

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 PRECISION INDUSTRIAL MAINTENANCE
245 MORRIS ROAD (AKA 1093 KINGS ROAD)
5 BOARD UPDATE

6 THE STENOGRAPHIC MINUTES of the above entitled
7 matter by NANCY L. STRANG, a Shorthand Reporter,
8 commencing on February 9, 2016 at 9:07 p.m. at The
Public Operations Center, 347 Old Niskayuna Road,
Latham, New York

9

10 BOARD MEMBERS:
11 PETER STUTO, CHAIRMAN
12 BRIAN AUSTIN
13 TIMOTHY LANE
14 LOU MION
15 CRAIG SHAMLIAN

16 ALSO PRESENT:

17 Kathleen Marinelli, Esq. Counsel to the Planning Board

18 Michael Tengeler, Planning and Economic Development

19 Joseph LaCivita, Director, Planning and Economic
20 Development

21 Nick Costa, PE, Advance Engineering

22 Todd Kilburn

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1 CHAIRMAN STUTO: Next on the agenda is
2 Precision Industrial Maintenance, 245 Morris Road,
3 also known as 1093 Kings Road. This is a Board
4 update. This is a 20,000 square foot warehouse with a
5 three-lot subdivision.

6 Joe LaCivita, do you want to say anything?

7 MR. LACIVITA: Yes, I think that back when this
8 on in December of 2015, the Board had a couple of
9 questions as to the operation of the project and what
10 the applicant intended to do with the site. I know
11 that we have talked with him several times now with
12 his engineer, Nick Costa and we're here tonight to see
13 a couple of pages that they have made based on what
14 they heard from the Planning Board and tell them a
15 little more about the operation.

16 I'll turn it over to Nick.

17 MR. COSTA: Thanks, Joe.

18 Good evening. My name is Nick Costa. I'm with
19 Advance Engineering and we were here before the Board
20 to present the previous layout which I don't have with
21 me tonight. It's this layout with the exception that
22 this layout has to be moved forward 120 feet to give
23 us more of a buffer.

24 We call this concept A. We have also looked at
25 this area here (Indicating) which has been

1 historically developed. This is former paintball
2 facility and also a go-cart facility that's been used
3 for that purpose. I do have some photographs and I'd
4 like to distribute those to the Board Members to take
5 a look to see what this area looks like just so it
6 gives you a better respect for what is actually there.

7 What we have done is relocated the facility to
8 pretty much encompass the area that is already
9 developed. There is a building where the paintball
10 facility was. There is a lot of asphalt in that area,
11 because it was used for go-carts. There is a lot of
12 tires on the site. We have moved it to this location
13 and we have moved it away from the conservation area
14 that's in the rear.

15 This is concept B which is located on proposed
16 on Lot 3. It has a bay that is located on proposed
17 Lot 2. Again, we should make an adjustment to that
18 layout where we pulled it 120 feet. The applicant is
19 looking for some direction as to which way the Board
20 would like for him to proceed.

21 CHAIRMAN STUTO: Two will eventually be
22 developed into something, correct?

23 MR. COSTA: Well, he would like to develop all
24 three lots but at this time, it's just a subdivision.
25 There is nothing being proposed. It would come back

1 in front of the Board in the future to get site plan
2 approval.

3 CHAIRMAN STUTO: This is a conservation
4 overlay; correct?

5 MR. COSTA: That's correct.

6 CHAIRMAN STUTO: So where is the conservation
7 area going to be now?

8 MR. COSTA: What we have done is a conservation
9 analysis for the proposed Lot 3 and that's basically
10 15 acres. There are some constrained lands and we
11 have deducted the constrained lands and have come up
12 with the amount that needs to be conserved. On this
13 lot we have 85% greenspace. We don't feel -

14 CHAIRMAN STUTO: So, it's everything that looks
15 green on that drawing?

16 MR. COSTA: Pretty much, yes.

17 CHAIRMAN STUTO: I'll just let the Board chime
18 in however they see fit.

19 MR. LANE: So, the new location is where the
20 go-cart -

21 MR. COSTA: Right, where the go-cart facility
22 was.

23 MR. LANE: And this will be more or less
24 remediated.

25 MR. COSTA: That's exactly right. I can't say

1 that everything in here -- there will be some
2 disturbance to make our layout fit. The majority of
3 it will be asphalt.

4 MR. LANE: There is already asphalt there.

5 MR. COSTA: Yes, there is. There is quite a
6 bit of asphalt. There are a lot of tires from the
7 go-cart set up.

8 MR. LANE: I see that.

9 MR. COSTA: We thought that the pictures would
10 help painting the picture of what is really there.

11 MR. LANE: This isn't where you originally
12 were.

13 MR. COSTA: No, we were originally here
14 (Indicating). The only thing that we could do in this
15 area was create the 120 foot buffer to the edge of the
16 pavement. That would be the concept A that we
17 originally presented. This is Concept B. It's the
18 larger lot, but we're not really utilizing any of this
19 area. It's all being developed within this
20 concentrated area that's already developed.

21 MR. SHAMLIAN: I think that it's a much better
22 use. I didn't have a problem with the other.

23 MR. COSTA: I understand.

24 MR. SHAMLIAN: This lot has an awful lot of
25 constraints on it with wetlands through it. There was

1 only so much buildable area on this lot anyway. If
2 your operation fits properly on it, it would seem like
3 a great redevelopment.

4 MR. COSTA: That's really what it is. It's a
5 redevelopment, even though it's a lot bigger than one
6 acre. It's what we call redevelopment in the Town is
7 usually a one-acre site.

8 MR. LANE: Being that you do work with some
9 chemicals, what is the potential for any spillage?
10 That was a concern of our colleague, Kathy Dalton, who
11 is not here this evening.

12 MR. COSTA: We don't work with chemicals at
13 these locations. What we do is store the equipment
14 here. The equipment is taken to the job sites where
15 the chemicals are used.

16 MR. LANE: This is just where it gets delivered
17 and stored?

18 MR. COSTA: Stored on a daily basis. Trucks go
19 out of here and they go to a different site. What
20 they do is reline pipes. There are a lot of pipes
21 that are in need of relining, because they are
22 obsolete.

23 MR. LANE: You mean sewer lines?

24 MR. COSTA: Yes.

25 MR. LANE: The process where they put the new

1 liners in the pipes?

2 MR. COSTA: That's exactly what it is.

3 MR. LACIVITA: But the chemical that you use,
4 you were saying that it's no greater or no different
5 than a household.

6 MR. KILBURN: I can give you guys hand-outs to
7 show you what we do for work and I have some sheets
8 that show what cleaners that we use. The people that
9 we work for require that we have a cleaner that's
10 safe. You can call it a chemical but it's stuff that
11 you can buy and use in your own house. It's the same
12 stuff that you can use for that.

13 CHAIRMAN STUTO: Sure, let's get it in the
14 record.

15 MR. TODD: So, on the inside of the packet of
16 the MSDS sheets for two of the cleaners that we use.

17 MR. LACIVITA: Simple Green.

18 MR. KILBURN: Yes.

19 MR. LACIVITA: You can find that at Home Depot.

20 MR. KILBURN: Yes, we buy a 55 gallon drum but
21 you do find it at Home Depot.

22 MR. SHAMLIAN: Do you need as many parking
23 spaces as you have shown? What is required?

24 MR. COSTA: We have quite a few more than what
25 is required. What is required is 23 spaces plus

1 seven. We do have a few more.

2 MR. SHAMLIAN: Do you need them?

3 MR. KILBURN: Nobody really visits our
4 facility, but we have a range of workers depending on
5 the time of the year.

6 MR. SHAMLIAN: Just looking to see if you'd be
7 able to bank some spots if you needed to.

8 MR. LANE: I do note that there is an email
9 here from Neil Gifford from the Pine Bush and that you
10 have been in contact with him and you're going to keep
11 in touch with the project and advise of the
12 developments and that their concerns were being met.
13 Is that the understanding?

14 MR. COSTA: Yes, we want to keep that
15 communication channel.

16 MR. LANE: We very much appreciate that.

17 MR. LACIVITA: Can you call me and tell me when
18 you use the robot on one of these powerjets? I'd love
19 to see that.

20 MR. KILBURN: I can do that.

21 MR. LACIVITA: I'd really love to see what you
22 guys do.

23 CHAIRMAN STUTO: Anybody else, or do you want
24 to chime in on what configuration you like better?

25 MR. LANE: I definitely prefer this one.

1 MR. MION: I do too.

2 CHAIRMAN STUTO: I favor the new one, for the
3 record.

4 MR. COSTA: After looking at the site, this is
5 a much more disturbed area and developed area.

6 MR. KILBURN: And the parcel out to the side is
7 already developed. There is already a construction
8 company occupying that site.

9 CHAIRMAN STUTO: Anyone want to speak against
10 the new proposal?

11 (There was no response.)

12 Any other questions?

13 (There was no response.)

14 Thank you very much for coming back.

15 MR. KILBURN: Thank you.

16 MR. COSTA: Thank you.

17 MR. LACIVITA: You have a direction of how to
18 go forward with the concept?

19 MR. COSTA: Yes.

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21 (Whereas the above entitled proceeding was
22 concluded at 9:17 p.m.)

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CERTIFICATION

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I, NANCY L. STRANG, 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 L. STRANG

Dated _____

