

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 TRANS TECH SYSTEMS
5 400 OLD NISKAYUNA ROAD
6 APPLICATION FOR SEQRA DETERMINATION AND FINAL

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7 THE STENOGRAPHIC MINUTES of the above
8 entitled matter by NANCY STRANG-VANDEBOGART, a
9 Shorthand Reporter, commencing on April 23, 2013
at 8:58 p.m. at The Public Operations Center, 347
Old Niskayuna Road, Latham, New York.

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11 BOARD MEMBERS:
12 TIMOTHY LANE, ACTING CHAIRMAN
13 BRIAN AUSTIN
14 SUSAN MILSTEIN
15 KATHY DALTON

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15 ALSO PRESENT:
16 Elena Vaida, Esq., Counsel to the Planning Board
17 Joe LaCivita, Director, Planning and Economic
18 Development

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1 ACTING CHAIRMAN LANE: Okay, last on the agenda is
2 Trans Tech Systems, 400 Old Niskayuna Road. This is an
3 application for SEQRA determination and final. This is
4 for a 20,339 square foot office and warehouse facility
5 presented by M.J. Engineering.

6 Barton and Loguidice is here on behalf of the
7 Town.

8 MR. NEWMAN: Good evening, my name is Wade Newman.
9 I'm representing the applicant Bernard Martinese for
10 the Trans Tech project. We have submitted for final
11 site plan approval.

12 Since we were here last, we had an update in
13 our plans from the concept level to the
14 preliminary number trying to reach the final level
15 for your approval. Since we were here, we have
16 received some more correspondence from the Office
17 of Parks and Rec. They have signed off on our
18 project. A lot of the details have been covered
19 already at concept. Our setbacks and greenspace -
20 the expected employment of the facility is all the
21 same. We are looking for some places to reduce
22 the costs of the project. One option that we are
23 considering is making our building footprint
24 become a true 90 degree angle. Right now our site
25 layout plan shows our building with about a 93.2

1 degree angle. We might be worth considering
2 altering that to a 90 degree angle. Doing that is
3 not going to have any real effect on the site
4 plan. In effect what it would have is a slight
5 reduction in building square footage and the
6 parking count. We expect to work with our
7 Barton and Loguidice. We have received a comment
8 letter from them. The comments in their letter,
9 we feel we will have no issue in addressing.
10 They're all pretty technical in nature. We're
11 still working through the Town Department
12 comments. We have received comments from the
13 Planning and Economic Development Department and
14 the Fire Department and we expect to be able to
15 work with those issues.

16 We have the same concept for our building
17 exterior. We showed you the elevation the last
18 time we were here. Our stormwater management
19 design - we've added more detail to that. Barton
20 and Loguidice had some comments on that. We have
21 no issue addressing those. I'm here to answer any
22 questions that you may have.

23 ACTING CHAIRMAN LANE: Chuck, would you like to
24 comment?

25 MR. VOSS: Sure. I'll give you a quick summary of

1 our final review letter. This is our April 15, 2013
2 letter. It's a new one and I commend the applicant for
3 providing very quick and timely responses to our
4 questions. The level of detail that they have provided
5 was certainly much appreciated. As we mentioned, we
6 just had a few minor technical comments with the
7 overall project as its developed. We have no issues
8 with the change of geometry of the building. That's
9 certainly not going to effect any significant on the
10 site like stormwater or site coverage or greenspace.
11 Again, we just want to bring to the Board's attention
12 that they recently approved the Marini warehouse at the
13 adjacent parcel at 388 Old Niskayuna Road. There will
14 be some potential interconnect with the stormwater
15 systems, but the applicant worked very closely with us
16 and they worked with the engineers to provide a very
17 adequate solution to that stormwater interconnect so
18 that the water can flow through both sites and out to
19 adequate facilities. That initial concern has
20 certainly gone away and been taken care of through
21 easements and agreements.

22 Other than that, Tim had some really minor
23 comments and technical issues.

24 ACTING CHAIRMAN LANE: And everything seems to be
25 in agreement?

1 MR. VOSS: Yes. We're pleased with everything.

2 As is typical at this level of review, if the
3 Board is comfortable with moving forward for
4 final, any remaining comments from us as well as
5 the Town Departments could be a condition of
6 approval.

7 MR. LACIVITA: Will your elevations pretty much
8 stay the same?

9 MR. NEWMAN: Yes. I just mentioned the 90 degrees
10 so that we would be forthcoming to the Board as to what
11 our intensions are. If the scale and the scope of that
12 changes, it will only result in a reduction of the
13 building footprint. I expect that it will look just
14 like that (Indicating).

15 ACTING CHAIRMAN LANE: Any comments or questions
16 from the public?

17 (There was no response.)

18 ACTING CHAIRMAN LANE: Anything from the Board?

19 MS. MILSTEIN: I actually had one question. On
20 one hand you're talking about it being office and
21 warehouse. In this project narrative it says that it's
22 expected to be a combination of warehouse and light
23 industry. Is there going to be light industry?

24 MR. NEWMAN: What they're doing in the warehouse
25 portion of the building is manufacturing these density

1 measuring devices that are used in the construction
2 field. The industry is referred to the actual assembly
3 of that. They take parts that they received from other
4 suppliers and put that together.

5 MR. LACIVITA: I think that inclusive of that
6 industry that you're talking about as well is Trans
7 Tech actually does construction -- I don't know if you
8 were here for the presentation - they bring in concrete
9 specimens and they do density soil tests and things
10 like that. That could also be considered part of that
11 light industry which is allowed in that district. Part
12 of that also is that there is an office component.

13 I was out to their offices in Schenectady.
14 It's a blend of office industry and if you go into
15 the warehouse and the different rooms that they
16 have, it's a combination of both. Again, it's all
17 allowed in this district.

18 MS. MILSTEIN: So, all of the environmental
19 impacts and things like that should be taken into
20 consideration.

21 MR. LACIVITA: Yes, and Chuck has actually
22 prepared this for that as well.

23 MR. VOSS: Yes, we looked at the internal
24 operations of it so we would know if there were
25 potential chemical storage or use or handling those

1 materials and that was all clear and certainly through
2 the Fire Department as well as the Building Department
3 as well. We had no issues with that.

4 MS. MILSTEIN: So, there is chemical storage on
5 site as well?

6 MR. VOSS: I believe it's very limited in terms of
7 industrial gasses for minor operations like a propane
8 tank.

9 MR. NEWMAN: There are no expected source of any
10 hazardous materials.

11 ACTING CHAIRMAN LANE: Do we need to go through
12 SEQRA? This is an unlisted action.

13 MR. VOSS: Yes, Tim. Let me just do that. We
14 prepared for the Board's review just to be thorough.
15 Part II and Part III of the full environmental
16 assessment form -- I think that you have copies of
17 that. In going through that we found no real project
18 impacts associated with this.

19 We also prepared a notice of SEQRA
20 determination for a negative declaration. If you
21 want, I can go through that quickly. The Board
22 certainly wouldn't want to take action on that
23 before they take action on this project.

24 ACTING CHAIRMAN LANE: Yes, please.

25 MR. VOSS: You all have this in front of you and

1 I'll just run through this very quickly. It's basically
2 addressed to the Board with descriptive information as
3 to the project and who the lead agency is. I'll run
4 through the key points.

5 Impact on land: The project will result in a
6 physical change to the site because it is
7 currently undeveloped. Test pits have revealed
8 that groundwater is less than eight feet from the
9 depth of the existing surface and with the
10 proposed finished grade, the project will result
11 in a net increase in the required greenspace over
12 the existing site and will be completed in a
13 single phase of construction. Therefore, based on
14 the above, it appears that the project will not
15 have a significant impact.

16 In terms of water: The proposed project will
17 have minimal impact on water and sewer as existing
18 conditions to municipal services will be
19 maintained and the water usage and the sewage
20 affluent are anticipated to be consistent with the
21 proposed use of the site as office/warehouse.
22 Since greater than one acre will be disturbed, the
23 project will be constructed in accordance with a
24 SPDES general permit for stormwater discharges and
25 for construction activity. Any stormwater

1 pollution prevention plan has been prepared and
2 submitted and will be implemented in compliance
3 with Phase II regulations. The project will
4 utilize green infrastructure for stormwater runoff
5 treatment methods, including porous pavement and
6 bioretention areas where appropriate.

7 M.J. Engineering, PC conducted an assessment
8 of wetlands and other waters on behalf of the
9 applicant. The report summarized the results of
10 MJ's reviews, fresh water wetlands, mapping
11 inventory, U.S.G.S. soil mapping, flood assurance
12 in addition to a field verification. The report
13 concluded that there were no wetlands mapped or
14 observed at the site, therefore there are no
15 protected waters or known federal or state
16 wetlands in the project area. Based on the above,
17 it appears that the project will not have a
18 significant effect on the environment related
19 water.

20 Potential impacts to air: The proposed
21 project is expected to result in a minimal
22 increase in vehicle trips per hour. Construction
23 activities during the site development may leave
24 currently stabilized areas vulnerable to creation
25 of dust. The project erosion sediment control

1 plan requires dust control measures to mitigate
2 dust problems including the control of dust at
3 access points and site soil stabilization
4 practices in accordance with the Town of Colonie
5 Local Laws and the SPEDS general permit for
6 stormwater discharges for construction activity.

7 Therefore, based on the above it appears that
8 the project will not have a significant impact on
9 environment related to air quality.

10 Impact on transportation: A traffic impact
11 evaluation was conducted by the applicant to
12 evaluate the project's impact on the
13 transportation systems. The evaluation stated
14 that access to the site will be generally remain
15 unchanged for the existing locations. The project
16 will add a new curb cut onto Old Niskayuna Road
17 with adequate site distances do exist to avoid any
18 traffic related impacts of vehicle movements on
19 and off Old Niskayuna Road.

20 Truck delivery and access will be via a new
21 curb cut onto Old Niskayuna Road. The project
22 will include internal pedestrian system that will
23 provide safer accessible pathways through that
24 part of Town. Currently, no public sidewalk or
25 public transit amenities exist along this section

1 of Old Niskayuna Road.

2 Based on the above it appears that the
3 project will not have a significant impact on the
4 environment related to transportation.

5 Impact on aesthetic resources: The proposed
6 development will result in a change of land use
7 from the existing development. However, the site
8 configuration and new construction will be visibly
9 compatible with that of existing adjacent uses and
10 will not screen any existing views from off-site.
11 The project architecture will conform with the
12 Town of Colonie design standards and the
13 architecture will visually interesting. Screening
14 will be provided around utility areas and a buffer
15 plan will be provided to eliminate off site views
16 to the utility areas. Based on the above, it
17 appeared that the project will not have a
18 significant impact on the environment related to
19 aesthetic resources.

20 Impact on archeological and historic
21 resources: The proposed development is not in
22 close proximity to any known archeological or
23 historical resources. The proposed development
24 will be constructed on a site previously disturbed
25 and no impact upon cultural resources and/or

1 eligible for listing on the National Register of
2 Historic Places letter was receive from the New
3 York State Office of Parks and Recreation and
4 Historic Preservation and is on file.

5 Based on the above, it appears that the
6 project will not have a significant impact on the
7 environment related to archeological and
8 historical resources.

9 Impact on plants and animals. MJ Engineering
10 conducted an assessment of threatened and
11 endangered species report on behalf of the
12 applicant. That assessment summarized a review of
13 the New York State Department of Environmental
14 Conservation and the US Fish and Wildlife data
15 bases to determine if any species of plant or
16 animal life identified a threatened or endangered
17 existed on the site. There were no reports or
18 observations of endangered or threatened species
19 and no known habitat for threatened or endangered
20 species on the site.

21 Based on the above, it appears that the
22 project will not have a significant impact on
23 plants or animals.

24 Impact on growth, character and heath and
25 community of neighborhood. The proposed facility

1 is consistent in scale and setting with the
2 adjacent and nearby land uses. The project is not
3 expected to increase the demand for emergency
4 services. There is no residential component to th
5 project and there will be no impact to the school
6 system. The project will conform to certain
7 aspects of the Town of Colonie site development
8 standards. The project is expected to create 40
9 plus or minus construction jobs and up to 42 new
10 permanent jobs. Based on the above, it appears
11 that the project will not have a significant
12 impact on growth, character and health of
13 community or neighborhood.

14 Impact on energy: The project site will not
15 require creation or extension of an energy supply
16 or transmission system. The project will require
17 energy for construction and operation of
18 commercial facilities. However, the project will
19 not significantly increase use of energy in the
20 Town of Colonie. Based on the above, it appears
21 that the project will not have any significant
22 impact on energy.

23 Impact on noise and odor: The project will
24 generate noise and odor during construction and
25 activities and equipment operations, noise

1 generated during construction may exceed current
2 ambient levels. However, once construction is
3 completed, ambient noise levels will be consistent
4 with existing ambient levels. Based on the above,
5 it appears that the project will not produce a
6 significant impact on noise an odor.

7 In conclusion, the Town of Colonie Planning
8 Board has completed careful review of the
9 reasonably anticipated areas and environmental
10 concerns raised by the project. Based upon that
11 review, the criteria for determining the level of
12 significance contained in the SEQRA regulations
13 and the rules of reasonableness, the Planning
14 Board issues this negative declaration concluding
15 that the facts and circumstances of this project
16 will not result in any adverse environmental
17 impacts. An environmental impact statement will
18 therefore not be required.

19 ACTING CHAIRMAN LANE: If there are no more
20 questions or comments, does someone want to make a
21 motion?

22 MS. GOMEZ: I'll make the motion.

23 MR. MION: Second.

24 ACTING CHAIRMAN LANE: All those in favor?

25 (Ayes were recited.)

1 ACTING CHAIRMAN LANE: Now on the final review,
2 any additional comments?

3 MR. AUSTIN: I'll make the motion that we accept
4 the final review.

5 ACTING CHAIRMAN LANE: And with the comments of
6 the TDE and the Town Departments.

7 MS. DALTON: Second.

8 ACTING CHAIRMAN LANE: All in favor?

9 (Ayes were recited.)

10 MR. LACIVITA: You're all set.

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13 (Whereas the above proceedings were concluded
14 at 9:13 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 1, 2013

