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PLANNING BOARD COUNTY OF ALBANY
TOWN OF COLONIE

ROOM TO SPARE
151 WADE ROAD
CONCEPT ACCEPTANCE AND FINAL PLANS

THE TAPED AND TRANSCRIBED MINUTES of the above entitled
proceeding BY NANCY STRANG-VANDEBOGART commencing on
April 28, 2009 at 7:59 p.m. at the Public Operations Center
347 Old Niskayuna Road, Latham, New York 12110

BOARD MEMBERS:

- JEAN DONOVAN, CHAIRPERSON
- ELENA VAIDA
- MICHAEL SULLIVAN
- THOMAS NARDACCI
- GEORGE B. HOLLAND, JR.
- CHARLES J. O'ROURKE
- TIMOTHY LANE
- PETER STUTO, Jr. Esq., Attorney for the Planning Board

Also present:

- Joseph LaCivita, Director, Planning and Economic Development
- Kevin DeLaughter, Planning and Economic Development
- Brad Grant, Barton and Loguidice
- Brett Steenburgh, PE, PLLC

1 CHAIRPERSON DONOVAN: This is Room to Spare. I
2 believe if I'm not mistaken, Kevin, there is renewal on
3 the concept based on what we see tonight. We had
4 concept acceptance on this awhile back.

5 MR. DELAUGHTER: There was concept acceptance on
6 March 11, 2008. So, we're just over a year.

7 CHAIRPERSON DONOVAN: That's what I thought. I
8 know that this has been out there for awhile.

9 Kevin, you want to give us some input on this,
10 please?

11 MR. DELAUGHTER: This is a proposal for a
12 self-storage facility at 151 Wade Road. As I mentioned
13 it came through concept review, which was accepted in
14 March of last year. It has been going through review
15 with the town departments and the town designated
16 engineer. All of them have signed off on those reviews
17 as being satisfactorily completed.

18 CHAIRPERSON DONOVAN: Okay, thank you.

19 Brad?

20 MR. GRANT: We reviewed the Room to Spare project
21 in February. We generated a comment letter on February
22 10th. Many of the general items were housekeeping and
23 labeling of adjacent residential parcels.

24 The Latham Water District wanted incorporation
25 with a three-quarter-inch water meter. There is no

1 water use proposed for the facility, but there is a
2 provision for a fire hydrant for fire protection.

3 The items that we reviewed back then were the
4 engineers report on the water system, the stormwater
5 pollution prevention plan, the SWPP and the engineering
6 plans.

7 We went through engineers plans dated May 5th.
8 There was apparently a long comment letter on
9 February 10th. Revisions were made to the plans and it
10 was reviewed again in March and it generated a March
11 24th letter.

12 There were two pages of comments basically on
13 some plantings and there is a consistency in the
14 magnolias. The original planting plan had some large
15 trees close to the road. Wade Road is particularly rich
16 in greenspace and water mains. There were some concerns
17 about the roots getting into the utilities and braking
18 pipes. The magnolias are more appropriate for that
19 particular location.

20 There was concern that adequate buffering and
21 screening by landscaping, evergreen trees be provided.
22 There was a requirement for an additional evergreen
23 tree to provide additional screening for 139 Wade Road.

24 There is some reference corrections to the SWPP
25 of a routine nature. There was discussion about

1 abandoning the storm sewer and that in some areas
2 hollow pipe not be left.

3 There were some housekeeping items on detention
4 basin spot elevations to make sure that there were
5 12 inches of freeboard in a 100-year storm and a
6 dimensional correction on the swale. There is a swale
7 as part of the stormwater treatment system. That led to
8 an April 13th letter which we reviewed all these items
9 again. All the items were addressed.

10 CHAIRPERSON DONOVAN: Okay. Tom, you were here
11 for the original hearing on this. Do you have comments
12 or questions?

13 MR. NARDACCI: I don't. Just the stormwater was
14 an issue and I remember the screening with the
15 residents. I was just curious if the applicant was
16 here. Are the neighbors are here?

17 CHAIRPERSON DONOVAN: Yes, they're in the back.

18 MR. NARDACCI: I was just wondering if there was
19 a discussion with the neighbors and with the applicant
20 with that screening - if the residents were okay with
21 that.

22 MR. STEENBURG: I know that the applicant has
23 made some progress with that. Is that the house on
24 Wade Road?

25 MR. NARDACCI: Yes, 139 Wade.

1 MR. STEENBURG: We've had several conversations
2 with residents.

3 CHAIRPERSON DONOVAN: Is he here this evening?

4 MR. STEENBURG: No.

5 CHAIRPERSON DONOVAN: So he hasn't seen your plan
6 but you do have a plan for the screening?

7 MR. STEENBURG: Yes, we do have screening all
8 along that one side and the property line and both
9 sides of the site.

10 MR. NARDACCI: That was my only question.

11 Thank you.

12 CHAIRPERSON DONOVAN: Tim, I don't think that you
13 were here for this one.

14 MR. LANE: No, I was not.

15 You're going to have this screened, but what
16 about hours of operations and lighting and things of
17 that nature that might be a disturbance?

18 MR. STEENBURG: The site lighting is actually
19 going to be a wall-pack vertical light. Minimal
20 lighting would be provided for the whole plan which has
21 been reviewed by Grant.

22 MR. LANE: And the hours of operation? I mean,
23 these storage things are going to be open and closed
24 and cars coming in and out.

25 MR. STEENBURG: It's going to be keypad access.

1 The plan is 24 hours a day by key pad.

2 MR. LANE: So people will be able to access it.

3 If they have storage, they can go in anytime of night,
4 etcetera.

5 MR. STEENBURG: That's right.

6 CHAIRPERSON DONOVAN: There's only one neighbor,
7 right?

8 MR. STEENBURGH: Right.

9 CHAIRPERSON DONOVAN: It's zoned properly for
10 this use.

11 MR. O'ROURKE: There's more planes flying in that
12 area then there will be doors being shut.

13 MR. LANE: Thank you.

14 CHAIRPERSON DONOVAN: George?

15 MR. HOLLAND: No questions.

16 CHAIRPERSON DONOVAN: Elena?

17 MS. VAIDA: No, no questions.

18 CHAIRPERSON DONOVAN: C.J.?

19 MR. O'ROURKE: I'm all set.

20 CHAIRPERSON DONOVAN: Mike?

21 MR. SULLIVAN: No.

22 CHAIRPERSON DONOVAN: Anyone from the
23 neighborhood; questions or comments?

24 MR. THOMPSON: I'm a pilot and I use the airport.

25 I would simply suggest the evergreen selection to be

1 height limited. Sequoia wouldn't do real well. The FAA
2 would come and top it at 50 feet, anyway.

3 MR. LACIVITA: Those trees would be used for
4 buffering.

5 MR. THOMPSON: Somebody mentioned evergreen for
6 screening purposes and that's what drew my thoughts.

7 CHAIRPERSON DONOVAN: So the gentleman knows what
8 he has to do and what type of tree he needs.

9 Kevin, quickly, when we renew a concept and the
10 SEQRA has already been adopted, we don't have to do
11 anything with that; is that correct?

12 MR. DELAUGHTER: Yes.

13 CHAIRPERSON DONOVAN: Okay. Anybody from the
14 neighborhood?

15 MR. HOLLAND: I made the original motion. I'll
16 make the motion to renew.

17 CHAIRPERSON DONOVAN: Do I have a second on the
18 renewal?

19 MR. O'ROURKE: I'll second it.

20 CHAIRPERSON DONOVAN: All those in favor?

21 **(Ayes were recited.)**

22 CHAIRPERSON DONOVAN: Opposed?

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

24 CHAIRPERSON DONOVAN: Do I have a motion now on
25 the acceptance of the final plans?

1 MR. HOLLAND: I'll move.

2 MR. O'ROURKE: I'll second.

3 CHAIRPERSON DONOVAN: All those in favor?

4 ***(Ayes were recited.)***

5 CHAIRPERSON DONOVAN: Opposed?

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

7 CHAIRPERSON DONOVAN: Good luck. I know that
8 you've been waiting awhile.

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13 ***(Whereas the proceeding concerning the above entitled***

14 ***matter was concluded at 8:08 p.m.)***

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CERTIFICATION

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*I, NANCY STRANG-VANDEBOGART, Notary Public in
and for the State of New York, 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.*

NANCY STRANG-VANDEBOGART

Dated May 26, 2009