

1 PLANNING BOARD COUNTY OF ALBANY
 2 TOWN OF COLONIE
 3 *****
 4 TRANS TECH SYSTEMS
 5 400 OLD NISKAYUNA ROAD
 6 APPLICATION FOR CONCEPT ACCEPTANCE
 7 *****

8 THE STENOGRAPHIC MINUTES of the above
 9 entitled matter by NANCY STRANG-VANDEBOGART, a
 10 Shorthand Reporter, commencing on February 26,
 11 2013 at 9:25 p.m. at The Public Operations Center,
 12 347 Old Niskayuna Road, Latham, New York

11 BOARD MEMBERS:
 12 PETER STUTO, CHAIRMAN
 13 LOU MION
 14 BRIAN AUSTIN
 15 KAREN GOMEZ
 16 TIMOTHY LANE
 17 SUSAN MILSTEIN
 18 KATHY DALTON

17 ALSO PRESENT:
 18 Elena Vaida, Esq., Counsel to the Planning Board
 19 Joe LaCivita, Director, Planning and Economic Development
 20 Wade Newman, MJ Engineering
 21 Matt Cusack, Trans Tech
 22 Brad Grant, PE, Barton and Loguidice

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1 CHAIRMAN STUTO: The next item on the agenda is
2 Trans Tech, 400 Old Niskayuna Road, application for
3 concept acceptance.

4 Joe, do you have an introduction on this?

5 MR. LACIVITA: This project of Trans Tech Systems
6 was actually a neighbor to the one that we did a couple
7 of weeks back at 388 Old Niskayuna Road -- the Marini
8 office place. This was before DCC on September 12,
9 2012 and they were here for sketch plan a few weeks
10 thereafter. We met with a number of people from Trans
11 Tech at that time. We're here tonight for concept
12 acceptance. I'll turn it over to MJ Designs.

13 MR. NEWMAN: Thank you. I'm Wade Newman with MJ
14 Engineering. I'm here representing the applicant for
15 our project up near the airport. As Joe said, we have
16 been here for sketch plan and we've seen comments from
17 the TDE. We have no issues with the addressing any of
18 these comments. We anticipate over the next month or
19 so working with them in getting through all of that.

20 We're proposing an office and warehouse
21 building. When we came for sketch plan, our
22 building office was proposed to be two-stories and
23 it's now been reduced to one-story. That's a
24 change that you may have noticed. We've also
25 slightly realigned the building, but it's

1 essentially the same place. The use is identical.
2 We're still meeting all the site statistics and
3 all the zoning requirements. In reducing the
4 office building to one story, we now only need 68
5 parking spaces.

6 CHAIRMAN STUTO: How does that effect your square
7 footage?

8 MR. NEWMAN: This used to be two-stories and now
9 it's one-story.

10 CHAIRMAN STUTO: How many square feet?

11 MR. NEWMAN: We went from about 22,000 square feet
12 of office down to not quite 15,000.

13 Our proposed utility connections are all the
14 same. Trans Tech who has anticipated the tenant
15 who is going to occupy this building -- they are
16 moving out of Schenectady. They want to move into
17 Colonie. They're experiencing expansion. They
18 anticipate having 42 employees working at this
19 office building. The typical hours will be
20 between 7:00 and 5:00 on week days. We don't
21 anticipate any adverse impacts on Town services,
22 communications, sewer, water, etcetera. We
23 currently have submitted a waiver request to the
24 New York State Parks and Historical Preservation
25 to allow us to disregard doing an AR study similar

1 to what the Marini property did right next door.
2 We believe that our project is very similar to
3 theirs. The sites are very similar. That is in
4 process.

5 The project is in the airport business area.
6 We had submitted to SEAMAB as we are within a
7 100-foot water buffer area. We received that
8 variance.

9 That's about it. We'd like to entertain
10 questions from the Board.

11 CHAIRMAN STUTO: Okay, anyone have any questions
12 before we hear from the TDE?

13 (There was no response.)

14 CHAIRMAN STUTO: Okay, we'll hear from Brad from
15 Barton and Loguidice.

16 MR. GRANT: I'm actually Chuck Voss tonight. I'm
17 sitting in for him on this project. I've been to the
18 site and went over the project with Chuck on this.
19 There is a couple of salient points that I just wanted
20 to bring out to supplement the presentation. The
21 greenspace here is 56 percent.

22 Has that changed based on the building?

23 MR. NEWMAN: No, it's still 56.

24 MR. GRANT: The requirement is 35, so they are
25 significantly over that.

1 CHAIRMAN STUTO: Brad, which plan did you review?

2 MR. NEWMAN: Our sketch plan is two-story.

3 CHAIRMAN STUTO: I understand that. Did Barton
4 and Loguidice review the two-story, or the current one?

5 MR. GRANT: I believe the current one.

6 MR. NEWMAN: They've seen them both.

7 MR. GRANT: It's through DCC. The project is
8 located with the airport noise overlay district.
9 Basically what that means is that there are some
10 external requirements to dampen the sound --

11 CHAIRMAN STUTO: I'm going to stop you for a
12 second. I know that it's Chuck's project. He is
13 saying that the project is around 15,000 square feet
14 and the letter dated February 15 says it's 20,000.

15 MR. NEWMAN: I was just telling you the office
16 square footage. That's what was reduced. The
17 warehouse component was the same.

18 CHAIRMAN STUTO: Okay, thank you.

19 MR. GRANT: The project is also within the airport
20 area GEIS and there will have to be some impacts
21 associated with this development and will require
22 mitigation. I'm going to jump right into the comments.
23 These are water, sewer - there are some requirements
24 for improved capacity. That's not going to be
25 difficult for this project. The stormwater management

1 plan is kind of early on. There is a stormwater
2 management feasibility study that was conducted with
3 test pits and those were witnessed by the Town. At
4 this point I don't think that there is a known total
5 stormwater management scenario for this, but we're
6 asking for those full details of the proposed practices
7 in preliminary final plan submission.

8 In going down to site access and site detail,
9 the one thing that Chuck did say that there was
10 some discussion earlier on about site distance
11 along Old Niskayuna Road. The fact that there is
12 an entrance out there and perhaps that can change
13 to Runway Drive.

14 If you wouldn't mind just touching on that?

15 MR. NEWMAN: The sight distance issue - we've
16 added to the plan the required sight distance on both
17 the south and the north direction. To the south, we're
18 required based on the posted speed of 30 miles an hour
19 - 200 feet. If this were a 45 mile an hour road, the
20 requirement would be 360 feet, so we meet that well.
21 To the north we have in excess of 800 feet. You can
22 see all the way up Old Niskayuna Road.

23 In regards to bringing access from Runway
24 Avenue - due to the separation requirement for the
25 stormwater mangement system and up-land run-off

1 contributing to our site, our building four needs
2 to be upped. That results in a four to five foot
3 steep slope on the north end, really making access
4 on that end not really possible.

5 Also, the nature of the tenant - they require
6 periodic deliveries from tractor trailers, and
7 logistically getting a tractor trailer in and out
8 using that access doesn't work.

9 MR. GRANT: Okay, thank you.

10 There was another comment. "Although not a
11 requirement of the ADA zoning district, the
12 proposed building front does not face Old
13 Niskayuna Road. The proposed loading docks are on
14 the eastern side of the warehouse building."

15 You can just kind of point that out.

16 "It would be visible from Old Niskayuna Road.
17 The applicant should incorporate similar
18 architectural designs and materials that are found
19 on the main building and to the loading dock
20 enclosure. The loading dock enclosure should also
21 be property screened with ample landscaping to
22 minimize the visual impacts of Old Niskayuna
23 Road."

24 MR. NEWMAN: We're showing some of our plantings,
25 but it's not finalized yet. We currently are showing a

1 few trees near the loading dock. We're going to add a
2 few more to the site plan.

3 We're going to work on the loading docks as
4 well.

5 MR. GRANT: I haven't seen too many loading docks
6 in architectural digest. It is facing Old Niskayuna
7 Road, so you are putting your best foot forward.

8 Please provide all correspondence received
9 from state and federal agencies. There are a list
10 of them here, but just keep up in the lop on
11 those.

12 Those are the substantial comments of the
13 letter. We'll be looking for more in a
14 preliminary final with details, particularly the
15 stormwater drainage which we'll be taking from the
16 Marini property - all the discharge out of their
17 system. You've shown kind of a by-pass around the
18 building. It's from that property corner where it
19 really discharges to. There will be some
20 coordination required for Lynn Sipperly to design
21 for that project of where their lines come in,
22 providing capacity for various storms.

23 CHAIRMAN STUTO: Anybody from the public want to
24 be heard on this project?

25 (There was no response.)

1 CHAIRMAN STUTO: We'll take comments from the
2 Board.

3 Kathy?

4 MS. DALTON: I have nothing.

5 CHAIRMAN STUTO: Lou?

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

7 CHAIRMAN STUTO: Tim?

8 MR. LANE: What was the reason that the building
9 height was dropped to one-story?

10 MR. NEWMAN: Just to meet the most current needs
11 of the tenants.

12 MR. LANE: What will the tenant be doing there?

13 MR. CUSACK: We make gages that are used in
14 construction for asphalt and the like. You don't have
15 to have cords; it's done electronically. We sell them.

16 CHAIRMAN STUTO: When you say electronically, do
17 you mean sonar?

18 MR. CUSACK: Electromagnetic impedance
19 spectroscopy.

20 MR. LACIVITA: Matt, most of your sales are
21 overseas with this product anyway, right?

22 MR. CUSACK: Right.

23 MR. LACIVITA: They're also looking into the US
24 using it. There are various different uses for this.
25 What they're looking for based on this additional

1 office space that you were talking about is for their
2 secondary work that they are doing. That's actually
3 for diabetes research using the same technology for
4 future uses as to how they can shrink that down and
5 check the glucose levels in the body systems so that
6 there is no more piercing. Based on the fact that
7 state funding and some other things didn't come through
8 for the project, that's why they scaled back on any
9 future expansion.

10 MR. LANE: But you're still looking for some
11 overall growth.

12 MR. NEWMAN: Yes, we're still looking for the
13 assistance.

14 CHAIRMAN STUTO: Karen?

15 MS. GOMEZ: No questions.

16 CHAIRMAN STUTO: Susan?

17 MS. MILSTEIN: No, but great project.

18 CHAIRMAN STUTO: Do we have a motion?

19 MR. MION: I'll make a motion.

20 MS. DALTON: I'll second it.

21 CHAIRMAN STUTO: Any discussion?

22 (There was no response.)

23 CHAIRMAN STUTO: All those in favor?

24 (Ayes were recited.)

25 CHAIRMAN STUTO: Opposed?

1 (There were none opposed.)

2 CHAIRMAN STUTO: They ayes have it.

3 Thank you.

4 MR. NEWMAN: Thank you.

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6 (Whereas the above entitled proceeding was

7 concluded at 9:38 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 March 5, 2013

