

1 PLANNING BOARD COUNTY OF ALBANY  
2 TOWN OF COLONIE

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MABEY'S SELF STORAGE  
4290 ALBANY STREET  
APPLICATION FOR FINAL SITE PLAN APPROVAL AND SEQRA  
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THE TAPED AND TRANSCRIBED MINUTES of the above  
entitled proceeding BY NANCY STRANG-VANDEBOGART  
commencing on March 29, 2011 at 7:59 p.m. at the  
Public Operations Center 347 Old Niskayuna Road,  
Latham, New York 12110

BOARD MEMBERS:

- PETER STUTO, Chairman
- LOUIS MION
- PAUL ROSANO
- TOM NARDACCI
- MICHAEL SULLIVAN
- ELEENDA VAIDA, Esq., Attorney for the Planning Board

Also present:

- Joseph LaCivita, Director, Planning and Economic Development
- Joe Bianchine, PE, ABD Engineers
- Joe Grasso, Clough Harbour and Associates
- Amy Fox

1                   CHAIRMAN STUTO: Joe LaCivita, do you  
2 want to give us an introduction on this?

3                   MR. LACIVITA: Sure. Mabey's Self Storage  
4 is here tonight for final approval and SEQRA  
5 determination. That, you have a copy of, as  
6 well. Mabey's storage was here back in May of  
7 2010 for concept acceptance at the time.

8                   Joe Bianchine is here tonight to discuss  
9 where he has taken the project to, and  
10 hopefully to obtain final approval this  
11 evening.

12                  MR. BIANCHINE: Thank you. I'm Joe  
13 Bianchine with ABD Engineers.

14                  The site is on Albany Street -  
15 4290 Albany Street, which is located west of  
16 New Karner Road.

17                  Here is Kavanaugh Drive. We border a  
18 couple of large warehouse buildings. This is  
19 CRM's facility here, and also there is a  
20 landscaper here, and a vacant parcel here  
21 (Indicating). Mabey's currently occupies  
22 4290 Albany Street, which is a building here,  
23 that they bought a few years ago and converted  
24 into an office and self storage facilities.

25                  They also operate another self storage at

1 the corner of Albany Street and Karner Road.

2 This site is four acres. It's in an  
3 industrial zone. It's also in a conservation  
4 overlay district because it's in the Albany  
5 Pine Bush Preserver study area.

6 What they'd like to do is develop it with  
7 four buildings. Building two is a 12,000  
8 square foot building. It would be a higher  
9 facility. That was set up for subdividing into  
10 probably four tenant spaces for specialty  
11 contractors and that sort of thing. Building  
12 three is a 13,600 square foot facility that  
13 would be the self storage. That's a 6,000  
14 square foot facility for self storage.  
15 Building five is a 2,800 square foot facility  
16 for self storage.

17 Previously this was Admiral Building  
18 Supply and all of this in the back is  
19 currently crusher run that was used for  
20 outdoor storage. Actually, in fact, we're  
21 slightly increasing the amount of greenspace  
22 in what we're doing here. It's not by much,  
23 but just a slight increase. The site does  
24 contain some federal wetlands here. There is  
25 about a quarter of an inch that has been

1 delineated and looked at it by the Army Corp  
2 of Engineers. We're not disturbing any of the  
3 federal wetlands. The total site will wind up  
4 in a conservation overlay district. It will  
5 have above, I think, 44 percent greenspace.  
6 Because of the conservation and when you  
7 factor out the wetlands, you're down to just  
8 over 40 percent greenspace.

9 We will be landscaping across the front.  
10 There are some existing trees on the front for  
11 landscaping. Because we're in the Pine Bush,  
12 we have all the high pressure sodium light and  
13 they are attached to the building. There  
14 really won't be any glare off the site of the  
15 lights.

16 There is water and sewer there. The only  
17 building that will need to have water and  
18 sewer is this building here (Indicating) and  
19 that will connect any existing system, which  
20 is grinder pump system, that goes out to  
21 Albany Street. The sewer and the water are  
22 also right there at the site.

23 We've covered all the comments from the  
24 Town and from Clough Harbour who is the TDE on  
25 this project.

1           That pretty much covers it. It's fairly  
2           straight forward. The only thing that's going  
3           to be visible from Albany Street is the end of  
4           this building here (Indicating).

5           CHAIRMAN STUTO: Just for the  
6           Public - we're going to hear from the Town  
7           Designated Engineer and then we're going to  
8           have comments and questions from the Board and  
9           then we'll open it up to the members of the  
10          public.

11          Joe Grasso from CHA, you're our Town  
12          Designated Engineer. Do you have any comments  
13          that you'd like to make?

14          MR. GRASSO: Our last comment letter on  
15          the application was dated February 18<sup>th</sup> and the  
16          letter has been included in your packet.

17          Basically, to summarize that letter, all  
18          of our technical comments have been addressed  
19          with the plan submission that you have before  
20          you. We've gone through multiple rounds of  
21          review and this is our fifth letter, all  
22          total, on the project. The applicant's  
23          consultant has done a good job being  
24          responsive to all the comments that we've  
25          raised in the past, as well as the various

1 Town Departments. The final plans are deemed  
2 satisfactory in responding to the comments  
3 brought up to date. In general, the project  
4 meets the Town's standards. It's a zoning  
5 compliant plan. It incorporates a lot of  
6 stormwater management features that make the  
7 plan compliant with the latest DEC stormwater  
8 management rules and regulations. Included in  
9 your packet are comments from the Albany Pine  
10 Bush Preserve Commission. As Joe had stated,  
11 this plan was reviewed by them and deemed to  
12 be satisfactory. They did provide some  
13 comments on the application and those comments  
14 have been incorporated into the final plans  
15 that you have before you.

16 In terms of SEQRA, it's an unlisted  
17 action. The Town Attorney's office has  
18 prepared a draft negative declaration based on  
19 the project. The applicant's consultant has  
20 prepared Part 1 of a full EAF. We reviewed  
21 that and deemed that the full EAF accurately  
22 described the project. We don't expect that  
23 this project is going to have any significant  
24 negative impacts associated with it. The  
25 project is up for a SEQRA determination, as

1 well as consideration of final site plan  
2 approval. If approved by the Planning Board,  
3 the plans will still go back to the various  
4 Town Departments for one final review and  
5 sign-off because the next time that they see  
6 it, it would be for actually the curb cut  
7 permit, the sewer connection permit and water  
8 connection permit. Those are basically an  
9 administered action. If the project gets  
10 approved by the Planning Board, this would be  
11 the last time it would be reviewed by the  
12 Planning Board unless there were any changes  
13 with the plan. That's where we stand.

14 MS. VAIDA: If I could just ask - I  
15 assume that all the members received a copy of  
16 the proposed SEQRA findings and had a chance  
17 to review it.

18 It might be helpful, Joe, if we could  
19 just explain because there were a couple of  
20 impacts where the answer was yes that it would  
21 be an impact. Then, it's either that it's  
22 small to moderate and it can be mitigated or  
23 not. If you could just go over the ones where  
24 it says yes and in particular, the one on  
25 traffic?

1 MR. GRASSO: I'll go through this and  
2 anything that I see, I'll go over.

3 The purpose of the Part II of the full  
4 EAF is to try to identify those issues that  
5 might raise a red flag regarding the project  
6 and its impacts. It asks questions whether or  
7 not the project can be altered to mitigate  
8 those impacts. If not, why not, so that the  
9 information can be included in the discussion  
10 of environmental impacts.

11 The first one under impact on land - the  
12 construction on land where depth of the water  
13 table is less than three feet - this site does  
14 have areas of high ground water. They've tried  
15 to minimize the disturbance in those areas as  
16 much as possible. The site has some federal  
17 wetlands. They've avoided those entirely. So,  
18 the correct answer to the column number three  
19 is yes; the impact could be mitigated through  
20 a project change and that was done as the  
21 designs were advanced.

22 Number five on page seven is: Will the  
23 proposed action affect surface or groundwater  
24 or quantity. One of the questions is: Will the  
25 proposed action require a discharge permit?



1           Because this project is going to disturb an  
2           acre of ground disturbance, it's going to  
3           require a stormwater permit which is issued by  
4           the Town and in accordance with DEC  
5           regulations. They are complaint with that  
6           regulation and therefore the project has  
7           adequately mitigated that potential impact.

8           Next question: Will the proposed action  
9           alter drainage flow or patterns or surface  
10          water run-off? Anytime you have a construction  
11          project of this size, you're going to alter  
12          drainage patterns. Any time you alter the land  
13          forms - you're going to disturb a lot of area  
14          of the ground. You run the risk of substantial  
15          erosion and sedimentation of downstream  
16          waters. This plan has put forth both a phasing  
17          plan, a plan that collects the stormwater and  
18          treats it for water quality and flood control.  
19          It also includes a lot of erosion control  
20          measures to make sure that there is no run-off  
21          off-site that is going to create any erosion  
22          or sedimentation of downstream waters. The  
23          project does address that impact.

24          Number 15 on page 10 might be what Elena  
25          is referring to. Will there be an effect on

1 the existing transportation system? Proposed  
2 action will result in major traffic problems.  
3 Actually, this project is going to resolve an  
4 increase in traffic on the adjacent network.  
5 We don't expect that there will be any traffic  
6 impacts associated with the project.  
7 Therefore, there is no necessary mitigation as  
8 a result of the project.

9 CHAIRMAN STUTO: I'll just note for the  
10 record that the box checked says small to  
11 moderate impact.

12 MR. GRASSO: Going further down, number  
13 19 on page 11 - The proposed action will cause  
14 a change in the land use by its very nature.  
15 Some areas that are currently undeveloped with  
16 buildings are developed with gravel storage  
17 areas and are going to result in a change in  
18 the land use. No additional mitigation is  
19 warranted for that change. The project could  
20 be seen as creating a demand for additional  
21 community services regarding not necessarily  
22 schools, because there won't be any school  
23 aged children generated, but additional police  
24 protection as well as fire protection. But we  
25 don't expect any significant impacts as a

1 result of the project on those municipal  
2 services.

3 That's kind of a summary of the items  
4 that were highlighted and Phase II of the full  
5 EAF.

6 CHAIRMAN STUTO: I appreciate you going  
7 through that.

8 Does the Board have any questions or  
9 comments on the environmental, first of all?  
10 I've read the reports and gone through this. I  
11 appreciate going through it for the record.

12 MR. GRASSO: For future reference, any  
13 time that there is an issue identified in  
14 Part II of the full EAF - or the Part III  
15 where you identify the specific potential  
16 impact, go through the mitigation measures if  
17 there is one, as identified in Part III.  
18 That's always attached to the full EAF.  
19 Hopefully, my responses adequately summarize  
20 what we have created in Part III for the  
21 Board's consideration.

22 CHAIRMAN STUTO: That was a very good  
23 presentation.

24 No comments on the environmental?

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

1 CHAIRMAN STUTO: Paul, do you have any  
2 comments on the project in general?

3 MR. ROSANO: No.

4 CHAIRMAN STUTO: Tim?

5 MR. LANE: There were issues previously  
6 in regard to the discussion about the turning  
7 radius for larger vehicles. Was that  
8 addressed?

9 MR. BIANCHINE: We show them on here. It  
10 was short enough for some of the buildings.

11 MR. LANE: That's what they did - okay  
12 the shortened it up.

13 What is the renascence in regard to the  
14 permeable pavement?

15 MR. BIANCHINE: We're not using permeable  
16 pavement here. It requires a lot of  
17 maintenance to make it work. In this  
18 environment here with the winters that we  
19 have -

20 MR. LANE: Other projects have used it.

21 MR. GRASSO: May I expand on that?

22 Certain consultants have more experience  
23 with using permeable pavements than others.  
24 It's an issue that we bring up and you see  
25 brought up on a lot of applications. Some

1 consultants are more familiar with it and are  
2 more open to using that on their project. This  
3 project is going to see a fair amount of heavy  
4 truck traffic, and you can see why we focused  
5 on the truck turning movements. Permeable  
6 pavements are not appropriate for heavy truck  
7 traffic because you just don't get the same  
8 strengths in your paving portions.

9 From a soils perspective and infiltration  
10 perspective, this would be an area suitable  
11 for permeable pavements, but because of the  
12 truck traffic and the fact that ABD is not  
13 fans of permeable pavements, it's not included  
14 in the project plans.

15 MR. LANE: Maybe in the future.

16 MR. BIANCHINE: I've worked for a lot of  
17 pavers and they all tell me that it doesn't  
18 work.

19 MR. LANE: Thank you.

20 CHAIRMAN STUTO: Mike?

21 MR. SULLIVAN: My questions have just  
22 been answered. Thank you.

23 CHAIRMAN STUTO: Tom?

24 MR. NARDACCI: Just a quick comment. The  
25 one question that I had last time was with

1 regard to the wetlands and you answered that  
2 in your presentation. You've done a good job,  
3 thanks.

4 CHAIRMAN STUTO: Lou, do you have  
5 anything?

6 MR. MION: No.

7 CHAIRMAN STUTO: Any member of the public  
8 like to speak on this project?

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

10 CHAIRMAN STUTO: Any more discussion  
11 before we go to SEQRA consideration?

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

13 CHAIRMAN STUTO: Elena, could you  
14 enunciate a SEQRA resolution that we might  
15 consider?

16 I'm sorry, would you like to speak? Go  
17 right ahead.

18 MS. FOX: My name is Amy Fox. I'm a  
19 resident of the Town. I just have a question  
20 that you probably addressed.

21 I wanted to find out if your evaluation  
22 of SEQRA -- and I realize that it sounds like  
23 the Pine Bush has already comments and they  
24 are included. Did it come up as a possibility  
25 that it could be defined as a critical

1 environmental area by definition of SEQRA?

2 MR. GRASSO: Yes, it was reviewed against  
3 that criteria. They actually hired a separate  
4 ecological consultant that did that evaluation  
5 to see if it supported the habitat for all the  
6 endangered species, looked at the types of  
7 plants to see if those could be a habitat for  
8 the identified species and it was deemed not  
9 to meet the necessary criteria. So, the site  
10 doesn't have any special protections and it  
11 wasn't even deemed to be worthy of special  
12 perceptions, which is probably one of the  
13 reasons why the Albany Pine Bush Preserve  
14 Commission supported the project as it  
15 currently stands.

16 Joe, did you want to expand on that?

17 MR. BIANCHINE: And the other thing would  
18 be the archeological.

19 MR. FOX: Thank you.

20 CHAIRMAN STUTO: Thank you. Good  
21 question.

22 MR. ROSANO: The name of that company,  
23 for the record, is Ingalls. If you'd like to  
24 see this later, I can give you my copy. Will  
25 that be okay?

1 MS. FOX: I don't need it. I'm satisfied.

2 CHAIRMAN STUTO: Elena?

3 MS. VAIDA: So the Board has a copy of  
4 the proposed SEQRA recommendation and at the  
5 end they say that "notice of determination of  
6 no significant effect on the environment".  
7 What you need to do is have a motion to accept  
8 these findings and vote basically that this  
9 project will not have a significant effect on  
10 the environment and adopt the findings with a  
11 negative declaration.

12 CHAIRMAN STUTO: Do we have that motion?

13 MR. NARDACCI: I'll make a motion.

14 MR. MION: I'll second.

15 CHAIRMAN STUTO: All in favor?

16 ***(Ayes were recited.)***

17 CHAIRMAN STUTO: All opposed?

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

19 CHAIRMAN STUTO: Motion passes.

20 On the principal matter before the Board,  
21 which is final site plan review?

22 MR. NARDACCI: I'll make a motion.

23 MR. MION: I'll second.

24 CHAIRMAN STUTO: All in favor?

25 ***(Ayes were recited.)***



1 CHAIRMAN STUTO: All opposed?

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

3 CHAIRMAN STUTO: Motion passes.

4 Thank you.

5 MR. ROSANO: I'll make a motion to

6 adjourn.

7 MR. SULLIVAN: I'll second.

8

9 ***(Whereas the proceeding concerning the above***

10 ***entitled matter was adjourned at***

11 ***8:18 p.m.)***

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**CERTIFICATION**

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*I, NANCY STRANG-VANDEBOGART, New York  
State Approved Transcriber and 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.*

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**NANCY STRANG-VANDEBOGART**

**Dated April 18, 2011**