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PLANNING BOARD COUNTY OF ALBANY  
TOWN OF COLONIE

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TRANS TECH  
400 OLD NISKAYUNA ROAD  
SKETCH PLAN REVIEW  
\*\*\*\*\*

THE STENOGRAPHIC MINUTES of the above entitled matter BY NANCY STRANG VANDEBOGART, a Shorthand Reporter, commencing on November 13, 2012 at 7:02 p.m. at the Public Operations Center, 347 Old Niskayuna Road, Latham, New York 12110.

BOARD MEMBERS:

- MICHAEL SULLIVAN, ACTING CHAIRMAN
- LOU MION
- TIMOTHY LANE
- KATHY DALTON

Also present:

Elena Vaida, Esq., Counsel to the Planning Board

Michael Tengeler, Planning and Economic Development

Joe LaCivita, Director, Planning and Economic Development

Ted Kolankowski, PE, Barton and Loguidice

Wade Newman, M.J. Engineering

Matt Cusack, Trans Tech

Lynn Sipperly, Sipperly and Associates

1                   ACTING CHAIRMAN SULLIVAN: Good evening.  
2                   We'll now start the meeting. Chairman Stuto  
3                   will not be here this evening. I will be  
4                   acting as Chair. My name is Mike Sullivan.

5                   The first item on the agenda is scheduling a  
6                   special use public hearing.

7                   Mike, can you give us background on that,  
8                   please?

9                   MR. TENGELER: Sure. This special use  
10                  public hearing is going to be scheduled for  
11                  November 27th. There are two separate projects  
12                  that are being scheduled for that date.

13                 The Jones special use is at 621 Boght Road.  
14                 This is for two duplexes on two newly  
15                 subdivided parcels. The Wideman special use is  
16                 located at 827 Troy-Schenectady Road. The  
17                 proposal is for a single duplex.

18                 ACTING CHAIRMAN SULLIVAN: Thank you.

19                 The next item on the agenda is Trans Tech, 400  
20                 Old Niskayuna Road. This is a sketch plan  
21                 review presented by M.J. Engineering.

22                 Joe, could you give us some background on this  
23                 project, please?

24                 MR. LACIVITA: Sure. The proposed project  
25                 at 400 Old Niskayuna Road is a parcel owned by

1 Bernie Martinese. The applicant before us  
2 tonight is both Bernie and Trans Tech, a  
3 company currently located in Schenectady  
4 looking to set roots here in the Town of  
5 Colonie by constructing a 21,875 square foot  
6 two-story office and a 6,200 square foot  
7 warehouse base. M.J. Engineering is the  
8 engineer of the project.

9 Our TDE tonight is Barton and Loguidice.

10 The project was before us on September 12,  
11 2012 for the DCC, Coordinated Committee Review  
12 and they're here tonight for sketch plan  
13 review. I'll turn it over to the engineers.

14 MR. NEWMAN: My name is Wade Newman. I'm  
15 with M.J. Engineering and we're the design  
16 consultant for this project that Joe eluded to.

17 Our project is at 400 Old Niskayuna Road and 4  
18 Runway Avenue, just north of the airport.  
19 We're looking to have a 21,975 square foot new  
20 warehouse/office building put there. We have  
21 looked at the site and laid it out, trying to  
22 minimize our impacts to potential neighbors.  
23 We have in the northwestern quadrant of our  
24 site a protected water area by the Town of  
25 Colonie which is going to require a variance

1 from SEAMAB for this project. We are on the  
2 agenda for December 5th for that meeting. As  
3 Joe was saying, we came before the Town of  
4 Colonie for the DCC meeting. We've got  
5 comments from them, many of which we had  
6 incorporated into our design now. Some of  
7 which we're going to have to get to as the  
8 design progresses.

9 We're proposing our access to the site from  
10 400 Old Niskayuna Road. This entrance is sized  
11 for periodic deliveries of tractor trailers.  
12 It's designed with turning radii for fire  
13 departments and emergency vehicles. We're  
14 required to impact the buffer of the protected  
15 wet area to gain access to the back part of the  
16 project.

17 As you can see down here (Indicating), this  
18 is our parking for our office facility.

19 The site's utilities are expected to be tied  
20 into Old Niskayuna Road that runs with our  
21 water and our sewer. We've been working with  
22 the Town of Colonie on doing those connections  
23 in accordance with our standards.

24 Our parking counts have been laid out based on  
25 the use of office and warehouse. Our required

1 parking is 100 spaces. We've provided to you a  
2 narrative of the project which covers a lot  
3 more detail of our design.

4 One other point worth mentioning is that there  
5 is an existing building on the site that its  
6 use is expected to be unchanged by this  
7 project. Some of our existing sanitary sewer  
8 is going to be reused for the sewer for this  
9 building, as requested by the Town of Colonie.  
10 This project is going to require a lot  
11 consolidation, so we can build across both  
12 parcels. What you see here does meet all of  
13 the standards for the Town of Colonie for  
14 greenspace, parking setback, building setback.

15 I think that essentially covers most of what I  
16 was going to say.

17 We've had done soil testing for stormwater  
18 management facilities. The Town of Colonie has  
19 been out there to witness those tests. Our  
20 stormwater management design is progressing.  
21 We have a stormwater facility in the northeast  
22 corner and another facility in the northwest  
23 corner that would also have to be in that  
24 protect wet area. That's in process and as our  
25 design continues, we'll refine those designs

1                   accordingly.

2                   ACTING CHAIRMAN SULLIVAN: Thank you.

3                   Before I open it up to the Board Members, the  
4 TDE on this project is Barton and Loguidice.

5                   Ted, do you have any comments on this project?

6                   MR. KOLANKOWSKI: We had just a couple of  
7 questions about how the drainage was going to  
8 be handled that currently crosses from south  
9 central corner of the site towards Runway.

10                  MR. NEWMAN: Conceptually, we had shown  
11 the system and we had labeled it as a swale.  
12 We're probably going to be piping that and then  
13 collect any upstream run-off from this lot and  
14 bypass it around the site here and stretch it  
15 on the other side of our site where it  
16 currently goes.

17                  MR. KOLANKOWSKI: Can you point that route  
18 out again?

19                  MR. NEWMAN: We're going to install a  
20 closed system to collect it at the low point  
21 here (Indicating) and just divert it around and  
22 reconnect it to where the existing ditch goes.

23                  MR. KOLANKOWSKI: Okay.

24                  Were there wetlands on the site at all?

25                  MR. NEWMAN: Just the protected wet area,

1 but that has not yet been delineated. We don't  
2 anticipate having any wetland disturbances with  
3 this.

4 MR. KOLANKOWSKI: Was there a need to go  
5 back to the Building Department regarding the  
6 testing use, or has that all been resolved?

7 MR. NEWMAN: The soil testing?

8 MR. KOLANKOWSKI: That's the only testing  
9 that is to be done.

10 MR. NEWMAN: The soil testing that I was  
11 eluding to before is for stormwater management  
12 purposes. I had some correspondence with the  
13 Town, but we're finalizing kind of a formalized  
14 report.

15 MR. KOLANKOWSKI: The material testing in  
16 terms of the land use?

17 MR. NEWMAN: The facility use?

18 MR. KOLANKOWSKI: Yes.

19 MR. NEWMAN: Trans Tech does do some  
20 specimen testing; concrete cylinders -- we went  
21 through some of that at the DCC meeting. We  
22 kind of explained some of the use there and the  
23 internal protocols for operations.

24 MR. LACIVITA: Maybe it might be good,  
25 Matt, if you could give a couple minutes of

1 presentation as to what Trans Tech does; if you  
2 don't mind?

3 MR. CUSACK: Are you familiar with what we  
4 do?

5 MR. KOLANKOWSKI: It's materials testing?

6 MR. CUSACK: It's a products group where  
7 we make instruments that are used in  
8 construction projects; soil and asphalt  
9 testing. A services group would use those  
10 products for projects and evaluate them for  
11 other customers.

12 MR. KOLANKOWSKI: That's all I had.

13 ACTING CHAIRMAN SULLIVAN: We'll now go to  
14 the Board.

15 Tim, did you have any questions?

16 MR. LANE: My only question is that it  
17 looks to be currently to be two lots.

18 MR. NEWMAN: Yes, they're going to be  
19 consolidated. That's a process.

20 MR. LANE: I don't have anything else  
21 other than -- is there currently requirements  
22 for greenspace in this zone?

23 MR. NEWMAN: I didn't mention it, but it's  
24 in the airport business area. There is a 35  
25 percent minimum. We're showing 54 percent.



1 ACTING CHAIRMAN SULLIVAN: Lou?

2 MR. MION: I don't have anything.

3 ACTING CHAIRMAN SULLIVAN: Kathy?

4 MS. DALTON: You talked a little bit about  
5 the services. On the product side you said  
6 that you developed materials. Can you talk a  
7 little bit about the materials that you're  
8 going to have on-site?

9 MR. CUSACK: Basically, they are  
10 electronic devices. We put a signal into the  
11 material of soil or asphalt, and it measures  
12 the density or the content without having to  
13 dig it up. What's used in production is parts  
14 that are iron and be fashioned in machine shops  
15 and brought to us.

16 MS. DALTON: I'm just a little concerned  
17 because of the wetlands and the stormwater  
18 management. I'm assuming that somebody else is  
19 responsible for making sure that you meet all  
20 the requirements to protect the wetlands; is  
21 that correct?

22 MR. NEWMAN: All the internal processes  
23 are going to be taken care of internally with  
24 the building. The sediment trap - we discussed  
25 at the DCC meeting that they were going to have

1 an internal ball to place their construction  
2 waste materials for watering purposes and then  
3 dispose the solids separately.

4 MR. LACIVITA: I don't know if this will  
5 help you, Kathy, or you, Matt, but what you  
6 guys do is a lot of road-based construction  
7 testing, soil testing, concrete testing and  
8 that type of stuff that's going on. There's  
9 not a lot of chemical use.

10 MS. DALTON: When you say soil testing I  
11 think of a testing tool because I don't know  
12 much about it.

13 MR. CUSACK: I'll give you an example. If  
14 you were to scoop clay out of the ground, beach  
15 sand would have a very different consistency.  
16 That's primarily because of the water content  
17 and the density and the heaviness of the soil.

18 MS. DALTON: Got it.

19 The only other thing that I had is that I know  
20 that there is an existing building on the site.  
21 Could you explain just a little bit more how  
22 the new building is going to be positioned and  
23 what the uses are going to be?

24 MR. NEWMAN: The existing building is  
25 located at 400 Old Niskayuna Road. The new

1 building will have an eastern side. The new  
2 building is going to be deeper into the lot and  
3 across 4 Runway Avenue.

4 MS. DALTON: So, basically directly behind  
5 it?

6 MR. NEWMAN: Yes.

7 MS. DALTON: Because there is a lot of  
8 land on the other side of that building that  
9 runs along the road.

10 MR. NEWMAN: North is up on this map. Our  
11 proposed access, we're showing just north of  
12 the existing building. The access road will  
13 come beyond the building and deeper into the  
14 site. Right where 400 Old Niskayuna Road meets  
15 with 4 Runway Avenue, it kind of creates an  
16 L-shape. The building is wrapped right around  
17 the inner part of that L. The road just kind  
18 of parallels along the periphery of that  
19 building. The proposed building is a  
20 combination of office space that is going to be  
21 two stories and warehouse where they make some  
22 of the devices and do some of the testing that  
23 Matt was talking about. That's about 6,200  
24 square feet.

25 MS. DALTON: And what will you be doing

1 with the existing building?

2 MR. NEWMAN: The existing building and its  
3 current use is going to be unchanged by this  
4 project. It's just private storage for the  
5 landlord.

6 MR. MION: So, you're going to have your  
7 entrance coming off of Old Niskayuna running  
8 parallel with Runway; right?

9 MR. NEWMAN: Approximately, yes.

10 MS. DALTON: Thank you.

11 ACTING CHAIRMAN SULLIVAN: I had one last  
12 question on utilities. You mentioned that the  
13 existing utilities would be used to service a  
14 new building?

15 MR. NEWMAN: The existing sewer will.  
16 We're going to reconstruct the existing sewer  
17 and connect it so that the new building and the  
18 existing building will share one sewer entering  
19 the street. That was the request of Pure  
20 Waters. There is an existing hydrant located  
21 just north of the existing building. We're  
22 going to shut off the valve, reconfigure the  
23 hydrant and extend a new service into the site  
24 that will come directly into the new building.

25

1                   ACTING CHAIRMAN SULLIVAN: Will there be  
2                   sprinklers in the building?

3                   MR. NEWMAN: Yes, the new building will be  
4                   sprinklered. There is natural gas and  
5                   communications there also at Old Niskayuna Road  
6                   that we're going to tie into. We'll use the  
7                   site at two locations for stormwater run-off  
8                   which is here (Indicating), and then there is  
9                   that one special protected wet area. We're  
10                  going to maintain both of those two connection  
11                  points and adhere to the Town of Colonie and  
12                  DCC requirements.

13                  ACTING CHAIRMAN SULLIVAN: Thank you.

14                  Anyone else have any questions for the Board?

15                  (There was no response.)

16                  ACTING CHAIRMAN SULLIVAN: Thank you, very  
17                  much.

18                  MR. NEWMAN: Thank you.

19                  MR. SIPPERLY: May I make a comment on the  
20                  plan?

21                  ACTING CHAIRMAN SULLIVAN: Normally we  
22                  don't take public comment at sketch plan but if  
23                  you have one -

24                  MR. SIPPERLY: We are designing an  
25                  adjacent property at 388 Old Niskayuna Road and

1 with the current run-off and drainage from our  
2 property, it goes across the drainage ditch  
3 that's located on 400 Old Niskayuna Road. So,  
4 we're concerned that the drainage ditch be  
5 maintained in some fashion. It doesn't have to  
6 be maintained as a drainage ditch, but the  
7 drainage from our property will continue to  
8 cross 400 Old Niskayuna Road through an  
9 existing culvert that runs over Runway Avenue.  
10 It's pretty critical to our project and some  
11 other properties on Old Niskayuna Road and  
12 Sicker Road. This is really the drainage  
13 course or shed for this particular area. Right  
14 now I see the plan and the drainage ditch is  
15 kind of under the building. As it's laid out  
16 right now, it would need to be piped around the  
17 building or have a different site plan put  
18 together. So, it's important that this  
19 existing drainage ditch be retained. Not as a  
20 ditch, but the flow should be continued from  
21 our property to Runway Avenue.

22 MR. LANE: Do you see an issue with that?

23 MR. NEWMAN: No, and I tried to mention  
24 that at the beginning of my presentation. It's  
25 shown with flow arrows at the moment, but we

1 anticipate piping that and the conveyance that  
2 the ditch takes, we're going to have it done -

3 MR. LANE: Will it go under your building?

4 MR. NEWMAN: No. It's going to go around.

5 MR. SIPPERLY: That's all I'm asking for.

6 Right now the drainage ditch is - the building  
7 lies across the ditch now. They have to  
8 redirect it with a culvert system.

9 MR. NEWMAN: That portion of that design  
10 is at a schematic level, but we're going to  
11 take that into consideration and definitely  
12 look out for that. We completely agree.

13 MR. MATT: Okay. Thank you, very much.

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16 (Whereas the above proceedings were concluded  
17 at 7:24 p.m.)

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CERTIFICATION

I, NANCY STRANG-VANDEBOGART, Shorthand  
Reporter and Notary Public in and for the State  
of New York, hereby CERTIFY that the record  
taken 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 November 21, 2012



