

1 PLANNING BOARD COUNTY OF ALBANY  
2 TOWN OF COLONIE

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MAYBEY'S SELF-STORAGE  
910 LOUDON ROAD  
SKETCH PLAN REVIEW  
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THE STENOGRAPHIC MINUTES of the above entitled  
matter BY NANCY STRANG-VANDEBOGART, a Shorthand  
Reporter, commencing on August 21, 2012 at  
8:44 p.m. at the Public Operations Center  
347 Old Niskayuna Road,  
Latham, New York 12110

BOARD MEMBERS:

- PETER STUTO, CHAIRMAN
- MICHAEL SULLIVAN
- KATHY DALTON
- LOU MION
- BRIAN AUSTIN
- TIMOTHY LANE
- KAREN GOMEZ
- ELENA VAIDA, Esq., Attorney for the Planning Board

Also present:

- Joe LaCivita, Director, Planning and Economic Development
- Michael Tengeler, Planning and Economic Development
- Joe Grasso, PE, Clough Harbour and Associates
- Frank Palumbo, CT Male and Associates
- Tom Blass, Maybey's Self-storage

1                   CHAIRMAN STUTO: Next on the agenda is  
2                   Maybe's Self-storage, 910 Loudon Road. This is  
3                   here for a sketch plan review. This is for  
4                   three two-story buildings totaling 57,800  
5                   square feet.

6                   Joe or Mike, do you want to do an  
7                   introduction here?

8                   MR. TENGELER: Just to put on record,  
9                   this existing site is the former Kiskis Tire,  
10                  Cotman Transmission and Midas Muffler. They  
11                  were all supposed to be demolished. They were  
12                  on the Route 9 and Sparrowbush Road  
13                  intersection. This project went through the  
14                  initial DCC meeting on October 12, 2011 and  
15                  they are here now to present a sketch plan.

16                  MR. PALUMBO: I'm Frank Palumbo with CT  
17                  Male Associates, representing the applicant.

18                  The site, as described, is on the corner  
19                  of Sparrowbush Road and Route 9. As Mike just  
20                  mentioned there are three existing buildings  
21                  on the site, all vacant and all in various  
22                  states of condition.

23                  What you have along Sparrowbush Road  
24                  presently are three access points. What we are  
25                  proposing with this project is to eliminate

1 two of those and just use the shared driveway  
2 that is presently servicing the Mabey's site,  
3 which is attached in this location here  
4 (Indicating). What that does is it limits all  
5 of the traffic flow that could possibly be  
6 accessing a very busy intersection. So, we  
7 think that decreasing the number of  
8 intersections is a very big positive of the  
9 site.

10 Another factor with that is this is a low  
11 traffic generating type of project. Sharing  
12 the entrance, like you were just mentioning on  
13 the last project - shared access is not only  
14 good, but in this case we're very confident  
15 that this is probably the best use that you  
16 can have on the corner. There is not high  
17 traffic generation with the number of turn  
18 lanes that are there with attempts of getting  
19 across there. A higher volume user would have  
20 some difficulties here. Our use is very low  
21 intensive in terms of the traffic because  
22 people are coming at various times for their  
23 storage use and it's not a daily activity.

24 CHAIRMAN STUTO: Can you give us a sense  
25 of traffic generation so that we can

1 understand self-storage?

2 MR. PALUMBO: I don't have that number  
3 available.

4 CHAIRMAN STUTO: Is there any way that  
5 you could tell it to us?

6 MR. PALUMBO: To give you a sense, the  
7 number of units that are in there now - the  
8 number of trips per day is very, very low. For  
9 the number of units - I don't have the direct  
10 relationship there. We were out on the site at  
11 various times as we were investigating how we  
12 were going to approach the site. You're not  
13 seeing a high frequency of traffic in and out  
14 of there. Some people may access their storage  
15 unit once a week, once a month, or some may  
16 over longer periods of time. But you don't  
17 have a high traffic daily flow. Usually what  
18 you'll have is a few people a day that are  
19 accessing it. Now, the uses here with the two  
20 story buildings will have more units. We will  
21 provide some units in terms of that.

22 CHAIRMAN STUTO: How many storage units  
23 are we looking at?

24 MR. PALUMBO: That number is being  
25 finalized right now. They are generated in

1 blocks of different sizes, so you have your 10  
2 by 20, your 5 by 15 - you have different sizes  
3 that are in there and the architecture is  
4 being finalized.

5 CHAIRMAN STUTO: Can you give us a range?

6 MR. PALUMBO: We have planned in there  
7 for a total of 440 units in those buildings  
8 right now. The parking that is shown  
9 represents that per the Code that the Town has  
10 for that. So, that is the maximum that we are  
11 proposing at this time and we're expecting  
12 that could be fewer.

13 CHAIRMAN STUTO: You're not having access  
14 on Route 9; correct? I just want to make sure  
15 that I'm reading that correctly.

16 MR. PALUMBO: Right, just the driveway  
17 around here (Indicating), which we will need a  
18 waiver for. That's one of the things that was  
19 pointed out to us. Even though this whole area  
20 is presently paved and we're turning a lot of  
21 it into green, we would still need that  
22 waiver. What we're doing is connecting at this  
23 point here (Indicating), extending the  
24 cross-access easement down to this location so  
25 both of those lots will remain independent.

1 The shared access will service both.

2 CHAIRMAN STUTO: There is a special use  
3 permit required? That's the first thing that  
4 jumps out.

5 MR. PALUMBO: Honestly, I wasn't sure  
6 what the reason was that it was established,  
7 but it is required.

8 CHAIRMAN STUTO: It's just required in  
9 that zone.

10 MR. PALUMBO: Yes.

11 So, what we are doing is the access to  
12 these buildings - the office is likely to be  
13 in this building in this location here and  
14 we're showing access on both sides so that  
15 people approaching the site would be able to  
16 come in right at the office here, but also the  
17 staff can access through into this area which  
18 is really sort of a central area for all three  
19 buildings. This is not similar to the existing  
20 buildings. You're not going to see a lot of  
21 garage doors on the side of these. This will  
22 be facing the road and will not have accesses  
23 like you would normally think of as a  
24 self-storage area because it all is inside and  
25 they are climate controlled units.

1                   CHAIRMAN STUTO: What kind of clients do  
2 you have that you need that type of storage?

3                   MR. PALUMBO: That's one of the things  
4 that Mabey's is. It's a diversity of their  
5 clientele. There are people that have various  
6 things that they don't want to leave. It could  
7 be something that you have that's a little  
8 more precious to you that you don't want to  
9 have sitting in the cold. You could get a  
10 smaller unit and have that stored here. It's  
11 nobody in particular that it services. It's  
12 whether or not you want something in that that  
13 is not sitting in a cold space.

14                   CHAIRMAN STUTO: Does everybody have to  
15 go through the door and then walk through the  
16 hallway?

17                   MR. PALUMBO: Yes, there are entrances  
18 here in this building here and then as I said,  
19 this hallway is inside. The layout of the  
20 building will have that with the concept plan.

21                   CHAIRMAN STUTO: Will it be things like  
22 furniture, or is that too difficult to  
23 maneuver?

24                   MR. PALUMBO: No, there will be access  
25 space. As I said, there are some larger units

1 in here.

2 CHAIRMAN STUTO: So, you have wide  
3 hallways and wide doorways.

4 MR. PALUMBO: Correct. There are more of  
5 them being built. This is just an expansion of  
6 Mabey's being able to service more clients.

7 CHAIRMAN STUTO: What's the temperature  
8 going to be inside there?

9 MR. BLASS: I'm Tom Blass of Mabey's  
10 Self-storage.

11 It ranges in the wintertime of 55 to 65,  
12 and in the summertime 65 to 75. It's climate  
13 controlled.

14 CHAIRMAN STUTO: So, you air condition it  
15 too.

16 MR. BLASS: Yes, and it's all household  
17 storage.

18 MR. PALUMBO: It does seem as though it's  
19 redevelopment. One thing that I want to point  
20 out is that we are increasing the greenspace  
21 with this redevelopment. I met with John  
22 Dzialo today. We think this green area up here  
23 is the same and will stay the same. The actual  
24 area that we are using or redeveloping, we  
25 think that we're going to be able to attain a



1           25 percent increase in the greenspace, putting  
2           us into a really unique classification with  
3           the redevelopment under the DEC guidelines.  
4           So, we met with John today and talked about  
5           how that could be approached. It's something  
6           where we're really beefing up the greenspace  
7           on the site.

8           CHAIRMAN STUTO: Anything else?

9           MR. PALUMBO: Yes, I'd much rather hear  
10          your questions than anything else.

11          CHAIRMAN STUTO: I have a few questions.  
12          Karen, do you want to start?

13          MS. GOMEZ: I have just one question.

14          The rental of these spaces is a month to  
15          month or whatever the rental contract is that  
16          you have.

17          MR. PALUMBO: Yes, it can vary.  
18          Individuals may choose to rent for a certain  
19          period of time, if there is a unit available.  
20          It's month to month. I don't think that anyone  
21          would rent beyond that. You pay your monthly  
22          rent and you keep your unit.

23          CHAIRMAN STUTO: Joe, do you want to go  
24          now or do you want to hear what we have to  
25          say?

1 MR. GRASSO: No, I'd like to hear from  
2 the Board.

3 CHAIRMAN STUTO: Mike?

4 MR. SULLIVAN: Could this be shifted to  
5 the west a bit? I'd like to maximize the  
6 amount of greenspace that's along the Route 9  
7 and Sparrowbush corner.

8 MR. PALUMBO: No. There are actually a  
9 couple of things that are limiting that. This  
10 green area here has a transmission line that  
11 runs through it and there is a water line  
12 easement that runs right through here. So, we  
13 cannot move any of the buildings further in  
14 that direction.

15 MR. SULLIVAN: Will you have any  
16 landscaping along that corner?

17 MR. PALUMBO: In these areas here?

18 MR. SULLIVAN: And around the corner  
19 here.

20 MR. PALUMBO: Yes, in fact we show the  
21 green area to our property line -- the aerial  
22 there - these areas right here and here  
23 (Indicating), I stretch it by calling it green  
24 area. This island and this island are  
25 presently considered green. The driveways and

1 the center island are hard scaped. They are  
2 asphalt. We will be working with DOT for one.  
3 When we close these off, that area will all  
4 become greenspace and the area on the corner  
5 here will become improved greenspace. So,  
6 we're actually doubling the width of  
7 greenspace there from what's on our property  
8 and then wants in the right of way by getting  
9 rid of those access points.

10 MR. SULLIVAN: Moving forward, can you  
11 show us a proposed landscaping plan, or show  
12 what that corner will look like?

13 MR. PALUMBO: Absolutely. We had a lot of  
14 different ideas that were going as far as how  
15 to fit the best building positions on here.  
16 With concept plans we will absolutely have  
17 full landscaping in that area.

18 CHAIRMAN STUTO: Tim?

19 MR. LANE: Are the lights going to be on  
20 the buildings? They're notated as poles -

21 MR. PALUMBO: I didn't think that we had  
22 any poles shown yet. There may be some  
23 existing ones on there at the moment and that  
24 might be what you have seen. Again, with the  
25 concept plan, if you want to give us some

1           comments about -

2           MR. LANE:   Primarily, we want to make  
3           sure that it's down lighting.

4           MR. PALUMBO:   And our goal would be to  
5           light the areas as the least amount possible  
6           to have safe access occurring in the entrance  
7           ways.

8           MR. LANE:   But visibility for security  
9           purposes and police and so forth -- you don't  
10          want it to be so overwhelming -

11          MR. PALUMBO:   That was again, one of the  
12          reasons that we decided to face these two  
13          buildings and have that because there is  
14          visibility into that area. You're not looking  
15          at this side of the building, and them coming  
16          in to look on this side of the building  
17          (Indicating). You obviously have visibility  
18          here, but this gives a pretty clear access for  
19          security to see into that area.

20          CHAIRMAN STUTO:   Brian?

21          MR. AUSTIN:   I think that it's a good use  
22          of the existing lots and getting rid of the  
23          existing buildings, because they are quite an  
24          eyesore. I drive by there every day - a couple  
25          of times a day.

1           My concern would be an aesthetic concern.  
2           I don't really like seeing the abandon  
3           buildings, but I'm not really sure that I want  
4           to see a warehouse. I've seen some other  
5           storage facilities that have gone with more  
6           aesthetic things on the front of their  
7           buildings like gables or things like that. It  
8           might look more appealing. I know that Mabey's  
9           tends to have that blue and white color in  
10          Clifton Park. I'm very familiar with the  
11          Mabey's organization and also the one in  
12          Latham.

13                 MR. PALUMBO: As part of the concept  
14                 review, we'll have the architectural  
15                 renderings. We knew that we would be in an  
16                 area where people would see it. We'll do our  
17                 best to present something that will look good  
18                 on the corner. It's a little bit of a  
19                 trade-off. It is the best use because it's a  
20                 warehouse and it's a low volume use for that  
21                 corner, which is really overwhelmed at times  
22                 with the amount of traffic that is through  
23                 there. So, that's the good side. Of course,  
24                 dressing it up too much makes it a little bit  
25                 impractical for the type of use that's there.

1 We realize that we're on the corner. I think  
2 that Mabey's is already a good corporate  
3 resident. They want to extend that as well as  
4 extending their business. So, we will come in  
5 with plans and hopefully they'll address the  
6 concerns that you have.

7 CHAIRMAN STUTO: Lou?

8 MR. MION: I echo Brian's concern with  
9 that. With that said, I think that it's a good  
10 use of that corner. I think that it's going to  
11 look better than the eyesore that I saw  
12 yesterday.

13 CHAIRMAN STUTO: Kathy?

14 MS. DALTON: I think that I'm on record  
15 at other Planning Board meetings begging  
16 people to redevelop this corner because I do  
17 pass by it a lot. I share Brian's concern. I  
18 think that it's great that you're redeveloping  
19 it. I also think that the low usage that  
20 you're going to generate there - that is the  
21 kind of thing that could be very helpful. On  
22 the other hand, a warehouse right on an  
23 intersection is kind of problematic. My one  
24 suggestion would be - that we asked the Rumors  
25 building, because it was going to be facing

1           Route 9, just to put a façade on the front  
2           that look like it might actually be a window.  
3           I recognize that it will cost more money, but  
4           if you thought about doing some of that sort  
5           of -

6                     MR. BLASS: We are planning on making  
7           this property designed to have an office  
8           appearance. It's going to have windows in the  
9           top - to have visual in the doors inside the  
10          facility. It will not be a sealed structure  
11          with doors on the outside.

12                    MS. DALTON: I think that's great.

13                    The other thing I would just suggest is  
14          just looking at the greenspace, it reminds me  
15          of Fresh Market where they have the flowers. I  
16          think that flowers would be another nice touch  
17          that would kind of lighten up from that  
18          warehouse look.

19                    MR. BLASS: We have already talked about  
20          doing the decorative fencing and with the  
21          columns and pillars around it to do the  
22          enhancement of the frontage that we have  
23          obtained on Route 9 and Sparrowbush Road.

24                    MR. PALUMBO: That landscaping may  
25          actually be some of the best. One of the

1 things that happens in this area here is that  
2 there is a sanitary and water easement running  
3 right through here (Indicating). Actually, it  
4 prohibits us from putting some large trees in  
5 there because they don't what those over the  
6 lines. Then your alternative is to do the  
7 things like you're saying - some lower ground  
8 covers that give some appeal because that is  
9 something that could go in those areas.

10 MR. AUSTIN: But you could put some trees  
11 in to kind of echo the Sunoco station right  
12 across the street.

13 MR. PALUMBO: I think that of the areas,  
14 this is the area where we can probably do the  
15 most; both in terms of number and volume it  
16 could be in this area. It's just the  
17 restrictions along here in terms of if we can  
18 find a strategic place that the water and the  
19 sewer departments are okay with. We'll put  
20 something there. But I think that they are  
21 very close. They typically don't want us to  
22 put the trees right on top of the lines.

23 CHAIRMAN STUTO: Okay, I think that  
24 everybody is set. They made very good points.  
25 It's a good use. We'd like to see good



1 architectural features and the greenspace is  
2 critical. I don't know if it could be  
3 rejiggered or not. It does seem to be a shame.  
4 I know that you said that there is a Niagara  
5 Mohawk easement - is that what you said?

6 MR. PALUMBO: Yes, right up in here  
7 (Indicating).

8 CHAIRMAN STUTO: To waste all the  
9 greenspace between you and the commercial use  
10 on that side of you. I think that's Concorde  
11 Pools.

12 MR. BLASS: That's a natural gas main  
13 that runs through there and a 24-inch water  
14 main.

15 MR. PALUMBO: It's like a hillside there,  
16 so you really can't see Concorde until you get  
17 past here. It looks little more natural just  
18 because it's grown in. It does have a major  
19 utility running though there.

20 CHAIRMAN STUTO: Okay, we'll think about  
21 it and Joe will help us with that.

22 Joe, do you have comments?

23 MR. GRASSO: Not too many. We think that  
24 the site plan has merit. We like that it's a  
25 redevelopment project in the Town.

1           Regarding the greenspace - we think that  
2           every measure should be taken to try to  
3           maximize the greenspace, primarily along the  
4           Route 9 corridor. The Sparrowbush Road  
5           corridor has enough that Frank's team can work  
6           well with and propose some nice landscaping  
7           there. The combination of the access road  
8           between the buildings and Route 9 is a  
9           definite limiting factor. The width of it is  
10          something that should be carefully reviewed by  
11          the Planning Board as it goes through the  
12          review process.

13                 MR. PALUMBO: One thing that I didn't  
14                 mention and should bring up. I think that we  
15                 showed it on the site plan. Although it's a  
16                 low number of times, there is the need for  
17                 larger vehicles to come to the site - moving  
18                 trucks. Somebody who is moving to the area  
19                 will rent out a certain number of those until  
20                 they can move into their house. It's very  
21                 infrequent, but they do come and that's why we  
22                 can show you the truck movements that we  
23                 applied through AutoTURN. We would have had to  
24                 expand and push these buildings out and use up  
25                 more pavement. So, that was one of the primary

1 reasons why we were creating that whole  
2 circular access as well as fire access ability  
3 there. So, we do really need this in order to  
4 service that. Although they are infrequent,  
5 it's still a major consideration in terms of  
6 the clientele.

7 MR. GRASSO: In terms of the  
8 configuration of the buildings and their  
9 square footage, is there flexibility regarding  
10 the size or shape of those two 22,000 square  
11 foot buildings?

12 MR. PALUMBO: It's a puzzle inside. The  
13 units are the matching of the various  
14 different style of units. It's a rectangular  
15 puzzle. It doesn't have all the odd shapes and  
16 stuff, but it's still a puzzle. In order to  
17 achieve the number of units that they are  
18 trying to make the project viable, I would say  
19 yes, those buildings have been designed such  
20 that any change in that really means a  
21 reduction in the potential income of the  
22 property.

23 MR. GRASSO: As it was mentioned earlier,  
24 this project is going to require a special use  
25 permit.

1                   CHAIRMAN STUTO: We do know about that.  
2                   We don't need to go over it.

3                   MR. GRASSO: It's going to require a  
4                   public hearing. It's going to require separate  
5                   findings being provided - that the project  
6                   meets certain criteria.

7                   This use is defined under the zoning as a  
8                   mini warehouse/self-storage facility. One of  
9                   the criteria for that is that:

10                  "All design standards shall be mandatory  
11                  including those discretionary standards as  
12                  signified by the word "should" in the design  
13                  standards in the article of this chapter."

14                  So, there are many things related here.

15                  Some of the things that the Planning  
16                  Board brought up regarding the architecture of  
17                  the building and the decorative fencing - many  
18                  of the things that the applicant is willing to  
19                  do, we have to understand that those things  
20                  are not discretionary and that they are now  
21                  considered mandatory.

22                  One question that I have - I assume  
23                  waivers of those mandatory things can still be  
24                  granted, but it's something that we'll need to  
25                  confirm and discuss to make sure that if there

1 is discretion that can be applied regarding  
2 those waivers, we want to know what  
3 flexibility and the Planning Board has.

4 CHAIRMAN STUTO: You and Elena can figure  
5 that out. I would hold the applicant to those.  
6 Those that would have been discretionary  
7 comments are now mandatory through the design  
8 process.

9 MR. GRASSO: During the DCC process, we  
10 didn't see that there were any major issues  
11 that would impact the project moving forward.  
12 The Town Attorney's office has indicated that  
13 it's an unlisted action pursuant to SEQRA and  
14 has listed that a full EAF would be required  
15 to assist in the environmental review of the  
16 project. We'll look forward to having a full  
17 EAF review as part of the concept submission.

18 CHAIRMAN STUTO: Anything else from the  
19 Board?

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

21 CHAIRMAN STUTO: The applicant?

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

23 CHAIRMAN STUTO: Okay, thank you. I think  
24 that you've heard us and we look forward to  
25 seeing you back with the applicant for

1           concept.

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*(Whereas the above entitled proceeding*

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*was concluded at 9:06 p.m.)*

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