

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 ABELE TRACTOR
91 EVERETT ROAD
5 SKETCH PLAN REVIEW

6 THE STENOGRAPHIC MINUTES of the above entitled
7 matter by NANCY L. STRANG, a Shorthand Reporter,
8 commencing on June 7, 2016 at 8:06 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 TIMOTHY LANE
14 KATHY DALTON
15 SUSAN MILSTEIN
16 CRAIG SHAMLIAN

14

15 ALSO PRESENT:

16 Kathleen Marinelli, Esq. Counsel to the Planning Board
17 Joseph LaCivita, Director, Planning and Economic
18 Michael Tengeler, Planning and Economic Development
Department
19 Joseph Bianchini, PE, ABD Engineering
Victor Caponera, Esq.

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1 CHAIRMAN STUTO: Okay, next is Abele Tractor,
2 91 Everett Road, sketch plan review, 52,000 square
3 foot showroom, office and maintenance area.

4 Mike Tengeler, do you have any comments before
5 we get going with this?

6 MR. TENGELER: No. This is Abele Tractor at 91
7 Everett Road. They are here for a sketch plan and
8 initial presentation to the Board. They have already
9 gone through a DCC meeting.

10 Joe Bianchini is here from ABD Engineering.
11 Bob Cordell is in the audience and we can get
12 started.

13 MR. BIANCHINI: Thank you. I'm Joe Bianchini
14 and I'm representing Abele Tractor and Equipment.
15 Several of the Abeles are here along with Bob Cordell
16 working on this project.

17 The Abele's business address is 72 Everett
18 Road. This is Everett Road here (Indicating) and 72
19 is on the westerly side of Everett Road. I'm sure
20 that you've been on Everett Road and you're aware
21 that they operate on both sides of the road. This is
22 91 Everett Road outlined in red (Indicating).

23 The Abeles have been at this location since
24 the late 40's as Abele Tractor and Equipment. The
25 site goes back into the 1870's as operating as a

1 blacksmith shop. The use has been established over
2 150 years almost.

3 What they would like to do is now since they
4 operate on both sides, Everett Road is getting very
5 busy with the traffic. Their customers and employees
6 going back and forth all the time -- they would like
7 to consolidate everything to 91 Everett Road. They
8 own everything across the street here on Everett
9 Road. There is restaurant there and they own that
10 (Indicating). There is a little piece of land here
11 and I don't know why, but the State of New York owns
12 this.

13 They recently purchase the land along Kross
14 Keys Drive, through here and up and around the back
15 side (Indicating). So, they own all of this.

16 They are adjacent to the office buildings and
17 parking lots that in on Palisades Drive. This is the
18 farm stand down through here (Indicating).

19 What they would like to do is move out of this
20 side and move into a new facility over here
21 (Indicating). The other side would be up for sale or
22 for lease to somebody else to occupy.

23 They would like to construct a 52,000 square
24 foot building in the dark orange. The setback from
25 the road is about 140 feet, plus or minus.

1 Obviously, they would have a showroom in the front
2 and sales rooms, office and then this back area here
3 would be for maintenance of heavy equipment. The
4 very last bay would be a wash bay for washing the
5 heavy equipment.

6 They would like to continue to have their
7 display areas in the front in the green area. They
8 would like to have some parking in the front for
9 customers and some additional parking on the side for
10 more customers and employees.

11 This area here (Indicating) and all the way in
12 the back continue to be equipment storage areas.
13 That would be the leased and equipment to sell. They
14 need an inventory of equipment. In addition to the
15 display areas, this would all be equipment parking
16 and staging areas all the way back. They use all this
17 area in the back too because people want to
18 demonstrate the equipment. They want to take an
19 excavator and go out and dig a hole and grade it or
20 do whatever. That's what this area in the back is
21 for.

22 We still maintain that there are three curb
23 cuts on Everett Road. Those are existing and we
24 would like to maintain those three curb cuts.

25 Likewise, there are three buildings here and

1 those buildings would remain, although they may be
2 modified in terms of their use or something, as this
3 building gets built.

4 The access around the building -- there would
5 be a fueling facility in the back. We're going to
6 put it over here (Indicating). There would be
7 probably about 10,000 gallons of fuel stored above
8 ground. There would be heavy equipment loading ramps
9 back here and there would be a dumpster enclosure in
10 the back portion of the building.

11 Obviously we would have lighting that would
12 meet the COR standards. We would have landscaping
13 that would meet the COR standards.

14 We are proposing a decorative fence across the
15 front. The COR zone goes right through here.

16 This is an allowed use in the COR zone with a
17 special use permit. We have to make application for
18 the special use permit and go through the Zoning
19 Board for the special use permit. Can you explain
20 that again?

21 MR. BIANCHINI: As listed in the CO zone, the
22 heavy equipment use is allowed, but with a special use
23 permit.

24 MS. DALTON: And you're currently using it that
25 way.

1 MR. BIANCHINI: It's currently used that way,
2 yes.

3 MS. DALTON: You're just not zoned for it or
4 you have a grandfather clause?

5 MR. CAPONERA: It's a legal non-conforming use.

6 MR. BIANCHINI: This use has been there since
7 the late 1800's.

8 MS. DALTON: So, essentially, it's
9 grandfathered.

10 MR. BIANCHINI: It's kind of grandfathered but
11 we have to go through the process.

12 Utilities are all at the site. There is a
13 water and a sewer line back here (Indicating). There
14 is a waterline that runs all along the southern
15 boundary of the property. There is another sewer line
16 that runs through here. So, we don't have to go out
17 into Everett Road to connect to the water and the
18 sewer. That's already there. Likewise, I think
19 that gas is on our side of the road too. We don't
20 have to go out for any utilities.

21 This also is considered a hot-spot because of
22 the equipment and the fueling and so forth. So, it
23 will have a stormwater management facility that will
24 be designed per DEC's regulations for a hot-spot. It
25 basically means that we have to have two means of

1 treatment and a means of protecting the run-off so
2 that it doesn't get into the stream.

3 Initial considerations for the building is
4 like a glass-type front. The back is a metal
5 building. It's 36 feet high. There will be some bit
6 of a second story on the front portion of it.

7 CHAIRMAN STUTO: Can you walk that by the
8 Board? I don't think that we have any of those
9 elevations.

10 MR. BIANCHINI: This just came in tonight.
11 It's basically a glass front.

12 That is pretty much my presentation.

13 As Mike indicated, we have been to the DCC
14 meeting. We have a bunch of DCC comments that we
15 intend to address. I think that this is going to
16 address all of them. We probably need one or two
17 waivers that we will be asking for. That would be
18 the parking right through here and maybe a setback
19 for the building. Although, one of these buildings
20 is already at the front setback line.

21 MR. SHAMLIAN: What is the thought on the other
22 three buildings. At first blush, this is an
23 attractive building. What is going to be done to
24 those three buildings -

25 MR. BIANCHINI: Initially, they'll be used and

1 as time goes on and this building gets operational,
2 there will be some modifications to these buildings.
3 Exactly what, hasn't been planned yet. The intent is
4 for now to keep them and use them probably more for
5 storage and the maintenance will be done in the new
6 building.

7 MS. DALTON: You said that you purchased the
8 other land on Kross Keys. What is the long-term plan
9 for that?

10 MR. BIANCHINI: This up through here
11 (Indicating), the only thing that has been mentioned
12 so far is perhaps apartments up in there or perhaps
13 more office buildings up in there. That's what it's
14 zoned for.

15 CHAIRMAN STUTO: It's zoned for apartments?

16 MR. BIANCHINI: Yes, you can use it for
17 apartments under the CO zone, according to that
18 formula -- like a mix of apartments and office.

19 CHAIRMAN STUTO: I'll throw a couple of
20 comments out there.

21 Do you have any comments, Joe Romano? I know
22 that you haven't done any formal review.

23 MR. ROMANO: Yes, just a couple of points that
24 came up during the DCC review which I think that Joe
25 touched on. One of the biggest points is going to be

1 the stormwater management of the site. Obviously,
2 it's a large and impervious area. That's something
3 that we'll closely look at. Maybe we need to see a
4 conceptual grading stormwater plan at the concept
5 level so that we can all get on the same page.

6 CHAIRMAN STUTO: Can you talk about stormwater?
7 Where does it run and how does that property behave
8 now?

9 MR. ROMANO: I haven't see a plan. Maybe Joe
10 has a better idea about it.

11 MR. BIANCHINI: Basically, we have worked on
12 this site for a number of years. This site was
13 designed such that the stormwater would run to the
14 back. There is some that comes from this site into
15 this site (Indicating) and runs down and then it's
16 piped somewhere through this property through here.
17 Then the land in the back from somewhere back here
18 (Indicating) drains in the other direction. Probably
19 it would not be changing that much back there. We are
20 concerned mainly for the impervious surfaces that will
21 go to a stormwater management area. We might have to
22 make it bigger.

23 MS. DALTON: What is the requirement for
24 greenspace?

25 MR. BIANCHINI: It's the same; 35%.

1 MS. DALTON: So, it doesn't look it's going to
2 be there.

3 MR. BIANCHINI: We will, ultimately. Right
4 now, I don't know what it is. It will have to be 25%.

5 MR. TENGELER: I think that the only other
6 thing was access in and out of the site.

7 MR. BIANCHINI: We have been playing around
8 with the access in and out of the site because we do
9 have to get tractor trailers in there with equipment
10 on them. So, we have to make these turns comfortable,
11 both in and out. We'll be going through more detailed
12 layouts of that to make sure that everything works
13 okay so that you can get it out and around the
14 building, either way. Then there will be a loading
15 dock in this area here (Indicating).

16 CHAIRMAN STUTO: I'll make a couple of brief
17 comments and then I'll open it up to the Board.

18 My comments are connectivity to adjacent
19 sites. I'll ask you to look at that with the TDE.
20 If you have a comment now, that's fine.

21 We are usually looking to reduce curb cuts.
22 I'll ask the TDE to look at that, as well, to see
23 whether it makes sense to keep three curb cuts.

24 MR. SHAMLIAN: The surface area where you
25 storing the display equipment -

1 MR. BIANCHINI: It will probably be like a
2 crusher run or gravel surface.

3 MR. SHAMLIAN: I guess the only other comment
4 that I have at the moment in addition - and I agree
5 with Pete - I'm curious of what the look of the three
6 existing buildings is going to be so that when the
7 site is finished, it will be consistent with what that
8 building is going to look like.

9 CHAIRMAN STUTO: Yes, I agree with that.

10 MS. MILSTEIN: Are there existing ground tanks
11 there now?

12 MR. BIANCHINI: There are underground tanks in
13 the front here (Indicating). Those will be removed
14 and be replaced with above ground tanks.

15 MR. LANE: I kind of like where you're going
16 with this. I'm anxious to see more.

17 MR. BIANCHINI: Yes, and this is sketch plan
18 and we have a lot of work to do yet.

19 CHAIRMAN STUTO: Lou?

20 MR. MION: No comments right now. I'd like to
21 see what it looks like in the future.

22 CHAIRMAN STUTO: Kathy?

23 MS. DALTON: My last comment is: If there was a
24 way to take the end of the cul-de-sac at Kross Keys
25 and cut through so that you had a back entrance and

1 exit to your property -- from a fire safety point of
2 view or anything else, I think that might be something
3 worth looking at. There is a lot of equipment back
4 there and you're going to have some storage tanks -

5 MR. SHAMLIAN: Off that one cul-de-sac, it
6 looks like there was a paper street - the one on
7 Palisades.

8 MR. LANE: What is the width of the lot there?

9 MR. BIANCHINI: From here to here (Indicating)
10 it's about 1,500 feet. It's 14.2 acres.

11 MS. DALTON: Even all the way through Palisades
12 might be a good plan.

13 CHAIRMAN STUTO: Thank you.

14 MR. BIANCHINI: Thank you.

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16 (Whereas the above entitled proceeding was
17 concluded at 8:21 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 _____

