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PLANNING BOARD COUNTY OF ALBANY
TOWN OF COLONIE

KJ ELECTRIC
146 RAILROAD AVENUE
APPLICATION FOR CONCEPT ACCEPTANCE

THE STENOGRAPHIC MINUTES of the above entitled
public hearing BY NANCY STRANG-VANDEBOGART, a
Shorthand Reporter, commencing on
April 24, 2012 at 7:33 p.m. at the Public
Operations Center 347 Old Niskayuna Road,
Latham, New York 12110

BOARD MEMBERS:

PETER STUTO, CHAIRMAN
KATHLEEN DALTON
BRIAN AUSTIN
BRIAN HAAK

Also present:

Michael Tengeler, Planning and Economic Development
Joe Bianchine, ABD Engineers
Danny Sanders, Harris A. Sanders Architects, P.C.
Chuck Voss, PE, Barton and Loguidice

1 CHAIRIMAN STUTO: We'll have Mike
2 Tengeler give a brief introduction on this
3 before we go to the applicant presentation.

4 MR. TENGELER: Just to put some dates in
5 perspective here, this is for KJ Electric, 146
6 Railroad Avenue. This is an application for
7 concept acceptance on a 13,920 square foot
8 warehouse office building.

9 The DCC was held on October 12, 2001
10 followed by sketch plan review on January 10,
11 2012. They're here for concept.

12 The proposed building is located in an
13 industrial zone on Railroad Avenue. Joe
14 Bianchine is here from ABD Engineers to
15 present.

16 CHAIRMAN STUTO: Thank you.

17 Mr. Bianchine?

18 MR. BIANCHINE: Thank you.

19 As you indicated this is 146 Railroad
20 Avenue. This is the section of Railroad
21 Avenue. The site is just in the back of the
22 shopping center. This is the Coca Cola
23 Company, Clark Moving and Storage and Conway
24 Freight (Indicating). It's in the back of
25 Lowe's and BJ's Warehouse. So, we're

1 surrounded by all kinds of other development.
2 This is a two acre parcel of land. That's the
3 only two-acre parcel of land that is on
4 Railroad Avenue that is undeveloped. KJ
5 Electric would like to go in there. Currently,
6 they are located at 12 Arrowhead Lane in the
7 Town of Colonie. It's up by the Northway by
8 the landfill. It's actually in a building that
9 is owned by the Town, which will be taken by
10 the landfill. They needed a place to go and
11 this is what they would like to do.

12 They previously had a 15,000 square foot
13 building approved on this site back in 2004,
14 but they didn't build it. The site, as I said,
15 is vacant. The front portion of the site is a
16 graveled surface area that serves as a local
17 parking spot. People dump there and everything
18 happens there. The back portion of the site is
19 wooded and towards the rear of the site are
20 more mature trees. The site is also bisected.
21 About two-thirds of the site is in the Town of
22 Colonie. The front portion and the rear
23 one-third is in the Village of Colonie. So, we
24 will have to go through to the Village also.
25 There has already been some correspondence

1 between the Towns. The Town would be the lead
2 agency on this because the building and
3 everything is located within the Town.

4 CHAIRMAN STUTO: What is the nature of
5 the Village's review? I haven't seen one of
6 these before?

7 MR. BIANCHINE: The Village said that
8 there already was just a general comment how
9 it impacts the back portion of the site. I
10 think that they had a concern that we leave
11 some trees in the back and that sort of thing.

12 CHAIRMAN STUTO: What do you mean bisect
13 it? You said part was in the Village and part
14 was in the Town.

15 MS. DALTON: It was the sidewalk.

16 MR. BIANCHINE: So, KJ Electric is
17 proposing a 13,930 - just less than 14,000
18 square foot, one-story building here
19 (Indicating). It would be a masonry block
20 building. They do electrical supplies and they
21 do repairs to electrical equipment and that
22 sort of thing in there. We'll have parking for
23 19 vehicles; 10 of them here, six of them here
24 and three of them in the back. We have the
25 provisions that they need to expand for the

1 additional nine spaces on the site. They only
2 have a few employees initially. Maybe they'll
3 go to 12 in three or four years or so. They
4 don't get a lot of customers coming into their
5 shop.

6 We'll have two curb cuts on Railroad
7 Avenue; one on each side of the site because
8 we do have to get a delivery truck and tractor
9 trailer in. We'll have two overhead doors
10 here. One is at grade so they can get the
11 forklifts in and out, and one is a loading
12 dock at this location (Indicating). Tractor
13 trailers can pull up and back into that
14 location and there is sufficient room for
15 that.

16 Railroad Avenue is kind of neat because
17 it's a divided roadway. Actually, the center
18 portion of Railroad Avenue is owned by CSX
19 Railroad. So, we have to get permission from
20 them to put two crossings in of the driveways.
21 There is one in each direction here. We've
22 been in touch with them and we're working that
23 out.

24 The site is serviced by both water and
25 sewer. We will connect to the Town water and

1 sewer system here and we'll be working with
2 the details of both of the departments on
3 that. The site - we've had several test pits
4 done on the site. It's all sand and ground
5 water is quite deep so what we're doing is
6 using the back portion of the side portion of
7 the site for infiltration since all of our
8 stormwater will be directed into the ground
9 and we'll comply obviously with the Town's
10 stormwater requirements and with DEC's
11 stormwater requirements.

12 We'll do some new landscaping out along
13 Railroad Avenue and along the front of the
14 building. The sides of the building over here
15 and the side of the property line here.

16 The lighting will be down type lighting,
17 but will be mounted on the building. There is
18 no need for any exterior poles or anything
19 like that. They'll be building mounted lights.

20 We did get comments form the TDE and
21 initial comments on this and most of your
22 comments, we can address fairly quickly. The
23 rest of them are more geared toward the final
24 plan and we'll address all of those in the
25 final plan as appropriate. They're more geared

1 towards detailed stormwater calculations and
2 those sorts of things.

3 We did do an archeological study on this.
4 They didn't find anything on the site. We're
5 clear there.

6 Dan, do you want to say something?

7 Danny Sanders is the architect.

8 MR. SANDERS: Good evening. Danny Sanders
9 Architects.

10 The building, as Joe mentioned - is split
11 faced on the front and then smooth faced
12 tinted to match on the other three sides with
13 a band across about two-thirds up for the KJ
14 Electric, and then their signage on the
15 building which is similar to their other four
16 sites in New York State.

17 As Joe mentioned again, the overhead
18 doors -- there would be a step down as we head
19 to the east section of the building for the
20 loading dock. Otherwise, the doorways are for
21 the public and then for the staff and then
22 another overhead door on the west side.

23 As we go to the back of the building,
24 inside, you can see the other doorways. Area
25 lights would be provided at the doorways.

1 We'll probably still need to put canopies and
2 we'll review that with the Building Department
3 before we finalize the elevations and pretty
4 much the building has a flat roof. It would be
5 sloping front to back and the drainage would
6 be at the back of the site and the we've
7 picked out some color combinations right now,
8 similar to what you're seeing right here on
9 the drawings.

10 CHAIRMAN STUTO: Is that the end of your
11 presentation?

12 MR. BIANCHINE: Yes.

13 CHAIRMAN STUTO: Okay, we'll take comment
14 from our Town Designated Engineer, Barton and
15 Loguidice. We have Chuck Voss with us.

16 Hi Chuck.

17 MR. VOSS: Hi Peter. Thank you.

18 Again our comments are reflected in our
19 letter to the Board of April 2nd. I think that
20 you've all gotten a copy of that.

21 As Joe mentioned, it's a conceptual
22 review for really kind of a nice fit in terms
23 of the site, the location and the use
24 certainly is allowed out in that neck of the
25 woods. I think that the bulk of our comments

1 at the conceptual level review were really
2 meant to kind of look forward towards more of
3 the technical comments for stormwater, how
4 they're going to design the facilities.
5 Certainly the site, as proposed, can certainly
6 accommodate the use that they're looking at.

7 The building sits entirely within the
8 Town, but as Joe mentioned, the parcel is
9 bisected by the municipal line between the
10 Village and the Town. So, there will be some
11 coordination back and forth there.

12 We've already had some preliminary
13 comments and discussions with the Village
14 Designated Engineer; LaBerge and Associates.
15 So, we'll coordinate those discussions as
16 well.

17 CHAIRMAN STUTO: On that point there is a
18 reference in the memo dated April 17th from the
19 Planning and Economic Development Department.
20 They say that there is a letter? I can't find
21 it.

22 MR. VOSS: It's dated April 4th and it's
23 from Laberge Group.

24 This is addressed to Mike Lyons in the
25 Planning and Economic Development office.

1 “The Village Planning Commission of April
2 3, 2012 meeting reviewed your request to seek
3 lead agency status of the Town of Colonie
4 Planning Board. The Village Planning
5 Commission concurs that the Town Planning
6 Board should be designated lead agency.”

7 You may have an additional letter, Mike,
8 with separate comments. This is what we
9 received.

10 MR. TENGELER: Right.

11 “Since the building and most of the site
12 improvements fall outside of the Village
13 boundary, the Village’s only concerns are as
14 follows:

15 First, that the landscaping at the rear
16 of the parcel is substantial enough to
17 adequately block the view of the rear of the
18 Lowe’s from Railroad Avenue, and the rear of
19 the proposed building from BJ’s Wholesale
20 parcel behind 146 Railroad Avenue.

21 Second, that the storage at the rear of
22 the lot is limited and fencing provided to
23 ensure the same.”

24 MR. VOSS: So, Peter, with that, at this
25 point, we’ve asked the applicant to explore

1 the CSX access issues which they are doing
2 now. Certainly parking is adequate for what
3 they are proposing. The building placement on
4 the lot certainly is adequate. The generally
5 proposed stormwater management facilities
6 appear to be consistent. Certainly we'll have
7 to take a closer look at that as they move
8 forward with their actual plans, but all
9 things considered, we don't have any
10 additional comments at this time.

11 CHAIRMAN STUTO: Okay, it sounds fairly
12 straightforward.

13 Anyone from the public that would like to
14 comment?

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

16 CHAIRMAN STUTO: Anyone from the Board
17 like to comment?

18 MS. DALTON: The only thing that I'm
19 going to say is that even though it's a
20 warehouse and I get that -- if you could make
21 the front door a little more appealing?

22 Other than that, I think that it's a
23 really good use for that. I've been out there
24 and it's a good use.

25 CHAIRMAN STUTO: Does the applicant

1 understand that concept acceptance is not an
2 approval of the project?

3 MR. BIANCHINE: Yes.

4 CHAIRMAN STUTO: We'll take a motion for
5 concept acceptance.

6 MS. DALTON: I'll make that motion.

7 MR. AUSTIN: Second.

8 CHAIRMAN STUTO: All those in favor?

9 ***(Ayes were recited.)***

10 CHAIRMAN STUTO: All those opposed?

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

12 CHAIRMAN STUTO: The ayes have it.

13 Thank you.

14 MR. BIANCHINE: Thank you very much.

15

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

17 ***above entitled matter was adjourned***

18 ***at 7:46 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.

NANCY STRANG-VANDEBOGART

Dated May 20, 2012