

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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CORNERSTONE WAREHOUSE

83 KARNER ROAD

SKETCH PLAN REVIEW

5 *****

6 THE STENOGRAPHIC MINUTES of the above entitled
7 Public Hearing by NANCY L. STRANG, a Shorthand
8 Reporter, commencing on April 5, 2016 at 11:01 p.m. at
The Public Operations Center, 347 Old Niskayuna Road,
Latham, New York.

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

14 ALSO PRESENT:

15 Kathleen Marinelli, Esq. Counsel to the Planning Board

16 Joseph LaCivita, Director, Planning and Economic
17 Development

18 Brad Grant, PE, Barton & Loguidice

19 Christopher Meyer, PE, O.J. Meyer Surveyors

20 Michael Tengeler, Planning and Economic Development

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1 CHAIRMAN STUTO: Next project on the agenda is
2 Cornerstone Warehouse, 83 Karner Road. This is a
3 sketch plan review. This is a 3,000 square foot
4 warehouse.

5 Joe LaCivita?

6 MR. LACIVITA: We'll go right to the applicant.

7 MR. MEYER: My name is Chris Meyer and I'm a
8 land surveyor with O.J. Meyer Land Surveyors. The
9 project is 83 Karner Road. And this is before you for
10 sketch plan.

11 The proposal is on a half-acre vacant lot. It's
12 zoned Industrial. We are proposing a 40 by 75
13 warehouse with a small office.

14 There is no Town sewer on site. It will be a
15 septic system proposed on the northwesterly rear of
16 the building. There will be access by driveway. We
17 have three parking places; one handicap, a driveway
18 along side of the building and an overhead door in the
19 front and in the rear. The business will be for a
20 small construction company. There will be nobody
21 staffed in the building. The contractors will store
22 some equipment in the building; a small dumptruck, a
23 back hoe. There are a total of four employees, but
24 they just come to the site, pick up equipment and
25 leave, if they come to the site at all. They are

1 usually on-site doing their business.

2 We are seeking an sketch plan approval so we
3 can go to the Zoning Board. If the site goes forward,
4 it will require two variances; one for a side yard and
5 one for a lot width. So, this sketch plan hopefully
6 enable us to get to the Zoning Board.

7 CHAIRMAN STUTO: I just want clarity on that
8 point. A sketch plan is not a voting procedural
9 meeting. Sketch plan is just to let us look at it.

10 Can somebody else clarify whether they are
11 looking for waives from us or whether they are going
12 to the ZBA for some type of variance?

13 MR. LACIVITA: There is no approval here
14 tonight. You're just going to the ZBA in order to get
15 the approval to go forward to come back here for
16 concept. There is no area setbacks. There are no lot
17 approvals or anything like that. That's all done with
18 the ZBA and then you come back for concept.

19 MR. MION: You talked about the width of the
20 lot, is the house along side of it infringing on the
21 property? When I was out there, I can tell that I'm
22 facing it and I knew where the right sideline was.
23 The left sideline was difficult to see.

24 MR. MEYER: The house is not infringing on it.
25 I believe that some of their use of maybe a lawn is

1 over the property line, but the house is well away
2 from the property line.

3 MR. MION: When I was out there, there was a
4 fencepost. It looked like that was right in the
5 middle of the lot, about 25 feet or 50 feet from that.

6 MR. MEYER: The two-family home?

7 MR. MION: No, this lot here - when I was out
8 there, there was a fencepost. It appeared that it
9 would be in the middle of the lot. What I'm trying to
10 find out is just exactly where your lot is there.

11 MR. MEYER: The left side of the property line
12 is a bit into the lawn of the two-story property on
13 that side.

14 MR. MION: So, where the dirt is and all the
15 toys are - that's yours. Okay.

16 MR. SHAMLIAN: You mentioned in your narrative
17 that four employees will be there but you have three
18 parking spots.

19 MR. MEYER: There are no employees that are
20 based in this building. The building will be empty
21 almost all of the time. The office will only be
22 occasionally used. The employees aren't based there.
23 They don't stay there. At most, they would come to
24 pick up things and leave. They don't park their
25 vehicles there. They drive to the job sites.

1 MR. SHAMLIAN: So, it would seem that you need
2 a little more parking. I know that we're always
3 looking to not have an excessive amount of parking but
4 the building may not always be used for that purpose.
5 I'm not sure where the Code would stand on alternate
6 use. At the very least have a spot that could be
7 banked.

8 CHAIRMAN STUTO: What's on either side of the
9 subject property?

10 MR. MEYER: The property to the west is a
11 two-family single-story. The property to the east or
12 on the right is a single family residence.

13 CHAIRMAN STUTO: But this is an industrial
14 zone?

15 MR. MEYER: That's correct.

16 CHAIRMAN STUTO: What does the department say
17 about this just in general?

18 MR. LACIVITA: Mike, can you read some of the
19 DCC comments or Brad?

20 MR. TENGELER: Yes. It's an allowable use.
21 The parcel is located within the boundary of the
22 Albany Pine Bush Preserve Study Area and they are
23 strongly advised to contact Neil Gifford, the
24 Conservation Director. Include infrastructure and
25 drainage practices, if it's appropriate to the soil.

1 Provide pedestrian and bicyclist amenities such as
2 benches and bike racks, dumpster enclosure should be
3 masonry and should reflect the architecture of the
4 building and a cultural resource report from the State
5 Office of Parks and Rec.

6 It looks like the only need for any variance or
7 waiver from the Planning Board according to the DCC
8 comments. It's just the variances that were described
9 for the frontage and sideyard setback.

10 CHAIRMAN STUTO: Do people live in the
11 residences?

12 MR. MEYER: Yes.

13 CHAIRMAN STUTO: I guess my comment is that
14 you're going to the ZBA so they will make that
15 determination whether you get the variances or not.
16 If they do, I don't have any particular problem
17 personally. I'd like the building to look decent.
18 I'm not sure if the elevations that you provided
19 really show any detail. I'd be looking closely at
20 that to make sure that it looks okay. That's my
21 comment.

22 MR. LACIVITA: We'll look at a couple of
23 additional parking spots possibly before we look at
24 shifting the building. Craig's concern is more that
25 if should this happen to be change in tenant at some

1 point in time in the use and what the parking will
2 allow.

3 MR. SHAMLIAN: If it changes use there isn't
4 any room, as it's currently laid out for anyone
5 parking anywhere. You've got the septic behind the
6 building. So, it's just something to take another look
7 at.

8 CHAIRMAN STUTO: Anything else?

9 MR. LACIVITA: Anything from the TDE?

10 MR. GRANT: Usually we ask for a circulation
11 diagram for the garbage truck; how he gets in and out
12 of there. It's a little tight back there. Note that
13 this is in an area of the Town that is not publicly
14 sewerred. Pure Waters has already signed off on this.
15 It would be a septic system. It should be decent
16 sands over there, but you show a stormwater practice
17 off in the back there. It should require some test
18 pits. You might be looking at some sort of
19 infiltrative practice.

20 Just one question. The driveway going to the
21 back is proposed gravel driveway. What is it in the
22 front? Is that also gravel or is that going to be
23 pavement?

24 MR. MEYER: I believe that the applicant is
25 going to propose all gravel.

1 MR. LACIVITA: If that's the case, you may want
2 to look at an apron pavement so that gravel doesn't
3 come out onto the street.

4 MR. MEYER: So, if it was paved to the building
5 line?

6 MR. LACIVITA: Yes, and maybe take gravel
7 towards the back and then pavement in front.

8 MR. GRANT: Would there be any rooftop
9 equipment?

10 MR. MEYER: It's not planned, no.

11 MR. GRANT: What kind of materials would the
12 walls be?

13 MR. MEYER: A metal building.

14 MR. GRANT: It's industrial zoning with
15 residences on either side. Being that there are
16 residences in this area, I think that the siding
17 should be stepped up some for some architectural
18 interest. I've seen metal siding could be a cut
19 above. A lot of times it's the eave cornice detail.
20 It sets apart a cheap building from not so cheap
21 building.

22 That's all I have.

23 MR. MION: On this, you show that there is a
24 door on each end and a door on the side. You may want
25 to show that on the diagram.

1 CHAIRMAN STUTO: Any other comments?

2 MR. GRANT: We're looking at the SEQR
3 designation from the Town Attorney's office. I'm not
4 sure that this is a Type II. I would disagree with
5 that.

6 CHAIRMAN STUTO: Okay, you brought it up so
7 we'll have to look into that.

8 MR. AUSTIN: Any outdoor lighting on the
9 property?

10 MR. MEYER: It hasn't been finalized. What has
11 been talked about is some down-lighting in the front
12 to illuminate the entrance and maybe a security in the
13 back which will be away from the street.

14 CHAIRMAN STUTO: Any other questions from the
15 applicant?

16 MR. MEYER: No.

17 CHAIRMAN STUTO: Okay, thank you.

18 MR. MEYER: Thank you.

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21 (Whereas the above entitled proceeding was
22 concluded at 11:10 p.m.)

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CERTIFICATION

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 _____

