

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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4 P & L STORAGE
80 LOCKROW BOULEVARD
SKETCH PLAN REVIEW

5 *****

6 THE STENOGRAPHIC MINUTES of the above entitled
7 matter by NANCY L. STRANG, a Shorthand Reporter,
8 commencing on August 9, 2016 at 7:00 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 SUSAN MILSTEIN
15 CRAIG SHAMLIAN
16 BRIAN AUSTIN

17

18 ALSO PRESENT:

19

20 Kathleen Marinelli, Esq. Counsel to the Planning Board
21 Joseph LaCivita, Planning and Economic Development
22 Department
23 Michael Tengeler, Planning and Economic Development
24 Department
25 Dominick Arico, Arico Associates
Charles Voss, PE, Barton & Loguidice

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1 CHAIRMAN STUTO: Welcome to the Colonie
2 Planning Board. We're going to start shortly on the
3 agenda here.

4 Joe LaCivita, do you have any announcements? I
5 think that you may have a couple.

6 MR. LACIVITA: Yes, we actually have a couple
7 of studies that are going through the Planning
8 Department. One is the Comprehensive Plan which we
9 kicked off back in June. The request for
10 qualifications have gone out to three selected
11 engineering firms to which we have two responses and
12 that engineering firm for the Comp Plan review will be
13 selected on August 24th at 6:00 p.m. That is our next
14 Comprehensive Plan meeting.

15 Additionally, we had a kick-off meeting for the
16 Albany Shaker Road linkage corridor study. We had
17 that with the Capital District Transportation
18 Committee. We are putting together the RFP that is
19 going to be going out to qualified engineers for that
20 as well so that they can work with the Capital
21 District Transportation Committee, Albany County and
22 the Town of Colonie on that linkage study. We
23 actually, as a Town, has supported the project. We
24 and the county are both putting in \$10,000.00 a piece
25 and Capital District Transportation Committee is

1 putting in a grant of \$60,000.00 so an \$80,000.00
2 grant goes toward that linkage study in that area.

3 Additionally, sitting next to me is Chuck Voss
4 who is the Town Engineer for the Brownfield
5 Opportunity Area, which is the Lincoln Avenue study.
6 The Town had received back in 2012 \$269,000.00 to
7 review that important corridor study down there which
8 is at the end of Route 155. We just kicked that off
9 as we just got the funding through the New York State
10 Department of State last week. So, that study is
11 going to be done through our Industrial Development
12 Agency, but it will be an important part of the
13 planning process too, because it's an important
14 linkage area down there.

15 Those are the three studies that have been
16 actively going forward in the Planning Department.

17 CHAIRMAN STUTO: Okay, thank you.

18 We'll start calling up the projects in the
19 order that they are on the agenda.

20 P & L Storage, Lockrow Boulevard, sketch plan
21 review. This is a proposal for a storage yard.

22 Do you have any comments on this, Joe LaCivita?

23 MR. LACIVITA: This just started recently back
24 in June of 2016 on the 22nd. We started with the
25 Development Coordination Committee meeting. This is

1 the Luizzi property at 80 Lockrow. Dominick Arico is
2 here tonight to go through the project.

3 MR. ARICO: My name is Dominick Arico with
4 Arico Associates representing the project.

5 The property address is 80 Lockrow Boulevard.
6 It has this address because it has no other frontage.
7 This is Interstate Avenue here (Indicating). The
8 property is a little over 10 acres.

9 We are proposing - the Liuzzi Brothers who is
10 the tenant and owner of 49 Railroad Avenue - we are
11 looking to extend their yard. We're not proposing any
12 buildings, just basically going in and clearing.

13 Based on some comments that were already made
14 by the Economic Develop and some other team members of
15 the Town, the one proposal that we would like to
16 discuss in going forward is the fencing around the
17 perimeter of the property; the buffer and the 100 foot
18 buffer from the stream which is this area here where
19 the stream corridor is (Indicating). If you look at
20 this little greenish area in here - we'd like to
21 propose a 10-foot high berm in place of that. We have
22 one existing already on the 49 Railroad Avenue that
23 was done previously that's been maintained.

24 CHAIRMAN STUTO: A berm in place of a fence; is
25 that what you're saying?

1 MR. ARICO: Yes. A 10-foot high berm. It would
2 be about 20 to 25 feet wide, depending. The 25-foot
3 setback is right in this area here where the street
4 line is, which is also the area where there would be
5 no trucking and the 50 foot buffer line as well. The
6 zoning line is right in here (Indicating).

7 CHAIRMAN STUTO: Are you making a connection to
8 Cherry, or no?

9 MR. ARICO: No, not at all. We don't own that
10 property. We're going to come right up to the
11 grading. The land itself isn't really going to be
12 graded to any extent. It drains down to this corner
13 and we are proposing to bring it down into a little
14 stormwater collection area here (Indicating). It's
15 all going to be gravel and probably some crushed stone
16 that's going to be used for storage materials and
17 trucks, long-beds and things like that. No chemicals
18 or anything like that. It's pretty much taking the
19 yard that he has - the storage pile has a lot of
20 milling and top soils and gravel and stuff like that.

21 All the access will be through 49 Railroad
22 Avenue, the existing access now that they have. It
23 will all be gated and there is no water and there is
24 no sewer. There is a sewer that runs through the
25 property here (Indicating) and a storm sewer that we

1 are obtaining easements and giving to the Town. The
2 storm sewer has no easement now. The sewer does.

3 We're also increasing the type of sewer pipe
4 that's in this area. It's fairly shallow.

5 That's pretty much the project.

6 CHAIRMAN STUTO: Okay, I'll make two initial
7 comments. One is adequate screening for the
8 residential and I'm going to ask our TDE to comment on
9 that because when the neighbors get invited and
10 noticed next time, that's going to be one of the
11 biggest issues and rightfully so.

12 The other is the treed area. Are there any
13 significant trees that should be saved?

14 MR. ARICO: No, not in my opinion; no.

15 CHAIRMAN STUTO: We'll ask our Town Designated
16 Engineer to look at that as well.

17 MR. ARICO: For truck maneuverability and the
18 long-beds, it would be very difficult to leave any
19 trees in this area, honestly. This area is fairly
20 well-wooded. A 10-foot high berm would definitely
21 higher than any fence we would put up.

22 CHAIRMAN STUTO: I'm going to be looking at the
23 details of all of that and ask our TDE to, as well.

24 Does the Board want to speak, or should we turn
25 it over to Chuck?

1 Chuck, do you have any preliminary comments on
2 this? I know you haven't done a complete review yet.

3 MR. VOSS: At the sketch level we really
4 haven't taken a hard look at it. The plans that
5 Dominick submitted - the original plans didn't
6 necessarily show a new proposed berm on here. They
7 were really just more of a grading plan. Dominick has
8 a clearing plan. I think that the key things that
9 Dominick will need to be aware of, moving forward, is
10 certainly the stream corridor, the protected
11 watercourse area, that 100 foot buffer around the
12 stream that enters the site.

13 We'll want to make sure, Dominick, that you've
14 got some protections in place and that you don't
15 encroach in that area.

16 Certainly, as the Chairman mentioned, I think
17 that the screening to the residents to the north is
18 going to be critical. The more vegetation that you
19 can preserve in there, the better. We'll have to take
20 a look, certainly, at your new proposed plans. We'll
21 take a look at the berm idea, as well. I don't know
22 if that's something that you can put any plantings on
23 or that kind of a thing. They will want to see that,
24 as well.

25 Just for the Board's edification, I think that

1 you'd want to show a circulation plan, if you can.

2 Just show us the pathways through which the
3 site will be traversed by equipment. I'm assuming
4 that if you're coming in from the 49 Railroad Avenue
5 side into the site and then just parking vehicles down
6 below -- if you can just show on the concept plan how
7 those vehicle will come and go out of the site, that
8 will be good.

9 MR. ARICO: We can show that. There is no
10 specific pattern where trucks will be parked.

11 MR. VOSS: It's going to be kind of a random
12 path? I would maybe show the Board locations within
13 the site where you are proposing to maybe raw
14 materials or bulk materials or trailers. Maybe you
15 could just put in there to give them a sense of where
16 that might be.

17 I think that the only other issue that Peter
18 raises were just the trees. We're going to be looking
19 to get a sense of where any of the more mature or
20 maybe the specimen trees might be on the site. I've
21 been down there taking a look and it's kind of rough,
22 in terms of trees and quality of trees. There are a
23 lot of poplars and things like that. If you could for
24 the next iteration, give the Board a sense of what is
25 out there.

1 MR. ARICO: What would you consider significant
2 trees?

3 MR. VOSS: We're probably looking at mature
4 oaks, mature hardwoods and those kinds of trees. They
5 tend to be healthier and live longer than the rougher
6 trees. There are few, maybe, on the site but other
7 than that, just to give the Board a sense of what is
8 there.

9 MR. ARICO: What size is considered a mature
10 tree?

11 MR. VOSS: According to the Code, we're looking
12 at something at three inches in diameter, breast
13 height or better. My suggestion would be probably
14 something a little bit larger; 10 inches.

15 Those are just some suggestions, moving
16 forward.

17 Other than that, stormwater is really going to
18 be the only other issue of concern. They're not
19 proposing any buildings, no permanent facilities like
20 culvert crossings or anything like that.

21 MR. ARICO: The stormwater - we are doing our
22 testing - it's supposed to be on Friday morning. Once
23 we do that, we'll probably have some kind of water
24 drain system to collect.

25 MR. LACIVITA: Make sure that our Stormwater

1 Department engineer is present on that.

2 MR. ARICO: That's why it has been scheduled
3 for Friday morning.

4 This lighter green area -- this darker is the
5 tree line (Indicating). That berm, that green area
6 right around there -- there is an opening there for
7 drainage, because this all does drain down to here
8 (Indicating). Anything behind the berm will be
9 collected and run out as it mostly does now in -

10 CHAIRMAN STUTO: Do you think that those
11 residences have water issues now?

12 MR. ARICO: Ponding?

13 CHAIRMAN STUTO: Yes, or based on issues -

14 MR. ARICO: I wouldn't think so.

15 CHAIRMAN STUTO: We'll be hearing about it.

16 MR. ARICO: It's a very sandy porous material.
17 I doubt if it ponds. If it does, it doesn't do it for
18 long at all. If this should relieve that -- the way
19 that it's being graded in the back, it does all grade
20 downhill from there. So, if it ponds, it's probably
21 more out here (Indicating).

22 What are you putting around the perimeter of
23 the more industrial buildings?

24 MR. ARICO: Just meeting Codes, nothing within
25 50 feet of the property sold, the gravel area -

1 CHAIRMAN STUTO: So, you're not putting any
2 fence up there.

3 MR. ARICO: No fence. There are fences there
4 from the existing properties.

5 MR. LACIVITA: We're looking through, actually,
6 that one paper street there, Peter, from the DPW and
7 the Planning Department. We are trying to see who
8 owns that at this point in time because this goes back
9 to a long-standing issue of abandonment of that to
10 make that square off and make it a little bit easier.

11 CHAIRMAN STUTO: That makes sense.

12 MR. ARICO: We are making a formal request to
13 the Town to see if we can square that up. We haven't
14 started that process yet. We don't feel that it has
15 an effect on the project.

16 MR. LACIVITA: Not on the project; no.

17 CHAIRMAN STUTO: Do the Board Members have
18 anything?

19 (There was no response.)

20 Okay, thank you.

21 MR. ARICO: Thank you.

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23 (Whereas the above entitled proceeding was
24 concluded at 7:12 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 _____

