

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 CRISAFULLI WAREHOUSE

5 291 WOLF ROAD

6 APPLICATION FOR CONCEPT ACCEPTANCE

7 *****

8 THE STENOGRAPHIC MINUTES of the above entitled
9 matter by NANCY STRANG-VANDEBOGART, a Shorthand
10 Reporter, commencing on October 21, 2014 at 7:26
11 p.m. at The Public Operations Center, 347 Old
12 Niskayuna Road, Latham, New York

13 BOARD MEMBERS:
14 PETER STUTO, CHAIRMAN
15 SUSAN MILSTEIN
16 LOU MION
17 TIM LANE
18 KATHY DALTON
19 CRAIG SHAMLIAN

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

1 CHAIRMAN STUTO: Okay, we'll call up the next item
2 on the agenda. This is the Crisafulli Warehouse, 291
3 Wolf Road. This is an application for concept
4 acceptance. This is a 31,000 square foot
5 office/warehouse and distribution center.

6 Joe LaCivita, do you have any introductory
7 comments on this project?

8 MR. LACIVITA: Yes, this project was seen before
9 this Board on September 9th for sketch plan. It is in
10 the Airport business zoning district, so mitigation fees
11 on this project will apply towards the project. It's
12 being reviewed by our TDE, Clough Harbour and Mike
13 Crisafulli is here to discuss the project and its
14 content.

15 CHAIRMAN STUTO: Can you say your name for the
16 record?

17 MR. CRISAFULLI: I'm Mike Crisafulli; Crisafulli
18 and Associates.

19 I just wanted to start off with a new
20 rendering. We all sensed the lack of enthusiasm at
21 the last one. We went back and talked to the client
22 and got them to agree to change the colors. Instead
23 of an all gray building, you now have a light
24 gray/tan on the top with the blue band going through
25 and we added some windows on the Wolf Road side and

1 added some additional landscaping.

2 CHAIRMAN STUTO: Do you have smaller prints of
3 that?

4 MR. CRISAFULLI: We do, actually.

5 CHAIRMAN STUTO: What else would you like to tell
6 us?

7 MR. CRISAFULLI: That's really it from the
8 elevations. I'll turn it back over to Luigi for site
9 plan comments.

10 MR. PALLESHI: I'm Luigi Palleshi with ABD
11 Engineers for the record.

12 I'm here tonight representing Crisafulli
13 Associates for 291 Wolf Road. The project is
14 located on Wolf Road directly across from the DHL
15 building. It's directly south of the current Napa
16 auto parts. Then, there is Atlantic Diesel. They
17 repair diesel engines and so forth in the back.
18 Their entrance is to the south of our site.

19 Our project is a two acre site. One entrance,
20 curb cut off of Wolf Road. We'll work with county
21 highway for the property permits in regard to the
22 curb cut.

23 It's a 31,000 square foot building. There are
24 three docks that are located along the rear of the
25 building situated here (Indicating). There is a 600

1 square foot office space, 22 parking spaces on-site
2 and we've done several test pits out there. It's a
3 sandy soil site with a high ground water table. We
4 have reviewed all the comments from the Planning
5 Department and the Town Designated Engineer. We
6 actually had a meeting on Friday with the Town
7 Designated Engineer, Joe Grasso and we have
8 discussed the stormwater end of things.

9 Due to the groundwater, we need to comply with
10 DEC's stormwater regulations. Those are always a
11 challenge. In this case, we will comply with those
12 and work the stormwater details out as we advance
13 the project.

14 There is a septic system proposed on the site.
15 The amount of usage for sewer flows is minimal in
16 this case and Pure Waters and also Albany County
17 Health Department - we've been out there and done
18 test pits and they have witnessed them and can
19 support the septic system for this site. We can put
20 a grinder pump and force main up Wolf Road, but it's
21 nearly 1,500 feet away, plus we have the support
22 from both Pure Waters and Albany County to do a
23 septic system for this facility. That's what we are
24 proposing here.

25 Landscaping, as Mike had mentioned, is along

1 the front foundation. There are shrubs as shown on
2 the elevation here (Indicating). There are
3 evergreen trees to help break up the front of the
4 building.

5 Again, we're here tonight for concept
6 acceptance. As I had mentioned, we have gone
7 through all the department comments and TDE
8 comments. We can work through the details of all of
9 those comments and we hope tonight to gain concept
10 approval. We are on a fast track here. The client
11 is in need of the site.

12 I'll turn it over to the Board for any
13 questions at this point.

14 CHAIRMAN STUTO: Okay, this has been reviewed by
15 our Town Designated Engineer, Clough Harbor and
16 Associates. They're represented by Joe Grasso.

17 Joe, would you like to go through your
18 comments?

19 MR. GRASSO: Sure. We have a comment letter dated
20 October 2nd in your packet with about half dozen items
21 identified. The concept plan and the application
22 materials address most of the comments that have
23 previously been raised by Town Departments as well as
24 the things that we brought up during the sketch plan
25 review back in September.

1 The most significant outstanding comments that
2 we identified in the letter is the stormwater
3 management concept and then the architectural design
4 of the building. I'll start with the stormwater.

5 The site is underlain by well-drained sands
6 which are good for stormwater management treatment.
7 Unfortunately, the site also has high ground water
8 and that's not something that we felt had been
9 adequately respected in developing the stormwater
10 management concept. It was also something that
11 Albany County Department of Public Works picked up
12 on in the initial review of the application. Most
13 of the comments that we've got in our letter are
14 related to the stormwater management approach. In
15 order to try to review that issue in depth, we met
16 with the applicant's consultant and Town
17 representatives last Friday and we basically
18 reviewed our comments and reviewed with Luigi things
19 that could be done to the application to address our
20 comments and make the stormwater management approach
21 code compliant. So, we do think that can be done.
22 We do not think that the changes that will be made
23 to the plan in order to get the thing code compliant
24 and satisfactory with the Town standards will result
25 in changes to the site plan, from what you see, as

1 it relates to the size of the building, the building
2 location, the location of the parking or the access
3 drive. It's really just going to be related to how
4 they grade the site and their different types of
5 stormwater management treatment that we see right
6 now. They're showing some excessively deep basin
7 but based on high groundwater we expect those basins
8 to have to be shallowed up or non-existent. They
9 may have to resort to some levels of underground
10 stormwater management through the use of
11 infiltration practices. We do think that those
12 things are more appropriate for the site than what
13 is currently presented. That is something that we
14 normally get more detail on as the project goes
15 through the preliminary and final design stage. So,
16 at concept, we're just trying to look at things from
17 a higher level so it's difficult to get into all the
18 details regarding exactly how the system will be
19 designed.

20 The second big thing is the architectural
21 design of the building. What they have presented
22 tonight is very different than the architectural
23 renderings submitted with the initial applications.

24 The site is located in the airport business
25 area zone which does not have architectural design

1 standards to follow like some of the other zones in
2 the Town have. Nonetheless, this is a highly
3 visible site along Old Wolf road. The site right
4 now is heavily wooded and basically this development
5 represents full build out of the project site so the
6 entire site is going to be cleared. Atlantic
7 Detroit Diesel Alyson is located just behind the
8 site. Napa is located just to the side of it so
9 there is going to be a high visibility of the site
10 once this site gets developed. We think that the
11 level of architectural design treatment of the
12 building and the potential significant aesthetic
13 impacts is something that we wanted to bring to the
14 Board's attention.

15 CHAIRMAN STUTO: The one that I'm driving at is
16 what it's going to look like from the Northway. This is
17 the view from Wolf Road?

18 MR. GRASSO: This would be the view from Old Wolf
19 Road if you were coming past the Napa.

20 CHAIRMAN STUTO: So, the issue is going to be the
21 same all the way around the building?

22 MR. GRASSO: Luigi, can you just show where the
23 entrance is to Atlantic Detroit Diesel Alyson is? Their
24 building is behind the site. When you are coming north
25 on Old Wolf Road, Atlantic Detroit Diesel Alyson has a

1 very heavily landscaped road frontage. They've got an
2 extensive landscape buffer along the north side of their
3 parking area, which as you approach the site from 155
4 your views toward the back of the building are going to
5 be substantially cut off by that landscaping that
6 already exists. So, I think that the view that is going
7 to be most dominant is the one that Luigi had the
8 perspective created for. It's something to keep in
9 mind.

10 CHAIRMAN STUTO: What about if you're pulling off
11 the Northway?

12 MR. GRASSO: If you are pulling off the Northway
13 you will not be able to look through Atlantic Detroit
14 Diesel Alyson into this site.

15 MR. CRISAFULLI: You can see from the aerial --
16 maybe not from where you are standing but there are the
17 trees that buffer pretty much this whole area here
18 (Indicating). As you come off the Northway, you won't
19 be able to see 291 Wolf Road because of these existing
20 trees that are there. As Joe was saying, as you are
21 traveling north on Wolf Road, again, it's landscaped up
22 front so that you're view -- from this intersection you
23 can see the buildings as you go in front of the site but
24 the view --

25 CHAIRMAN STUTO: What are the materials going to be

1 on the other two sides?

2 MR. CRISAFULLI: It's consistent throughout.

3 MR. GRASSO: So, some of the other things that we
4 picked up in our letter regarding some design details
5 that we looked to have addressed as part of the
6 preliminary and final plan submission regarding the
7 dumpsters and the landscaping and the lighting - those
8 are all pretty standard things that we would see as part
9 of the final site plan application. Stormwater and the
10 architectural design of the building were the biggest
11 things for the Planning Board to focus on.

12 In terms of SEQRA, it's an unlisted action
13 pursuant to SEQRA. They have completed an
14 environmental assessment form. It does describe the
15 project and as of right now, we don't see any
16 potential significant impacts. They do have a
17 sign-off letter from SHPPO already. So, assuming
18 that we can get through the stormwater and
19 architectural design issue, we don't see any
20 significant SEQRA hang-ups.

21 CHAIRMAN STUTO: Are there any members of the
22 public that want to speak on this project?

23 (There was no response.)

24 Okay, we'll turn it over to the Board for
25 comments and questions.

1 Craig?

2 MR. SHAMLIAN: I don't have anything right now.

3 CHAIRMAN STUTO: Sue?

4 MS. MILSTEIN: I don't have anything.

5 CHAIRMAN STUTO: Tim?

6 MR. LANE: No questions. I think that your
7 revisions on the elevations are excellent. Thank you.

8 CHAIRMAN STUTO: Lou and Kathy?

9 MR. MION: I have none.

10 MS. DALTON: Nothing.

11 CHAIRMAN STUTO: I'll ask Joe Grasso a question.

12 Somebody had suggested faux windows on the side
13 facing Old Wolf in the lower section.

14 I'll ask your opinion, Joe Grasso.

15 MR. GRASSO: Because the side of the building faces
16 Wolf Road and it's pretty close to the road frontage,
17 it's something that could help make the building look
18 more like the front of the building. Faux windows are
19 exactly that; their faux windows.

20 CHAIRMAN STUTO: Can you just think about it?

21 MR. GRASSO: Yes, Luigi, I don't know about those
22 windows up above.

23 MR. PALLESHI: These up above are not faux windows
24 (Indicating). They allow light into the building.

25 MR. GRASSO: Again, this is the first time that

1 we're looking at the elevation. It's something that we
2 can take a closer look at and also look at the context
3 of the site again along the corridor.

4 CHAIRMAN STUTO: I don't have any further comments
5 or questions.

6 MR. GRASSO: Any thoughts from the Planning Board
7 about the windows along the Wolf Road corridor?

8 MR. LANE: I'm thinking of one facility that has
9 faux windows right now and when you get close to it -- I
10 kind of don't like it now.

11 CHAIRMAN STUTO: Maybe something to break it up. I
12 don't know.

13 MR. GRASSO: We can take a look at it. Obviously,
14 they'll be coming back for additional site plan review.

15 MS. DALTON: In this rendering they have some
16 shrubbery or whatever. I think that if you bring faux
17 windows in there, you'd miss them anyway because of the
18 kinds of shrubs that they have there. If they don't
19 landscape appropriately then it could have a little less
20 feeling than what we would like. I think that we should
21 just make a request that you make sure that you do a
22 nice job with the landscaping.

23 MR. GRASSO: With that blue band it almost looks
24 like the building is stepped. It looks like a shadow
25 line, but it's not. It's one smooth side. You have to

1 be careful when you look at the perspective that it
2 looks like it has some depth to the elevation. It
3 really doesn't. It's a blue band. Maybe we can get
4 more representative samples of the colors. Sometimes a
5 rendering makes them look one shade and then you get it
6 built and it's like, oh, we didn't know it was going to
7 look that blue. It's something that we can take a
8 closer look at.

9 MR. SHAMLIAN: The building is a little over 200
10 feet along Wolf Road. Maybe just breaking that 200 foot
11 strip along the top with maybe some architectural
12 element so it's not just brown?

13 CHAIRMAN STUTO: Any other comments or questions?

14 MS. MILSTEIN: The trees that you have in the
15 picture in the background - they are existing?

16 MR. PALLESHI: Correct.

17 MS. MILSTEIN: And that's going to stay?

18 MR. PALLESHI: As far as the two acres, I would say
19 that almost all of that it going to need to be cleared.
20 Those trees would be the existing trees that Joe had
21 mentioned earlier that is on the adjoining Atlantic
22 Detroit Diesel site. There are existing trees that
23 buffer the site from the Northway. Right now that view
24 is in this direction here (Indicating).

25 MS. MILSTEIN: So, you would be clearing the trees

1 in the back?

2 MR. PALLESHI: The entire two acre site would be
3 cleared of trees, but these trees would remain.

4 MR. GRASSO: I would say that there is not much
5 vegetation along the east side of the site which is the
6 back of the site. That is the side of Atlantic Detroit
7 Diesel Alyson that you can't see right now from the
8 road. You may want to take a ride back there because
9 it's going to be a very visible facade and that's where
10 their service bays open up to their ring road. There
11 won't be any vegetation there. Some screening across
12 the back of that site may be something that the Board
13 wants to consider.

14 MS. MILSTEIN: I'd like to see that.

15 MR. PALLESHI: As far as fire access though, the
16 Fire Department would utilize the Atlantic Detroit
17 parking area so if we obstruct it with any landscaping
18 in the back, I guess that would be something that we'd
19 have to work out with the Fire Department. Just keep
20 that in mind.

21 MS. MILSTEIN: Do the best that you can to maintain
22 vegetation. That's my request.

23 MR. MION: That's your rear access for the fire?

24 MR. PALLESHI: Correct.

25 CHAIRMAN STUTO: Okay, concept acceptance is not

1 binding, but we will entertain a motion for concept
2 acceptance.

3 MS. DALTON: I'll make a motion.

4 MR. LANE: Second.

5 CHAIRMAN STUTO: Any comments or questions on that?

6 (There was no response.)

7 All those in favor say aye.

8 (Ayes were recited.)

9 All those opposed say nay.

10 (There were none opposed.)

11 The ayes have it.

12 MR. PALLESHI: Thank you.

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14 (Whereas the above referenced proceeding was
15 concluded at 7:42 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 November 5, 2014

