

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 CRISAFULLI WAREHOUSE,  
5 291 WOLF ROAD  
6 APPLICATION FOR SEQRA DETERMINATION  
7 AND FINAL SITE PLAN APPROVAL

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9 THE STENOGRAPHIC MINUTES of the above entitled  
10 matter by NANCY STRANG-VANDEBOGART, a Shorthand  
11 Reporter, commencing on December 16, 2014 at 8:00  
12 p.m. at The Public Operations Center, 347 Old  
13 Niskayuna Road, Latham, New York

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15 BOARD MEMBERS:  
16 PETER STUTO, CHAIRMAN  
17 LOU MION  
18 TIMOTHY LANE  
19 CRAIG SHAMLIAN  
20 SUSAN MILSTEIN  
21 TIMOTHY LANE

22 ALSO PRESENT:  
23 Kathleen Marinelli, Esq., Counsel to the Planning Board  
24 Joe LaCivita, Director, Planning and Economic Development  
25 Luigi Palleshi, ABD Engineers and Surveyors

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1           CHAIRMAN STUTO: Next on the agenda is Crisafulli  
2 Warehouse, 291 Wolf Road. This is an application for  
3 SEQRA determination and final site plan approval. We've  
4 seen this a couple of times. This is a 31,000 square  
5 foot office/warehouse and distribution center.

6           Joe LaCivita, any introductory remarks?

7           MR. LACIVITA: All I can say for this one tonight  
8 is that this gentleman is three for three as we stand  
9 for approvals.

10          We'll move this right over to Luigi.

11          MR. PALLESHI: Good evening. Luigi Palleshi with  
12 ABD Engineers and Surveyors. I'm here tonight for 291  
13 Wolf Road. The owner and applicant is here with me  
14 tonight, Michael Crisafulli, Jr.

15          As you mentioned, you have seen this last time.  
16 It's a 31,000 square foot office/warehouse building.  
17 We've got one entrance off of Wolf Road with 22  
18 parking spaces on-site. There are six loading docks  
19 along the rear here (Indicating). There are  
20 lighting and light poles to light up the area and  
21 landscaping. I know that there was a big talk about  
22 landscaping along the street front of Wolf Road and  
23 also the building architecture and we'll get into  
24 that a little bit.

25          As far as the landscaping, we've gone through

1 and we've received comment letters from Clough  
2 Harbor and also the Town and Albany County and the  
3 Fire Department and we've satisfied the Fire  
4 Department. We have three doors surrounding the  
5 east and west of the building with direct access to  
6 those doors (Indicating).

7 The curb cut and the drainage to Albany County  
8 - we just received a letter from them today stating  
9 that they are satisfied with our latest plan here  
10 and then back into the landscaping there are a  
11 couple of comments from Town staff and also Clough  
12 Harbor. We had added trees along the easterly side  
13 of the property line here (Indicating), part of the  
14 discussion was when we come in here and remove a lot  
15 of the trees to develop the site, there would be  
16 very minimal trees along the property line. You've  
17 got Atlantic Detroit Diesel back here (Indicating).  
18 The proposal was to add some sort of an arborvitae  
19 to create a hedgerow in that area. We had shown  
20 four at the time and some of the comments were to  
21 space them a little bit closer and we're okay in  
22 doing that.

23 Also along the Wolf Road street frontage we had  
24 four or five red maples and they wanted that spaced  
25 a little bit closer as well. We'll be happy to do

1           that.

2                       Since the last time, we had the depression  
3           areas for the stormwater and a lot of these areas  
4           here and now we've changed that to a subsurface  
5           infiltration system. So, as you look at the site  
6           from Wolf Road, you'll see a nice grassed area in  
7           the front as opposed to a depression.

8                       We do have a depression in the back. It's a  
9           stormwater detention area. Stormwater all drains  
10          and infiltrates into the ground. We have developed  
11          the SWPPP and the stormwater for the site and I  
12          believe that it's okay with Clough Harbor and also  
13          the Town, John Dzialo and the Town Engineering  
14          Department. It's been reviewed by all of them.

15                      I think that's all of the site plan changes.  
16          I'll just briefly talk about the rendering here  
17          (Indicating). Some of the talk before was adding  
18          windows along the frontage of Wolf Road and  
19          increasing the size of them. We are proposing six  
20          by six windows and also with the landscaping in the  
21          front of the building positioned so that they are in  
22          between the windows to break up the facade. Also,  
23          with adding some more street trees will help break  
24          that up as well.

25                      Lastly was the awning. An awning has been

1 added to around the office area at the front of the  
2 building. I think that's all I have to keep it  
3 short and sweet. I'll certainly turn it over to the  
4 Planning Board for any questions.

5 CHAIRMAN STUTO: We'll get our questions from our  
6 Town Designated Engineer, Joe Grasso from CHA.

7 MR. GRASSO: There is a comment letter in your  
8 package, but I don't think that you need to go to it.  
9 Based on the way that these presentations, they have  
10 addressed all of our comments and the comments that have  
11 been submitted by the departments. We would like to  
12 commend the applicant and their engineer for being very,  
13 very responsive to comments that were raised thus far by  
14 the Planning Board during the sketch and concept review  
15 of the application and then the suggestions that we had  
16 included in our review letters and that of the Planning  
17 Department. Based on our review of the application, all  
18 of the comments received thus far have been responded to  
19 appropriately or included in the plans or based on  
20 Luigi's presentation will be included on the final  
21 plans. The project appears ready for site plan  
22 consideration.

23 It is an unlisted action pursuant to SEQRA so  
24 the applicant did fill out Part I of the short EAF.

25 We have drafted Part II of the EAF by going

1 through those various items of potential  
2 significance and it appears that a negative  
3 declaration is appropriate given the lack of  
4 environmental resources on the site and the site is  
5 located within the airport area GIS, so mitigation  
6 fees will be applicable and the applicant has been  
7 made aware of those and has committed to paying  
8 those respective mitigation fees.

9 Also in your packet is a draft Resolution  
10 regarding the Planning Board lead agency designation  
11 and acceptance of a negative declaration pursuant to  
12 SEQRA.

13 CHAIRMAN STUTO: Are there any members of the  
14 public that want to be heard on this project?

15 (There was no response.)

16 We'll open it up to the Board.

17 MS. MILSTEIN: I have a question. The drawing that  
18 you have here shows all the trees in the back. That's  
19 not the way that this is going to look; is it?

20 MR. PALLESHI: There are some trees in that area  
21 that come up from Atlantic Detroit Diesel. I think that  
22 we had discussed this a little bit at the last meetings.  
23 Right in here (Indicating) there are some hardwoods and  
24 trees through here and also along the ramp.

25 MS. MILSTEIN: But the picture that you have here -

1           those aren't all the trees that are going to be staying  
2           there. Am I right about that?

3           MR. PALLESHI: It's a little deceiving. It would  
4           be in this area back in here (Indicating).

5           MS. MILSTEIN: That's on the left hand side. What  
6           about on the right hand side?

7           MR. PALLESHI: On the right hand side it's pretty  
8           accurate. Like I said, this is pretty heavily wooded  
9           between the parking spaces and the site. Our property  
10          line doesn't go right up to the adjoining parking  
11          spaces. You can see that will remain as it sits today.

12          MS. MILSTEIN: So, getting back to the trees on the  
13          left hand side - how much of that will be cut?

14          MR. PALLESHI: Those trees will probably be  
15          reflected off the Northway ramp here (Indicating). You  
16          can see these trees here and maybe the way that the  
17          rendering is put together, they're visualizing the trees  
18          along the ramp. There will be minimal trees right along  
19          the property line between these two buildings.

20          MR. LACIVITA: Susan, to your point, what I think  
21          that you are seeing is that if you're looking at the  
22          ground level looking up, there are trees that are  
23          obscuring the slip ramp coming off of the Northway.  
24          That's really what you are seeing because if you're  
25          coming off of there, you really can't see the diesel

1 company there because of all those trees. That building  
2 is pretty well hidden. I think from that visual that  
3 you're looking at the height of those trees from that  
4 far back. As it stands right now that's what you're  
5 seeing. There is not much in between each. The visual  
6 point that you're looking at is what you are seeing from  
7 the back behind those buildings.

8 MR. PALLESHI: That's why we're adding those  
9 arborvitaes along here so that as you're driving down  
10 Wolf Road and look into the parking lot area, because of  
11 the trees that are being removed, you would have a  
12 direct visual of the Atlantic Detroit and providing  
13 those arborvitaes would screen that.

14 MS. MILSTEIN: My comment is that I would just like  
15 to see as many trees stay as much as possible.

16 CHAIRMAN STUTO: Anybody else?

17 (There was no response.)

18 I think that you have done a great job too. We  
19 appreciate it.

20 The environmental - Joe, do you want to walk us  
21 through that?

22 MR. GRASSO: I think that Kathleen would be better.

23 MS. MARINELLI: Joe kind of already went through  
24 the negative declaration but I'll read the Resolution, I  
25 guess.

1           This is the Resolution of the Town of Colonie  
2           Planning Board lead agency designation in  
3           preparation of a negative declaration for the  
4           Crisafulli warehouse/office at 291 Wolf Road.

5           I'm just going to go to the resolve section.

6           CHAIRMAN STUTO: We'll ask the Stenographer to put  
7           the entire Resolution into the record.

8           MS. MARINELLI: Now therefore be it resolved that  
9           the Planning Board declares itself lead agency for the  
10          purposes of SEQRA review, and be it further

11          Resolved that based on a thorough review of the  
12          project by the Planning Board that there will be no  
13          significant adverse environmental impacts and no GIS  
14          will be required, and be it further

15          Resolved that the attached negative declaration  
16          be adopted in accordance with SEQRA part 617.12.

17          CHAIRMAN STUTO: Any discussion on that?

18          (There was no response.)

19          Do we have a motion?

20          MR. MION: I'll make the motion.

21          MR. LANE: Second.

22          CHAIRMAN STUTO: Any discussion?

23          (here was no response.)

24          All those in favor say aye.

25          (Ayes were recited.)

1 All those opposed say nay.

2 (There were none opposed.)

3 The ayes have it.

4 And the main question before us is for final  
5 site plan approval.

6 MR. LANE: Motion.

7 MR. MION: Second.

8 CHAIRMAN STUTO: Any discussion?

9 (There was no response.)

10 All those in favor say aye.

11 (Ayes were recited.)

12 All those opposed say nay.

13 (There were none opposed.)

14 The ayes have it.

15 Thank you.

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19 (Whereas the above entitled proceedings were  
20 concluded at 8:15 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.

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NANCY STRANG-VANDEBOGART

Dated January 15, 2015

