We have full construction drawings
13 done and we reviewed the project with them and
14 they are actually doing a preliminary review for
15 building permits.

16 So this is what is beyond shovel ready.
17 As a matter of fact, as we speak, the project is
18 out to bid. Originally we were getting the bids
19 back tomorrow. We extended it a couple days to
20 give a couple people that asked for a little bit
21 more time, but we will have full bids by Tuesday
22 of next week, so.

23 CHAIRMAN: Any other discussion? Okay.

1 Thank you very much.

2 MR. TOWNSEND: Thank you.

3 CHAIRMAN: Anyone else wish to speak in
4 regards to this project? Joe?

5 MR. SCOTT: Excuse me, Chairman. Just
6 for the record, we've consulted with staff, we
7 haven't received any written comments. So the
8 public hearing record that will be considered by
9 the Board at the next meeting, appears to be what
10 was in the transcript of today's meeting.

11 CHAIRMAN: Very good. Thank you,
12 Joseph. Anyone else? Okay. Then I would
13 officially like to close the public hearing in
14 regard to Dilek, L.L.C.

1 CHAIRMAN: Anyone else wish to speak in
2 regard to this project? If not, I will
3 officially close the public hearing in regard to
4 the Honest Weight Food Cooperative, Inc.

5 MS. JUHRE: Thank you for your time.

6 CHAIRMAN: Thank you.

7 (Whereupon the public hearing is
8 concluded at 12:23)

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C E R T I F I C A T I O N

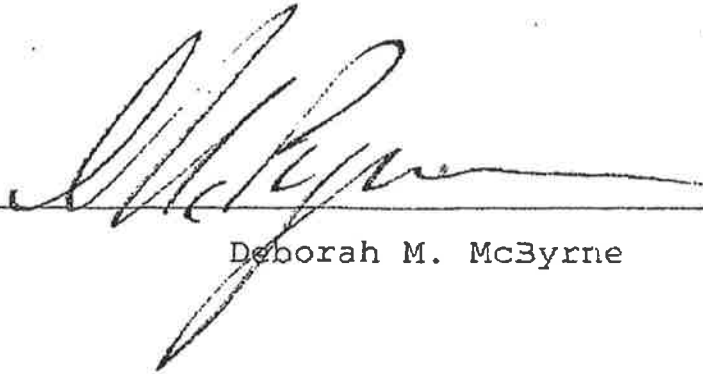
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5 I, Deborah M. McByrne, a Shorthand Reporter
6 and Notary Public of the State of New York, do hereby
7 certify that the above and foregoing is a true and
8 correct transcript of the proceedings as mentioned in
9 the heading hereof, to the best of my knowledge and
10 belief.

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16 Deborah M. McByrne
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C E R T I F I C A T E O N

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I, Deborah M. McByrne, a Shorthand Reporter and Notary Public of the State of New York, do hereby certify that the above and foregoing is a true and correct transcript of the proceedings as mentioned in the heading hereof, to the best of my knowledge and belief.



Deborah M. McByrne