

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 \*\*\*\*\*

4 ALBANY RV  
5 48 RENSSELAER AVENUE  
6 SKETCH PLAN REVIEW

7 \*\*\*\*\*

8 THE STENOGRAPHIC MINUTES of the above  
9 entitled matter by NANCY STRANG-VANDEBOGART, a  
10 Shorthand Reporter, commencing on March 26, 2013  
11 at 9:08 p.m. at The Public Operations Center, 347  
12 Old Niskayuna Road, Latham, New York

13 BOARD MEMBERS:  
14 PETER STUTO, CHAIRMAN  
15 LOU MION (Recused)  
16 BRIAN AUSTIN  
17 KAREN GOMEZ  
18 SUSAN MILSTEIN  
19 KATHY DALTON  
20 TIMOTHY LANE

21 ALSO PRESENT:  
22 Rebekah Nellis Kennedy, Esq., Counsel to the Planning Board  
23 Joe LaCivita, Director, Planning and Economic Development  
24 Bill Mafrici, PE, Bohler Engineering  
25 Mary Beth Slevin, Esq.  
Chuck Voss, PE, Barton and Loguidice

1                   CHAIRMAN STUTO: Okay, This is Albany RV, 48  
2 Rensselaer Avenue. This is sketch plan review. This  
3 is for a three-story, 40,981 square foot RV sales and  
4 service.

5                   Lou would like to say something.

6                   MR. MION: Before we get going on this, for the  
7 record, I need to recuse myself from this item.

8                   CHAIRMAN STUTO: Joe, would you like to do an  
9 introduction on this?

10                  MR. LACIVITA: Sure. This project sits in the  
11 airport business district. It actually has history  
12 with the Town and dates back to 2007. It started going  
13 through and got concept acceptance at that time. The  
14 project was before the DCC on November 28, 2011. One  
15 of the reasons that it took so long is that it has  
16 almost 90 lots and it had to come through and  
17 aggregate. It also was before DEC because of the  
18 federal wetlands and also the Army Corps. This project  
19 will be a great addition to the Town in a sense that  
20 it's actually going to combine three locations; one at  
21 the former Tobin's site, one off of Central Avenue and  
22 another location that escapes my mind at this point in  
23 time. It is going to be the headquarters for Albany  
24 RV. It will be bordering and actually have visibilty  
25 to the Northway.

1 Bill, I'll turn it over to you.

2 MR. MAFRICI: Good evening. I'm Bill Mafrici  
3 with Hershberg and Hershberg. With me tonight is Ralph  
4 DiVietro representing Albany RV. Also with me is Derek  
5 Gribulis with Cotlar Architecture.

6 As was stated, this project was actually  
7 granted concept acceptance with the difference  
8 being public right of way going through our  
9 project and connecting into Avis Drive.

10 CHAIRMAN STUTO: When was that?

11 MR. MAFRICI: In 2007, I believe.

12 CHAIRMAN STUTO: I assume that has expired.

13 MR. MAFRICI: That's correct. It's no longer  
14 valid. Since then we've been trying to work with the  
15 Army Corps. We have prepared a wetland engagement plan  
16 that includes recreation of wetlands on 50 Avis Drive,  
17 which is remote from this site on the opposite side.  
18 Also, extensive buffering up along and down where our  
19 proposed development is.

20 CHAIRMAN STUTO: Can you help us get oriented? We  
21 have a aerial and I'm trying to get oriented. We can  
22 see the Northway and a portion of Troy Schenectady  
23 Road.

24 MR. MAFRICI: The Northway is here (Indicating).  
25 This road extends all the way out to the Micro Hotel.

1 CHAIRMAN STUTO: What's the name of that road?

2 MR. MAFRICI: This is Rensselaer Avenue. The  
3 Micro Hotel extends all the way to 7. Exit 6 is down  
4 in this area (Indicating).

5 CHAIRMAN STUTO: Where is Rensselaer on that one?

6 MR. MAFRICI: This is the extension (Indicating).  
7 Rensselaer would extend all the way to Route 7. This  
8 would be a private driveway. The reason is that it's  
9 only a 40-foot width and we need to obtain a right of  
10 way for it to be standard Town road. So, we're  
11 developing this as a private driveway. It's a  
12 three-story building. The parking is for the RV. You  
13 can see the areas where we avoided the wetland. There  
14 are increased buffers adjacent to the wetlands, which  
15 is also part of our mitigation plan. Stormwater  
16 management in this case, unfortunately, is not going to  
17 be porous pavement. This area isn't conducive to that.  
18 We would have some subsurface there.

19 Public utilities - stormwater is available on  
20 site. In fact sanitary sewer traverses through  
21 our site in connecting to Avis Drive. We will be  
22 providing a public water extension to connect the  
23 water main on Rensselaer Avenue through our site  
24 to Avis Drive. That would be borne on the  
25 developer and dedicated to the Town as a water

1 extension. Again, the reason why we're in front  
2 of the Board is for sketch plan review. Since our  
3 concept acceptance has expired and the development  
4 of the wetlands has led us to change the route of  
5 our access to the site, we eliminated the  
6 connecting road to Avis Drive.

7 CHAIRMAN STUTO: Can you show us where it was  
8 going to connect?

9 MR. MAFRICI: This is a match line that goes up  
10 here (Indicating). We had an existing sanitary sewer  
11 easement all the way up connecting to Avis Drive to the  
12 west.

13 MR. LACIVITA: Actually, if you look on Avis Drive  
14 one of the problems that they had was that even though  
15 we recommended the connector to it, we had problems  
16 because the lands between UPS and the next office space  
17 - there really was no proposed development in that  
18 area. Getting the right of way was easy here, but  
19 unfortunately we couldn't get it on the other side.  
20 The Town did not want to accept the road because,  
21 again, the width and so on. So, DPW made the  
22 recommendation to the Supervisor to kind of get rid of  
23 that idea and the original concept of accepting the  
24 road and that's why it went back into redesign. It  
25 changed the concept and now we're back to the whole

1 square one of DCC and concept acceptance once again.

2 MR. AUSTIN: The proposed parking that you have on  
3 the plan is for actual RVs, travel trailers - where do  
4 you have the delineation -

5 MR. MAFRICI: Operationally, we have delineated  
6 it but we're not pointing out where it is. The regular  
7 striped parking areas are in this portion for customers  
8 and employees (Indicating). The balance, if you notice  
9 are stripped larger than that. Those are all intended  
10 for RV storage and parking.

11 MR. AUSTIN: The RV 1 and RV 2 site - is that what  
12 is existing at Tobin's? The ones in the back here. Is  
13 that more for use?

14 MR. MAFRICI: Primarily.

15 CHAIRMAN STUTO: Okay, Chuck Voss, our Town  
16 Designated Engineer - would you like to offer some  
17 comments?

18 MR. VOSS: Sure. We just had a few kind of minor  
19 comments. The project has been around for several  
20 years. I know that there were some issues early on  
21 with the status of all the separate parcels.

22 I see that Mary Beth Slevin, your counsel, is  
23 here.

24 We're just curious on the process of  
25 combining those parcels through the subdivision

1 effort. Is that still ongoing? I know that the  
2 DCC had mentioned that was something that you were  
3 working on.

4 MS. SLEVIN: We have control of all the parcels  
5 that are needed for the project. The next step would  
6 be going through the approval process and to actually go  
7 through the merging process. There are two things that  
8 have to happen. First, to merge the two parcels  
9 together to make one large parcel. There are certain  
10 roads within the old subdivision and we're making  
11 application to the Town Board for abandonment. The  
12 paper streets are not developed streets, but  
13 nonetheless they are on the map of the Town so there is  
14 a process to actually abandon those paper streets.  
15 That's part of what we disclosed as the process.

16 CHAIRMAN STUTO: When you say you have control, do  
17 you have title or a contract?

18 MS. SLEVIN: We have it under lease with an option  
19 to buy.

20 MR. LANE: Is it the Town that has to abandon the  
21 paper streets?

22 MS. SLEVIN: It's a Town Board action.

23 CHAIRMAN STUTO: Is there one owner now or  
24 multiple owners?

25 MS. SLEVIN: There are multiple owners, all of

1 which are part of the same contract.

2 MR. VOSS: This was really difficult.

3 As it was originally laid out there was how  
4 many parcels, Mary Beth, 80 or 90?

5 MS. SLEVIN: Actually 92.

6 CHAIRMAN STUTO: How many owners?

7 MS. SLEVIN: Three persons with multiple different  
8 entities. In the process of abandoning the paper  
9 streets, all of the parcels front on the streets that  
10 we would be requesting to be abandoned. If there are  
11 any parcels that are not included in this project, it  
12 would not be requested to be abandoned because  
13 obviously they would be outside of the parameters of  
14 what we are doing.

15 MR. VOSS: The only other issue - just to bring to  
16 the Boards attention - as Bill mentioned there is a  
17 significant sanitary sewer easement that traverses  
18 through the middle of the site that creates issues in  
19 terms of where the building and the parking area will  
20 be located. They've looked to avoid that. I know that  
21 you've had discussions with Pure Waters and various  
22 folks about how to work around that - how to tap into  
23 that system as necessary. That will certainly evolve  
24 as you move on.

25 The federal wetlands on the site are



1 extensive and again they've taken some pretty  
2 great strides to avoid those. Where they can't  
3 avoid them, it looks like some mitigation off-site  
4 -- I know that you have at least one crossing and  
5 maybe two that certainly you look at and provide  
6 some more details on as you move forward. Then  
7 there is certainly a fairly significant National  
8 Grid easement basically to the west of the site.  
9 It kind of limits how much further you can move in  
10 that direction. I think that the access issue  
11 certainly has played itself out with the private  
12 driveway alternative instead of the road. Again,  
13 you may want to take another look at that  
14 intersection where it pops out onto 7. Now that 7  
15 has been reconfigured, it seems to be more  
16 conducive to allowing traffic flowing in and out  
17 of that site; especially where the Microtel is and  
18 the Mobil station. All the utilities are there.

19 CHAIRMAN STUTO: I'm not sure that I understand  
20 exactly what you're saying. You just strung together a  
21 few different thoughts. What is your main point on  
22 that?

23 MR. VOSS: The access to the driveway --

24 CHAIRMAN STUTO: For Rensselaer Avenue?

25 MR. VOSS: Yes.

1           CHAIRMAN STUTO:  And that's currently a dedicated  
2 street?

3           MR. VOSS:  Yes, and it basically dead ends at the  
4 end of Rensselaer Avenue.  I don't see really at this  
5 point, Peter, any traffic or transportation issues in  
6 moving their vehicles in and out of this site on a  
7 regular basis.  The intersection has basically been  
8 approved for Rensselaer Avenue.  So, we don't see any  
9 turning radius issues there or traffic control issues  
10 there.  The building is basically oriented to the  
11 Northway.  From what we can tell, so far from your  
12 renderings, it's a fairly aesthetically pleasing  
13 building -- the way that you have it preliminary  
14 designed.

15           MR. AUSTIN:  Is there a turning lane now onto  
16 Rensselaer Avenue?

17           MR. VOSS:  I don't think that there is.  There are  
18 two lanes there moving eastbound.  There is a fairly  
19 wide open median there where I believe you can cross to  
20 go westbound as well, but we can certainly take a look  
21 at that.

22           MR. AUSTIN:  Just traveling that way often the way  
23 that I do, it can be a little sketchy.

24           MR. VOSS:  We can certainly take a look at that as  
25 well.

1           That's really about it, at this point.

2           CHAIRMAN STUTO: Are there any waivers that are  
3 going to be needed?

4           MR. VOSS: We don't see any reason for any  
5 waivers.

6           CHAIRMAN STUTO: Do you recommend any landscaping?  
7 You seem pretty close to the border.

8           MR. VOSS: Where that federal wetlands are along  
9 the southbound Northway Lane, there is some fairly  
10 extensive trees and landscaping in there. Throughout  
11 the site there is some fairly extensive vegetation as  
12 part of that right of way. We haven't really looked at  
13 the actual width of that landscaped right of way area  
14 yet, but certainly we can do that. I think that you're  
15 looking to have some sort of exposure to the Northway  
16 for commercial purposes?

17          MR. MAFRICI: Yes.

18          MR. VOSS: I don't know if your signage will be  
19 oriented, but it appears on the building that it  
20 certainly will. There may be some viewshed from the  
21 Northway to that site.

22          MR. LACIVITA: The state had done some significant  
23 clearing along that area. That other lane coming down.

24          CHAIRMAN STUTO: Is there a waiver needed for the  
25 orientation of the building? Isn't it supposed to be

1 towards the road?

2 MR. VOSS: No, not for this area. This is the  
3 airport business area.

4 MR. AUSTIN: I know that it has a service  
5 facility. You don't need one for that?

6 MR. VOSS: I don't believe so.

7 MR. LACIVITA: It had received clean zoning  
8 verification.

9 CHAIRMAN STUTO: What's the corridor between  
10 what's going to be between here and the Avis Drive  
11 buildings? I don't know if that's a utility corridor  
12 or -

13 MR. VOSS: That's National Grid easement there.  
14 It's pretty substantial. I think it's 100 feet, but it  
15 could be more.

16 MR. LACIVITA: If you looked under motor vehicle  
17 service, it's allowed in the district and the service  
18 station that goes along with it. That type of service  
19 is allowed in our COR, HCOR, industrial and airport  
20 business district.

21 CHAIRMAN STUTO: Airport business is similar to  
22 industrial district.

23 MR. LACIVITA: They allow for the most uses in all  
24 throughout the Town.

25 CHAIRMAN STUTO: They don't border any residences,

1 is that correct?

2 MR. LACIVITA: Not this far down.

3 CHAIRMAN STUTO: What's the visual going to be  
4 from Route 7?

5 MR. MAFRICI: You won't be able to see it from  
6 there. It's too deep to see. From the entrance road,  
7 you can't see it. We have about 300 feet from the end  
8 of Rensselaer Avenue. Then it's another 900 feet.

9 CHAIRMAN STUTO: So, you're going to see it from  
10 the Northway - your advertising.

11 MR. MAFRICI: Right. You'll be able to see it  
12 from the Northway.

13 CHAIRMAN STUTO: What kind of traffic are you  
14 going to generate there?

15 MR. MAFRICI: We do have a traffic report. I  
16 don't have the numbers for that. We're obviously going  
17 to start bringing that in when we're here for concept.

18 CHAIRMAN STUTO: Do you have any feel for that?

19 MR. VOSS: From the DCC meeting, I think that you  
20 mentioned that you have obviously a certain amount of  
21 traffic that would come to the site - people that are  
22 looking to purchase vehicles. A certain amount of RV  
23 vehicles would be coming to the site for routine  
24 maintenance and to store them or maintain them. I  
25 don't recall the numbers off the top of my head. They

1 did have some of that information.

2 MR. DIVIETRO: Most of our traffic is really on  
3 the weekends.

4 CHAIRMAN STUTO: Any more comments from the Board?

5 MR. LANE: My primary concern is the wetland and  
6 the sanitary line. It's a lot of pavement so where  
7 will the snow storage be?

8 MR. MAFRICI: Like any other area that you're  
9 going to be pushing snow towards the grass area. We  
10 could identify on the site the areas where we would  
11 recommend snow storage.

12 MR. LANE: There doesn't seem to be a lot of space  
13 for that on here on the detail. It's going to have to  
14 go some place.

15 MR. MAFRICI: We can coordinate some areas for  
16 snow storage with the actual use. Not all of the spots  
17 are going to be taken up. We could designate some  
18 areas.

19 MR. LANE: The Army Corps has looked at this?

20 MR. MAFRICI: Any day now we're expecting a permit  
21 and acceptance of the mitigation of the wetlands. So,  
22 we're well into approvals for the Army Corps.

23 CHAIRMAN STUTO: Are you using porous pavement  
24 here?

25 MR. LACIVITA: They can't.

1 MR. MAFRICI: No. Unfortunately, it's not  
2 conducive.

3 CHAIRMAN STUTO: Any more questions?

4 MR. AUSTIN: I think that it's a great project.

5 CHAIRMAN STUTO: Okay, thank you to the applicant.

6 Joe, doe you have any more business?

7 MR. LACIVITA: No, that's it.

8 CHAIRMAN STUTO: Okay, thank you.

9

10

11

12 (Whereas the proceeding was concluded at 9:31  
13 p.m.)

14

15

16

17

18

19

20

21

22

23

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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 April 2, 2013



