

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

3 *****

4 LIFE AND HOME WAREHOUSE

5 291 WOLF ROAD

6 SKETCH PLAN REVIEW

7 *****

8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY STRANG-VANDEBOGART, a Shorthand
10 Reporter, commencing on September 9, 2014 at 7:05
11 p.m. at The Public Operations Center, 347 Old
12 Niskayuna Road, Latham, New York

13 BOARD MEMBERS:
14 PETER STUTO, CHAIRMAN
15 LOU MION
16 SUSAN MILSTEIN
17 TIMOTHY LANE
18 CRAIG SHAMLIAN
19 BRIAN AUSTIN

20 ALSO PRESENT:
21 Kathleen Marinelli, Esq., Counsel to the Planning Board
22 Joseph LaCivita, Director, Planning and Economic
23 Development
24 Peter L. Lilholt, Jr., PE, CHA
25 Luigi Palleshi, ABD Engineers and Surveyors
Michael Crisafulli, Sr.
Michael Crisafulli, Jr.

1 CHAIRMAN STUTO: Any introductory remarks before we
2 turn this over to the applicant?

3 MR. LACIVITA: No, Peter. This is actually a site
4 off of the Old Wolf Road area, just up from the NAPA
5 plaza. We're hoping that this already has an end-user,
6 a person coming up from, I believe, New Jersey. It's a
7 warehouse use. We're trying to put this through a fast
8 track approval. It is ready for utilities and every
9 thing else. You'll hear from Peter Lilholt on it, as
10 well. So, hopefully this site can go through the
11 process relatively quicker for approval so that they can
12 make the tight time frames that the developer and the
13 applicant coming up from New Jersey has.

14 I'll turn it over to Luigi.

15 MR. PALLESHI: Good evening. My name is Luigi
16 Palleshi and I'm with ABD Engineers and Surveyors. I'm
17 here tonight for the applicant and the project is
18 located at 291 Wolf Road.

19 I'll start with the aerial and give you an
20 overview of the project as outlined here.

21 It's 291 Wolf Road. It's about a two-acre
22 parcel. It's currently vacant and there is a single
23 family house that sits on the land that is ready to
24 fall in. That would be removed. It's adjoining the
25 NAPA auto parts. There is an Atlantic Detroit

1 Diesel on the backside of the land. This is the
2 off-ramp off of Exit 4 on 87 (Indicating). Across
3 the street from the site is the DHL and there is
4 also a vacant warehouse building or actually a
5 garage used to sell tires, I believe.

6 As you can see, what we are proposing here is a
7 31,000 square foot office warehouse building and it
8 fits in the character of the surrounding
9 neighborhoods.

10 We've developed a site plan and after tonight
11 hopefully we can receive all your comments and as
12 Joe had mentioned, proceed on our fast track.

13 As I mentioned, it's a 31,000 square foot
14 office warehouse building. It sits on a two-acre
15 parcel right off of Wolf Road. There are utilities;
16 public, water and sewer. The water will tie in with
17 a six-inch line and there is a force main about 500
18 feet north of Wolf Road.

19 We have been in contact with the Town and due
20 to the amount of usage of the water and sewer for
21 the site, they would allow a septic system.

22 We went and had a meeting with Albany County
23 Health Department to do the test pits on-site. The
24 Town's Stormwater Department was there, also. We
25 did test pits throughout the site. There were sandy

1 soils. The topography of the site is pretty flat
2 with an existing ditch-line along Wolf Road. So,
3 the entrance would come off of Wolf Road.

4 There are 22 parking spaces. There are 16
5 parking spaces required for this type of use. We
6 are proposing 22, so we meet that. We're not asking
7 for any variances here. We meet all the setbacks
8 for the buildings and the parking. The stormwater,
9 again, everything will sheet flow. You can utilize
10 infiltration basins and utilities the sandy soils
11 on-site.

12 Lighting and landscaping - we'll have some low
13 shrubs along the building for the landscaping and
14 there will be a couple of pole mounted lights and a
15 couple of building mounted lights to shed light on
16 the parking areas.

17 I guess that's pretty much it.

18 CHAIRMAN STUTO: Can you identify the tenant?

19 MR. PALLESHI: Actually the name of the company is
20 -- I guess I don't know that information. What they do
21 is they house home goods anywhere from toilet paper to
22 electronics; like computers.

23 MR. LANE: So, this is just a central facility?

24 MR. PALLESHI: Correct. This site is very close to
25 the airport. It's in a good area and it supports the

1 need for this type of facility.

2 CHAIRMAN STUTO: We have a Town Designated Engineer
3 who has looked at this. It's only sketch plan so I
4 don't think that they have done a formal review, but
5 we'll turn it over to Peter Lilhold from CHA.

6 MR. LILHOLT: Thank you, Mr. Chairman.

7 Overall, it seems like a very straightforward
8 project. We really don't have many comments. We
9 haven't had an opportunity at sketch plan to prepare
10 formal comments. Some of the comments that were
11 mentioned at the DCC meeting, I think Luigi has
12 already touched on. I'd just like to highlight a
13 few of those.

14 Fire Services raised questions about fire
15 access around certain portions of the building. I
16 guess that it depends on the ultimate construction
17 of the building and the tenant in terms of access to
18 some of the other sides. As you can tell, the
19 property - I guess that would be to the south -
20 includes access because of the parking with Atlantic
21 Detroit Diesel. However, on the east side to the
22 top of the page there is an access drive and that
23 might be an opportunity for emergency vehicles to
24 access the facility, if needed. Of course,
25 permission would have to be granted from that

1 property.

2 MR. PALLESHI: Just for the record, we have
3 preliminary graded this out and we are providing a
4 15-foot accessible area around the building.

5 MR. LILHOLT: A couple of other notes in terms of
6 SEQRA and screening: We looked for some screening for
7 wetlands and archeology to complete the environmental
8 review of the project. Luigi also mentioned about the
9 sewer service and I think that we too would support an
10 on-site septic system because the sewer generation rates
11 for the project are minimal. I think that there was
12 only 300 gallons per day. It doesn't make sense to
13 extend public sewer to the site.

14 Albany County Department of Public Works who
15 owns this portion of Wolf Road cited concerns about
16 drainage and stormwater. So, obviously if the
17 project is advanced through with ABD and the
18 applicant on a stormwater management plan and
19 stormwater pollution prevention plan, that would
20 have to be reviewed by the County at the same time.

21 Other than that, that's really the only
22 comments that we had at this point in time.

23 CHAIRMAN STUTO: Okay, I'll just leave it wide open
24 to the Board.

25 MR. MION: Are you going to use where the cut is

1 now? Is that going to be where your main entrance will
2 be or are you going to move it closer to NAPA?

3 MR. PALLESHI: Yes, we're going to move it closer
4 to NAPA. Right now the existing curb cut is right in
5 this area here (Indicating). It's just a narrow
6 driveway with a culvert under it to serve that and then
7 it opens up in the back to some gravel area.

8 MR. MION: So, you're going to do a road right
9 around it?

10 MR. PALLESHI: No. The road is going to be further
11 north from the existing driveway that's there. This is
12 a new curb cut and it will serve the site just from the
13 northside of the building. There is no proposed road
14 around the building. There is a grass area that, as I
15 mentioned, was recommended by the Fire Services around
16 the building.

17 MR. LANE: So, you're thinking that they're going
18 to drive on the grass around the back of the building?

19 MR. LACIVITA: No, actually one of the things that
20 they said from DCC was the fact that the parcel next
21 them, 281 Wolf Road - they actually have a locked gate
22 and a Knox Box to it. Fire Safety has access to that
23 property and in fact they have better capability of
24 getting through that site and setting or posting up in
25 the back of the site of 281 Wolf.

1 MR. LANE: There is not going to be any fencing in
2 the back?

3 MR. PALLESHI: No.

4 MR. LANE: So, there is not going to be any trees
5 to block access?

6 MR. PALLESHI: No. We're grading the entire two
7 acre site.

8 MR. LANE: So, as Joe said, the fire truck would
9 have access?

10 MR. PALLESHI: They would have access through the
11 south and east of the site.

12 MR. MION: As well as coming off the road.

13 MR. PALLESHI: Correct. We will be submitting the
14 types of materials that will be stored within the
15 warehouse. As I mentioned, it's all household goods so
16 it's there are no combustible products.

17 CHAIRMAN STUTO: Craig or Susan, any comments or
18 questions?

19 MS. MILSTEIN: No.

20 MR. SHAMLIAN: No.

21 CHAIRMAN STUTO: I don't think that you're getting
22 any negative feedback.

23 MR. PALLESHI: The other thing that I forgot to
24 mention is the greenspace. We're over the 35 percent
25 minimum greenspace.

1 We look forward to bringing this project back.

2 CHAIRMAN STUTO: If your client shows up, we'll let
3 him speak.

4 MR. PALLESHI: I'll hang around for a little bit.

5 (Whereas the Board Meeting proceeded to the
6 next project but recommenced on this issue at 7:26
7 p.m.)

8 CHAIRMAN STUTO: Okay, we'll give the Crisafullis
9 the floor again.

10 We did a review and thank you for accommodating
11 us on that. The next item is not until 7:30 anyway.

12 MR. CRISAFULLI SR.: I just wanted to present the
13 rendering that I brought. I wanted to present it to the
14 Board conceptually and get your feedback. I'll let Mike
15 present it.

16 CHAIRMAN STUTO: Can you add a little color to it
17 next time? It's kind of gray.

18 MR. CRISAFULLI JR.: Is it gray. The end user
19 selected this color and it's kind of dumpy color. I
20 wanted to show this to you -

21 CHAIRMAN STUTO: Can you tell us more about the
22 client?

23 MR. CRISAFULLI JR.: Yes, it's a company from
24 Newark that recently relocated here. They operate a
25 website called lifeandhome.com. Check it out. It's a

1 nice website. It basically sells - I would call it a
2 hybrid between a pottery barn and Bed Bath and Beyond.
3 It's everything that you can imagine for your house;
4 pots pans, knives, pet supplies, some electronics. It's
5 a really interesting family-run business that has
6 relocated up here. They like it up here because the
7 cost of business is cheaper up here. This site works
8 for them well. It's got the highway access nearby.

9 CHAIRMAN STUTO: So they're going to start opening
10 up retail stores; is that what you're saying?

11 MR. CRISAFULLI JR.: No, this is actually a
12 customer fulfillment center. This is something where
13 they get the orders and send them out. There will be no
14 customers that come here. They have about 20 employees
15 that work. They did actually open up a retail store in
16 Brunswick that I'm not too familiar with but they just
17 opened that up in the last couple of weeks.

18 CHAIRMAN STUTO: Can you say the name of the
19 company?

20 MR. CRISAFULLI JR.: Lifeandhome.com. They're
21 bringing jobs. It's a good use and consistent with the
22 other buildings around it like NAPA and DHL. It's a
23 nice straight forward project.

24 MR. LACIVITA: Mike, I know that you talked about
25 the applicant having a timely -- being in and being

1 operational. Can you explain that a little bit?

2 MR. CRISAFULLI JR.: In order to pay for the
3 building, they have sold another building that they
4 have. They're in the middle of a 1031 exchange. They
5 just went to contract last week on that property. They
6 ultimately have six months to spend the money. We're
7 trying to accommodate that time line. We appreciate you
8 guys trying to accommodate that, as well. Also they are
9 in a short-term lease where they are now. They want to
10 get into their permanent home.

11 CHAIRMAN STUTO: Any other questions from the
12 Board?

13 (There was no response.)

14 Okay, thank you. You really didn't get much
15 negative feedback and you can read the transcript
16 when it comes out, too. Thank you.

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19 (Whereas the above referenced proceeding was
20 concluded at 7:28 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 October 1, 2014

