

1 PLANNING BOARD COUNTY OF ALBANY  
2 TOWN OF COLONIE

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5 VAN DELOO FENCE COMPANY  
6 197 WATERVLIET-SHAKER ROAD  
7 REVIEW AND ACTION ON FINAL PLANS  
8 \*\*\*\*\*

9 THE TAPED AND TRANSCRIBED MINUTES of the above  
10 entitled proceeding BY NANCY STRANG-VANDEBOGART  
11 commencing on April 6, 2010 at 9:28 p.m. at the  
12 Public Operations Center 347 Old Niskayuna Road,  
13 Latham, New York 12110

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15 BOARD MEMBERS:

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

25

Also present:

19 Joe LaCivita, Director, Planning and Economic  
20 Development

21 Walter Van Deloo, PE

22 Stephen Safranko, Esq.

23 Brad Grant, Barton and Loguidice

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1                   CHAIRMAN O'ROURKE: Next on the list is  
2 Vandeloo Fence Company,  
3 197 Watervliet-Shaker Road.

4                   Joe?

5                   MR. LACIVITA: This is coming back before  
6 the board. It is a redevelopment of a parcel  
7 in the industrial area of  
8 Route 155/Watervliet-Shaker Road. It's a  
9 construction of a 600 square foot building,  
10 office and garage to be done. It's going to be  
11 a nice look for that area. Vandeloo was a part  
12 of another redevelopment that we were doing on  
13 Watervliet and Everett Road. This will be the  
14 new home of the Vandeloo Fence Company.

15                  CHAIRMAN O'ROURKE: Thank you, and for  
16 the applicant this evening?

17                  MR. SAFRANKO: My name is Stephen  
18 Safranko, returning this evening. I have  
19 offices in Albany at 40 Colvin Avenue. I  
20 represent Robert and Christina Vandeloo who  
21 have been taxpaying residents and operators of  
22 the business, as Mr. LaCivita indicated, on  
23 Shaker Road for over 30 years. As he aptly  
24 stated, the whole idea is to provide a  
25 location to operate that business at

1 197 Watervliet-Shaker Road. They are here  
2 tonight for final approval. It's my pleasure  
3 to present the Vandeloos and right next to me  
4 is Robert Vandeloo's brother, Walter Vandeloo,  
5 who is a professional engineer and has been  
6 working carefully and closely with various  
7 town departments as well as the town  
8 designated engineer, Brad, from Barton and  
9 Loguidice. Without further ado, I would like  
10 to introduce him. All of them have appeared  
11 before this board before and he will be able  
12 to make a brief presentation and remarks and  
13 be available to answer any questions that any  
14 or all of you may have.

15 Thank you for listening to me.

16 MR. VANDELOO: Thank you, Mr. Chairman,  
17 and ladies and gentleman. My name is Walt  
18 Vandeloo and I'm an engineer. My office is on  
19 Railroad Avenue in the Town of Colonie.

20 As Steve mentioned we are proposing a  
21 shop and storage yard for building  
22 construction and home improvement business  
23 specialties on the site at  
24 197 Watervliet-Shaker Road, which is just west  
25 of the Watervliet Arsenal on the north side of

1           Watervliet-Shaker Road. The site is .99 acres.  
2           I want to note that three-quarters of the site  
3           will remain as greenspace. We're proposing a  
4           600 square foot building approximately 3,200  
5           square feet of storage yard and eight parking  
6           spaces, associated driveway and other  
7           improvements.

8                        I should note that my brother and  
9           sister-in-law are here. They have been in  
10          business in the town. The proposal for this  
11          site is really for a shop and storage yard.  
12          It's not intended to be another location. I  
13          think that we noted before that there is a lot  
14          of the changes in the way that retail business  
15          commerce is done in the last 20 or 30 years.  
16          Their intension really is to use this as a  
17          staging area only for basic deliveries,  
18          storage materials, fabrication of products and  
19          materials for their business. It's not  
20          intended to be a retail business. It's not  
21          intended to have trade coming in and onto the  
22          site.

23                       Water for the proposed building is coming  
24          from Watervliet-Shaker Road. Stormwater  
25          provisions have been made to address

1 stormwater issues on the site and prepare a  
2 stormwater report which a town designated  
3 engineer has had an opportunity to review  
4 proposing roughly 3,200 cubic feet of  
5 stormwater storage to assure that the volumes  
6 that flow off the site after development will  
7 not exceed the volumes as they are  
8 predevelopment. Stormwater on-site runs to a  
9 depression along the property line primarily  
10 on the adjacent property in an outlet  
11 structure there.

12 This site is not within 400 feet of the  
13 sanitary sewer facilities and accordingly we  
14 are allowed to provide a septic system  
15 on-site. We have developed a plan for that.  
16 That plan has been reviewed and approved by  
17 the Albany County Health Department.

18 The highway permit for driveway  
19 access - this is New York State DOT  
20 jurisdiction and the New York State DOT has  
21 approved a permit and that permit has been  
22 reviewed for the 2010 construction season.

23 The building - just quickly as I said is  
24 a 600 square foot building, wood frame  
25 structure approximately 400 foot shop area

1 with an associated office and restroom in the  
2 building. I think those are the main points on  
3 the project and I hope my comments weren't too  
4 lengthy.

5 CHAIRMAN O'ROURKE: Thank you.

6 I just have a couple of things.

7 On March 24, 2009 when you were before  
8 the board, the former Chairperson asked about  
9 outdoor storage and actually mentioned the  
10 stipulation be conditioned in the approval for  
11 such storage, including display areas.

12 MR. VANDELOO: I believe that the intent  
13 was that if there were any displays proposed  
14 on the site, that be a designated area and it  
15 be delineated. The only material storage is in  
16 this light gray shaded area - as I said  
17 roughly 3,200 square feet. As I indicated,  
18 it's not proposed as a retail operation on the  
19 site. It's essentially a staging area and a  
20 contractor operation area, and as such, no  
21 display area is proposed or required.

22 CHAIRMAN O'ROURKE: So there is going to  
23 be outside storage or not?

24 MR. VANDELOO: Yes, there is. There is  
25 going to be storage of materials; basically

1 bulk storage for materials that are then going  
2 to be fabricated, assembled, shipped off -

3 CHAIRMAN O'ROURKE: What types?

4 MR. VANDELOO: Primarily fencing  
5 materials. Also, some other buildings  
6 specialties; some steel products, columns,  
7 building steel and those type of items, but  
8 principally those items.

9 CHAIRMAN O'ROURKE: How is that going to  
10 be shielded from the road?

11 MR. VANDELOO: The building is set back  
12 approximately 35 feet. The building is  
13 30 feet. There is a fence that is indicated  
14 along the front of the property and also a  
15 fence at the rear - excuse me, between the  
16 parking area and the storage area. So the  
17 storage area is basically 65 feet from the  
18 right of way.

19 I'd also note that I indicate  
20 Watervliet-Shaker Road just as a point of  
21 reference. This is an access road here, so  
22 it's not actually the main route of  
23 Watervliet-Shaker Road.

24 CHAIRMAN O'ROURKE: I understand that but  
25 again, we as a board have to ensure that we

1           certainly don't want the lower end of  
2           Watervliet-Shaker Road to look like or we're  
3           not doing our jobs in terms of planning.

4           That said, we certainly would like to see  
5           any outside storage be in a position that it's  
6           fenced. I think that's reasonable. They're in  
7           the fencing business so build a fence and put  
8           whatever storage you have behind your fence.

9           MR. VANDELOO: I'd just like to make a  
10          note here quickly. We do show some screening  
11          of trees and we proposed a chain link fence  
12          between the parking area and the storage area.  
13          If it's the board's wish, we can convert that  
14          to a solid fence.

15          MR. NARDACCI: Is all the storage going  
16          to be contained in this 18 by 30 foot gravel  
17          area?

18          Oh, it's 100 by 31.

19          MR. VANDELOO: The storage area is  
20          approximately 3,200 square feet. It's just  
21          under.

22          MR. NARDACCI: And all the storage on the  
23          site that's outdoor will be in this area.

24          MR. VANDELOO: That is correct.

25          MR. NARDACCI: Not in the front yard and



1 nothing is going to creep out onto the  
2 greenspace.

3 MR. VANDELOO: That is correct. I would  
4 just note that the intension is that it is a  
5 contractor operation. Quite frankly, my  
6 brother and my sister-in-law are not  
7 interested in attracting a nuisance or  
8 whatever. They want to keep that stuff  
9 screened. They want to keep it, if you will,  
10 out of sight and out of mind.

11 MR. NARDACCI: Okay, just to make it  
12 clear.

13 CHAIRMAN O'ROURKE: And the other thing  
14 before I turn it over to the TDE - we still  
15 don't have a building model.

16 MR. VANDELOO: I apologize if there was a  
17 lack of clarity on that. We do have building  
18 plans. I believe that the elevations are  
19 included - there was an elevation that was  
20 included in the set. This is a more detailed  
21 set that has been prepared for the Building  
22 Department and I'm happy, to go over this.

23 CHAIRMAN O'ROURKE: Yes, I would. I would  
24 like to know what the materials are, what it's  
25 being constructed out of.

1 MR. VANDELOO: The building is 20 feet  
2 wide, 30 feet long, a story and a half at the  
3 rear high bay for fabrication or whatever at  
4 the rear with a clear height of 13 feet.

5 CHAIRMAN O'ROURKE: To the eave?

6 MR. VANDELOO: To the eave is 20 feet and  
7 seven inches. It's a wood frame structure,  
8 vinyl sided and fiberglass architectural  
9 shingles on the structure.

10 CHAIRMAN O'ROURKE: Brad, you want to  
11 bring us up to speed?

12 MR. GRANT: We'll start with SEQRA. There  
13 is a short form environmental assessment form  
14 for this unlisted action. The date on that was  
15 8/27/08 when they were first getting started.  
16 We began our review March of '09. We issued a  
17 comment letter and I think that it was the  
18 fall time before the project came back and  
19 there were several rounds of back and forth  
20 comments, mostly dealing with stormwater  
21 management. As Walt said, this is a low impact  
22 development. I think that there will be just a  
23 couple of employees down there and not a lot  
24 of hydraulic loads so they went with a septic  
25 system. The nearest sewer is quite a ways away

1 and that was acceptable to the Pure Waters  
2 Department.

3 Water service - we had a couple of  
4 comments as to where the service was. It  
5 needed to have adequate separation from the  
6 septic system. There was a curb stop on right  
7 of way and some setback from the property  
8 line. We got through that. Most of the time  
9 was spent on comments regarding grading and  
10 drainage and I used an e-mail to Walt and  
11 company on March 25<sup>th</sup>. It had just a few minor  
12 comments and looked at the plans that Walt  
13 resubmitted. All these items were taken care  
14 of and a substantial amount of underground  
15 storage units are proposed. There are some  
16 limiting drainage conditions that they were  
17 able to accommodate.

18 CHAIRMAN O'ROURKE: So, just some  
19 housekeeping items?

20 MR. GRANT: Yes, and they addressed them  
21 in the plans that they most recently  
22 resubmitted.

23 MR. NARDACCI: What is the zoning on the  
24 site?

25 MR. GRANT: Industrial.

1 MR. NARDACCI: The minimum side yard  
2 setbacks - is it 20?

3 MR. VANDELOO: If I may, we have the  
4 minimum on the side.

5 MR. NARDACCI: You need way more than  
6 this (Indicating).

7 CHAIRMAN O'ROURKE: We'll be looking for  
8 that.

9 Paul?

10 MR. ROSANO: What will the hours of  
11 operation be?

12 MR. VANDELOO: The hours of operation are  
13 basically 7:00 a.m. to 5:00 p.m.

14 MR. ROSANO: Is there any kind of  
15 security system like lights? What is that  
16 going to look like at night?

17 MR. VANDELOO: The intension is to  
18 provide - upgrade the fence, provide a gate at  
19 the front and as I indicated, the storage area  
20 will be set for the fence. We simply have  
21 proposed a couple of down lit building mounted  
22 lights on the site, which should be adequate  
23 for the site and for the purposes of what we  
24 need.

25 CHAIRMAN O'ROURKE: Thank you.

1 Elena?

2 MS. VAIDA: I looked over Brad's last  
3 comment letter and it looks like everything  
4 has been answered and you've taken care of all  
5 the outstanding issues. It looks good.

6 CHAIRMAN O'ROURKE: Tim?

7 MR. LANE: No questions.

8 CHAIRMAN O'ROURKE: Mike?

9 MR. SULLIVAN: No questions; thank you.

10 CHAIRMAN O'ROURKE: Peter?

11 MR. GANNON: I'm all set.

12 CHAIRMAN O'ROURKE: I had just two. The  
13 drainage, Brad, has been all alleviated; all  
14 the concerns with the drainage.

15 MR. GRANT: Yes, that's all done.

16 CHAIRMAN O'ROURKE: The design standards,  
17 in your opinion?

18 MR. GRANT: Appropriate. They used the  
19 proper rainfall amounts -

20 CHAIRMAN O'ROURKE: No, the design  
21 standards.

22 MR. LACIVITA: The building materials and  
23 the design and things like that.

24 MR. GRANT: Yes. I don't know if you  
25 indicate what type of vinyl siding; economy

1 grades show from 100 feet.

2 MR. VANDELOO: My only comment is that we  
3 didn't have any specific discussion about it.  
4 Certainly if there is an item that you would  
5 ask us to include - our intension is that this  
6 is not intended to be something that's here  
7 now and gone in three years.

8 MR. LACIVITA: Certainly I think that you  
9 could work with the department or myself  
10 during this.

11 C.J., this is a redevelopment of an  
12 industrial area. There is going to be future  
13 developments that will be east of him in the  
14 Adirondack Steel site, as well.

15 CHAIRMAN O'ROURKE: Which I think is  
16 important that again, it is industrial and I'm  
17 trying to be reasonable. That said, being the  
18 first part of the development in there, I  
19 don't want \$54 a square vinyl siding that the  
20 UV takes apart in six months.

21 MR. VANDELOO: I understand and again, I  
22 would note that we aren't right on the road.  
23 We are almost 55 feet back from the road so  
24 it's not like we have something that's right  
25 on the road that's going to have an impact

1 here. Again, we're glad to work with  
2 construction suggestions on building  
3 materials.

4 CHAIRMAN O'ROURKE: I just wanted to be  
5 sure that they work closely with you, Joe, and  
6 that you're aware of what's going in down  
7 there.

8 MR. VANDELOO: Again, you're not dealing  
9 with a franchise -

10 CHAIRMAN O'ROURKE: I just want to  
11 clarify so that everybody is on the same page  
12 that the outside storage is going to be behind  
13 a fence. When I cut through from Menands going  
14 up, it's going to be behind your fence and  
15 we'll put a stipulation on that. The design  
16 standards should be the middle of the road  
17 somewhere with the 30 year architectural and  
18 the vinyl sidings.

19 MR. GRANT: There is a facility sign  
20 proposed?

21 MR. VANDELOO: There is no sign proposal  
22 at this time. We may want to come back with  
23 something, but at this time it's intended  
24 purely as a contract ground. I know you go  
25 places and you see signs, but in a lot of

1 contractor operations or whatever they don't  
2 have any advertising signs. Again, this  
3 facility is drop-off and pick-up so it's not  
4 open to the public.

5 MR. GRANT: Just to reiterate then there  
6 are no displays out in front.

7 MR. VANDELOO: Right.

8 CHAIRMAN O'ROURKE: Okay, that's all I  
9 had.

10 They're looking for a motion, Joe, do you  
11 want to read them in?

12 MR. LACIVITA: One of the conditions  
13 would be outside storage be fenced in from the  
14 view of the street; that the developer and the  
15 business owner work with Planning and Economic  
16 Development as to design standards using the  
17 middle of the road architectural shingles and  
18 siding; and that no displays are on the front  
19 lawn area.

20 CHAIRMAN O'ROURKE: Did we miss anything?

21 MR. LANE: Down lighting?

22 MR. LACIVITA: Down lighting would be the  
23 standard on the design.

24 MR. GRANT: And those were submitted -

25 MR. VANDELOO: Yes, those were submitted



1 to the Planning Department.

2 CHAIRMAN O'ROURKE: Joe, I would also  
3 like to include any outstanding items that the  
4 TDE has with this project.

5 With that, do I have a motion from the  
6 floor?

7 MS. VAIDA: I'll make a motion.

8 MR. ROSANO: I'll second.

9 CHAIRMAN O'ROURKE: All those in favor?

10 ***(Ayes were recited.)***

11 CHAIRMAN O'ROURKE: Opposed?

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

13 CHAIRMAN O'ROURKE: Good luck.

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16 ***(Whereas the proceeding concerning the above***

17 ***entitled matter was adjourned at***

18 ***9:48 p.m.)***

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