

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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CASALE EQUIPMENT RENTAL

340 NEW KARNER ROAD

APPLICATION FOR CONCEPT ACCEPTANCE

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6 THE STENOGRAPHIC MINUTES of the above entitled  
7 matter by NANCY L. STRANG, a Shorthand Reporter,  
8 commencing on December 13, 2016 at 8:02 p.m. at The  
Public Operations Center, 347 Old Niskayuna Road,  
Latham, New York.

9

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

14

15 ALSO PRESENT:

16

17 Kathleen Marinelli, Esq. Counsel to the Planning Board  
18 Joseph LaCivita, Planning and Economic Development  
19 Department  
20 Michael Tengeler, Planning and Economic Development  
21 Department  
22 Scott Lansing, Lansing Engineering  
23 Tony Casale, Casale Equipment Rental  
24 Ellen Rosano, Conservation Advisory Council

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1                   CHAIRMAN STUTO: Casale Equipment Rental, 340  
2 New Karner Road, application for concept acceptance,  
3 8,000 square foot office and equipment rental.

4                   This is a voting item so that anybody would  
5 like to be heard on this, we have a sign in sheet on  
6 that table to our right and to the audience is left  
7 (Indicating).

8                   Joe LaCivita, do you have any preliminary  
9 comments on this project?

10                  MR. TENGELER: I'll introduce this one, Peter.  
11 This is Casale Equipment Rental at 340 New Karner  
12 Road. They are here for concept acceptance.

13                  The plan calls for the construction of an 8,000  
14 square foot building for the use as an  
15 office/showroom/garage for the equipment for the  
16 facility. Parking for 24 cars is provided as well with  
17 outside storage areas for equipment. There are parcels  
18 on the west side of New Karner Road, between Albany  
19 Street and Central Avenue. We have engaged the  
20 applicant in the DCC meeting on 12 June and sketch  
21 plan on 12 July. The Albany County Planning Board  
22 comments have been received. The Pine Bush Commission  
23 comments have been received and reviewed by the TDE.  
24 They are here for concept acceptance tonight. Lansing  
25 Engineering is presenting.

1                   CHAIRMAN STUTO:    We will turn it over to the  
2                   applicant.

3                   MR. LANSING:    Good evening. My name is Scott  
4                   Lansing from Lansing Engineering. I'm also here  
5                   tonight with the Casale family. This is a family run  
6                   to business. They are very excited about this  
7                   application and they are here to support the  
8                   application and hopefully answer any questions the  
9                   Board may have.

10                  As you may recall, we were in front of the  
11                  Board back on July 12 for sketch plan review to go to  
12                  the project with the Board. We received some comments  
13                  and have addressed those comments and we are back  
14                  before the Board this evening for hopefully concept  
15                  approval. That is our ultimate goal this evening.

16                  Just for background on the project, say rental  
17                  and sale of tools, heavy equipment. Approximately 90%  
18                  of the business is the rental business. The other 10%  
19                  is for sales.

20                  They currently have two locations. They have  
21                  one location Clifton Park at 1641 Route 9. They also  
22                  have a location here in the Town of Colonie at 2005  
23                  Central Avenue. That facility is approximately 2,500  
24                  square feet. It is a very busy location. It is  
25                  something they have out grown in something they need

1 to expand. They want to stay in the Town of Colonie  
2 said this facility is proposed to replace the facility  
3 on Central Avenue and to expand their services.

4 Existing conditions - it is located at 340 New  
5 Karner Road. The overall parcel is approximately 3.87  
6 acres. The parcel right now is vacant. There are no  
7 uses on the parcel.

8 The topography - generally it slopes toward the  
9 back of the parcel. There are some wetlands on the  
10 parcel to the west. Northwest of the parcel there is a  
11 DEC wetland with a 100 foot buffer associated with  
12 that. The buffer barely goes on the edge of our parcel  
13 and then out towards the northeast. There are some  
14 Army Corps of Engineer wetlands.

15 Surrounding uses are industrial, retail,  
16 commercial and open space. To the east of the parcel  
17 there are car dealerships. To the south that are  
18 self-storage units. To the north there are some open  
19 space parcels in the future Carmax facility.

20 The parcel is zoned industrial.

21 This proposed facility is proposed to replace  
22 the existing facility on Central Avenue. It is  
23 proposed in accordance with the industrial zoning. The  
24 overall building is approximately 8,000 square feet in  
25 size. The front 2,000 square feet of the building is

1 proposed for an office and a showroom with the back  
2 6,000 square feet for garage and storage.

3 Access to the facility would be from new Karner  
4 Road.

5 We do have two concepts here which I will go  
6 through with you. The biggest change on the plan is  
7 as far as access. As you may recall, at the sketch  
8 plan conference we had two full access curb cuts for  
9 the parcel. There was a recommendation to go and take  
10 a look at a possible single access point. So, we did  
11 come up with this layout which was submitted to the  
12 Board with the packets. It is something that we have  
13 reviewed with the applicant. Unfortunately, we don't  
14 feel that works well for the applicant as far as  
15 access and circulation within the facility and that  
16 primarily the business includes people coming in,  
17 bringing equipment and towards the back, dropping off  
18 equipment, servicing equipment and then wrapping back  
19 around. We feel that there is a conflict within the  
20 facility in the front portion of our customers would  
21 be parking and not circulation of vehicles coming  
22 around the facility.

23 In the interim from when we made this  
24 submission to this meeting this evening we did have  
25 the opportunity to sit down with Mr. Grasso CHA, the

1 Town Designated Engineer, reviewer application and a  
2 possible reconfiguration of the site to refer back to  
3 what we had at our sketch plan where we had to access  
4 points where one would be a one way in the other one  
5 went out. So, circulation would be maintained on the  
6 facility. Customer parking would be in the middle so  
7 you would have more or less a loop for customers to  
8 come in and park. You would also have a loop for  
9 trucks, trailers, equipment and things of that nature  
10 to come out without a conflict on the inner portion of  
11 the site.

12 I want to speak for Joe, but it seemed that Joe  
13 indicated that is something that he would be in  
14 support of - either of the two concepts.

15 I would also like to note that as far as Albany  
16 County Department of Public Works and the access, they  
17 are in support of this provided that it is a one way  
18 in and one way out.

19 If there were some form of potential future  
20 development to the north, this access configuration  
21 would have to be revisited or reconfigured  
22 potentially. This is what works for the applicant at  
23 this time. It is something that the applicant would  
24 like to propose.

25 With this access configuration the parking for

1 the site - we do have parking in accordance with the  
2 town requirements. We are proposing 24 parking spaces.  
3 The customer cars would be in the front area of the  
4 site and there would be employee parking in the back  
5 portion of the site.

6 The back portion of the site would have a fence  
7 around the area to secure the equipment that would be  
8 stored outside. The applicant is also proposing an  
9 area where there would be a break in the fence that  
10 would have additional storage for outdoor storage of  
11 equipment on the gravel area, an area where they could  
12 store vehicles and storage equipment.

13 In the front of the facility there would be a  
14 small area to display equipment - different pieces  
15 that they might rent and there would be a small  
16 hedgerow along the front.

17 We show signage by the first entrance of the  
18 parcel.

19 The dumpsters located in the back. A truck  
20 would come in and pick up whatever is in the dumpster  
21 and then drive back out around.

22 As far as water and storm sewer, we are  
23 proposing public water and public sewer to service the  
24 facility. There are mains in close proximity to the  
25 parcel. There will be low usage of approximately 300

1 gallons per day. So, it is not a significant impact on  
2 the existing systems.

3 Storm water - we have a conceptual storm water  
4 management area. This parcel is just over one acre of  
5 disturbance so we have prepared a storm water  
6 pollution prevention plan which we gave to during the  
7 preliminary phase of the project.

8 As far as changes since the last time -- they  
9 are the access and the outdoor storage. That is the  
10 biggest change in the project since the last time this  
11 Board has seen the layout.

12 As far as comments - we feel the comments that  
13 we have received to date - we feel they are typical in  
14 nature. We look forward to addressing those comments  
15 with the town staff in the Town Designated Engineer.  
16 Again, we are here this evening for questions and  
17 comments from the Board and to request consideration  
18 for concept approval.

19 CHAIRMAN STUTO: Thank you for your  
20 presentation. This is been reviewed by our Town  
21 Designated Engineer, CHA, Joe Grasso.

22 Joe, would you like to give us your comments?

23 MR. GRASSO: Sure. This is the first time that  
24 we've done a formal review of the project, so there is  
25 a letter in your packet dated December 5. I will go

1 over some of the comments in that letter.

2 The first one is regarding the access  
3 arrangement. Scott touched on this in this  
4 presentation about the two alternative plans. So, our  
5 comment is the current plan depicts one full access  
6 driveway from New Karner Road. During a recent meeting  
7 between CHA and the applicant, the applicant's  
8 consultant showed an alternative layout depicting two  
9 separate one-way driveways which was also presented.  
10 Although the single full access driveway promotes more  
11 effective access management along New Karner Road, the  
12 two one-way drives provide better interior circulation  
13 and less congestion at the single access point. As  
14 such, we are agreeable to either access configuration  
15 and based on initial comments from Albany County  
16 Department of Public Works, it appears that both of  
17 these access arrangements would also be acceptable to  
18 them. Confirmation from Albany County DPW should be  
19 sought by the applicant.

20 During the meeting that we had with Scott's  
21 office, he indicated the potential future development  
22 on the northern half of the project site to provide  
23 access to a future establishment. It should be noted  
24 that a third access point along New Karner Road would  
25 not be supported in the event that the northern

1 portion of the property is subdivided or developed.  
2 So, a combination for future shared access should be  
3 considered in the planning of the property. It could  
4 even involve where if the current plan gets approved  
5 as a one way in and one way out and in the future the  
6 northern half of the site is developed, the northern  
7 access point goes from a one way in to a full access.  
8 We may then at the same time recommend the elimination  
9 of the southerly one way out access, just so we don't  
10 have conflicting -

11 CHAIRMAN STUTO: Would you move it over to  
12 straddle the border line?

13 MR. GRASSO: Yes. Well, depending on how that  
14 other parcel gets developed, it may require a  
15 relocation or it may just be widening it. We may not  
16 want a full access curb cut as well as the one way  
17 out.

18 CHAIRMAN STUTO: If we granted that, how do we  
19 reserve the right to -

20 MR. GRASSO: Obviously, when it comes back to  
21 go through a subdivision or a second review process.  
22 So, I think that is the appropriate time. But I think  
23 it is important to bring it up now just for good  
24 planning so that the applicant is aware of it and so  
25 they can factor it into their development plans.

1                   CHAIRMAN STUTO: Otherwise, it happens and in  
2                   10 years nobody remembers it.

3                   MR. GRASSO: There is nothing on the record  
4                   that says that it's going to be developed. There is  
5                   nothing planned or proposed but I just want to bring  
6                   it to the Board's attention.

7                   The second thing is regarding - the site is  
8                   definitely wooded and any clearing of trees should be  
9                   strongly justified. Existing trees should be preserved  
10                  to the maximum extent possible. A tree survey is  
11                  recommended for any tree larger than 6 inches in  
12                  diameter unless otherwise directed by the planning  
13                  Board. We do not support clear cutting of the northern  
14                  portion of the site for the equipment lay down or  
15                  storage area. The gravel storage area should be  
16                  minimized and trees should remain along the road -  
17                  along the frontage in that storage area to try to  
18                  maintain the existing character of the corridor. In  
19                  general, any existing trees more than 10 feet outside  
20                  the edge of pavement should remain unless otherwise  
21                  justified for example for storm water management.

22                  Regarding the parking: Scott did mention that  
23                  there are two existing facilities in operation which  
24                  could be good barometers for how much parking the use  
25                  is going to require. So, we would like to see a

1 confirmation on the number of parking spaces required  
2 in proposed to make sure that it is consistent with  
3 the uses and parking demands at their other  
4 establishments. They are proposing some parking spaces  
5 along the sides of the building - I think, behind the  
6 fence line and we would recommend that they be  
7 appropriately setback from the building façade.

8           Regarding the SEQR: The Town Attorney's Office  
9 has classified this as an unlisted action pursuant to  
10 SEQR and a full EAF is to be provided by the  
11 applicant. The involved agencies appear to be the Town  
12 of Colonie planning Board, the Albany County  
13 Department of Public Works in the state DEC because  
14 there is a wetland on the adjacent property in the  
15 back.

16           We do believe that the full EAF adequately  
17 describes the project in the environmental setting.  
18 Based on the limited impacts described, we don't  
19 expect there to be significant impacts. As such, we  
20 will work on a SEQR determination for the Board's  
21 consideration with the review of the preliminary final  
22 plans.

23           I did want to mention that some of the comments  
24 in your packets brought up by other interested or  
25 involved agencies.

1           The planning staff does recommend that an  
2 on-site inspection report for protected or endangered  
3 species - because the site is in the Albany Pine Bush  
4 Preserve Study Area. There is a recommendation to use  
5 native plants only in the landscaping palette.

6           There were concerns about the size of the  
7 gravel storage area to the right of the building and  
8 suggested for landscaped screening of the storage  
9 yard.

10           There was also a recommendation to change the  
11 long display area in the front to two or three display  
12 pads that could be appropriately incorporated into the  
13 landscaping along New Karner Road.

14           The project was reviewed by the Conservation  
15 Advisory Council. I'm not sure if there's anyone here  
16 to speak to that.

17           CHAIRMAN STUTO: Ellen Rosano is here. Ellen,  
18 to have anything you want to say?

19           MR. GRASSO: I will let Ellen go just as soon  
20 as I'm done.

21           Albany County Department of Public Works did  
22 say that the concept plan is acceptable and then just  
23 made a recommendation on the width of the access  
24 drive.

25           Lastly, there is a comment from the Albany Pine

1 Bush Preserve Commission. I will just summarize some  
2 of those.

3 The project is in an area that is not  
4 recommended for protection as part of the Albany Pine  
5 Bush Preserve. The Albany Pine Bush Preserve  
6 Commission does not anticipate that the implementation  
7 of the site plan would result in potentially  
8 significant negative impacts on their ability to  
9 create and manage a viable preserve as detailed in the  
10 2010 management plan and FEIS.

11 They also suggested that the landscaping plan  
12 to the site should eliminate no non-native and  
13 invasive species and incorporate locally native  
14 landscaped plantings and retain and incorporate Pine  
15 Bush native species in the landscaping design.

16 That is all we have at this time.

17 CHAIRMAN STUTO: Ellen, would you like to speak  
18 at this time?

19 MS. ROSANO: Joe said just about 99% of what I  
20 was going to say.

21 I am Ellen Rosano from the Conservation  
22 Advisory Council. As I said, Joe addressed most of the  
23 issues that we had.

24 The one thing that we were concerned about is  
25 if they are going to be doing maintenance on the

1 equipment - the appropriate disposal of any oil, gas  
2 or other things that might require special handling.  
3 When we did the site walk, there appear to be some  
4 trees that were infested with Emerald Ash Borer. They  
5 weren't on your property per se. They are right here  
6 on the Village of Colonie's property (Indicating). If  
7 they are there, they are in the other sections of the  
8 property and we recommend that they be taken down.  
9 There is nothing you can do with them at this point in  
10 time.

11 Thank you.

12 CHAIRMAN STUTO: Why do you address those two  
13 issues; disposal of oil and gas for maintenance and  
14 the Emerald Ash Borer.

15 MR. LANSING: If I could just possibly backup to  
16 one, as far as preservation of trees in the northern  
17 section in the project of the groundwater area.

18 The plan to the right is the plan that was  
19 originally submitted with the packets. We understood  
20 there was a comment about preservation of trees and  
21 applicant has, with the reconfiguration of the access  
22 points, reduced that gravel lay down/storage area to  
23 preserve the trees in the northern area. So, that is  
24 something that we have provided and something that we  
25 will further detail in the preliminary design phase of

1 the project.

2 As far as maintenance of equipment - oils,  
3 lubricants and things of that nature, it's my  
4 understanding that this operation would maintain  
5 equipment at their Clifton Park facility. They are not  
6 anticipating maintenance of vehicles - will change  
7 this and things of that nature at this particular  
8 facility. So, that is not anticipated to be an issue's  
9 as far as storage of those or the changing of those or  
10 disposal of those things of that nature.

11 The Emerald Ash Borer - I'll be honest with  
12 you, I have to look at it to see which trees they are  
13 and see where they are relative to our property and we  
14 can work with the applicant and see what they can do  
15 to eradicate those on their personal. Of this, off our  
16 parcel is not something that we can do anything about.

17 CHAIRMAN STUTO: Joe, what you think about the  
18 reduction and the gravel area and the screening?

19 MR. GRASSO: I think it is appreciable. I do  
20 think that it may be important to understand the size  
21 and species we're dealing with. It is not that large  
22 of the site and I think it's a pretty compact  
23 development. Regarding where that lay down/storage  
24 area - I am assuming that there is little bit more  
25 flexibility in that area then in other areas we

1 developed on the site. So, even if that survey could  
2 be focused within that area to see if there are ways  
3 to save some of the significant trees that could be  
4 there -

5 CHAIRMAN STUTO: So, if they have to move the  
6 lines -

7 MR. GRASSO: At the same time during the survey  
8 they could be looking for the ash trees and we could  
9 target those as well.

10 CHAIRMAN STUTO: What about the endangered  
11 species survey?

12 MR. GRASSO: That survey is going to have to be  
13 done. Based on where the site is and that it is in the  
14 Albany Pine Bush preserve study area, there are known  
15 protected habitats in the area. DEC brought it up. It  
16 is on their resource map so that investigation should  
17 be done.

18 CHAIRMAN STUTO: Is the applicant okay with  
19 everything we have said so far?

20 MR. LANSING: Yes.

21 CHAIRMAN STUTO: Replanting of native species  
22 -- is that okay with the applicant?

23 MR. LANSING: We can provide replanting plan;  
24 yes.

25 CHAIRMAN STUTO: Lou, do you have any comments

1 or questions.

2 MR. MION: I asked this question before going  
3 to ask again. Are you going to have propane tanks  
4 there?

5 MR. CASALE: We did not show it. We left that  
6 out. We do sell propane currently. What is your  
7 preference?

8 MR. MION: It is your business.

9 MR. CASALE: It is a marginal business for us.  
10 If we didn't have it, we don't have it. The Board has  
11 a problem with us have it, it is not a big deal for  
12 us.

13 MR. LANSING: We can show in the preliminary.

14 MR. LACIVITA: We can do what we do with some  
15 of these places where we place bollards to protect  
16 cars hitting them. What is your concern?

17 MR. MION: The concern is they don't show it.

18 MR. LACIVITA: Okay. So, simply are they going  
19 to do it?

20 We will put a placeholder for it on the site  
21 plan.

22 MR. MION: The other thing that I would like to  
23 address: Is this your plan and color scheme?

24 MR. CASALE: That is ours stored in Clifton  
25 Park. We are trying to mirror that store.

1                   MR. MION: To me, it doesn't fit in with what  
2 is going down 155 and in that area. It's more earth  
3 tones.

4                   This is going to stand out and it will stand  
5 out because there is nothing else like it out there.  
6 My personal preference is to tone it down some more.  
7 Have it more in line with what is out there. You have  
8 Carmax right up the street -- not that I like the  
9 wall, but at least it's an earth tone colored wall.  
10 You have the funeral home there. You have the credit  
11 union there and they are subdued, somewhat. I would  
12 like to see more earth tones.

13                   CHAIRMAN STUTO: While we're on the topic, do  
14 you have any comments on the building?

15                   MR. MION: I think one of the comments that  
16 people are going to start hearing more of - from us  
17 and in general from the Town is we are seriously  
18 looking to get our buildings upgraded in their look.  
19 This is not a contemporary look and we're not looking  
20 to be cutting-edge. This is not a cutting-edge kind of  
21 use. I'd like to see something that's a little more  
22 2016.

23                   CHAIRMAN STUTO: So, architectural features and  
24 maybe some better finishes.

25                   Joe Grasso, do you have any comment?

1                   MR. GRASSO: I would consider the look  
2                   utilitarian in the little industrial. I think to Lou's  
3                   point when you look at the corridor doesn't have this  
4                   type of pallet. So, I would recommend a softening,  
5                   whether or not it is earth tones or softer materials.

6                   Regarding the signage, I know there have been  
7                   questions about the signs. You may want to take the  
8                   signs off the building and let the signs be reviewed  
9                   by the Sign Review Board so, that is not confusion  
10                  whether or not the Planning Board is actually  
11                  reviewing the signs for the establishment and just  
12                  dealing with the architecture of the building, which  
13                  is really where your review should be.

14                  The project will come back for additional site  
15                  plan review. So, I think it's good that these comments  
16                  come out now so that they can take them back and work  
17                  with an architect on it and then come back with  
18                  preliminary plans and updated architectural  
19                  renderings. Even though they're not a typical  
20                  submission requirement at that time, if there are  
21                  concerns raised at concept we do recommend that you do  
22                  come back just so that doesn't slow down your process.

23                  CHAIRMAN STUTO: Is the applicant okay with  
24                  that?

25                  MR. LANSING: Yes.

1                   CHAIRMAN STUTO: Are there any other issues?

2                   MR. AUSTIN: I just had a quick question on the  
3 outside storage - the gravel storage. What is proposed  
4 to be stored on that gravel storage? Do you have a  
5 chain-link fence all around the storage, but there is  
6 no fence on the proposed gravel storage. But the  
7 larger pieces of equipment somebody can't just drive  
8 off -

9                   MR. CASALE: When the first plan came through  
10 which I to figure out a way to unload our truck. So,  
11 the gravel storage area -- again, initially we were  
12 looking to subdivide the property if you remember and  
13 that wasn't feasible so we incorporated the whole  
14 piece of property. Through the process we just said  
15 well, with the one driveway access were going to have  
16 a problem getting trucks in and out of there and  
17 trailers in and out of there. So, that's what the  
18 stone driveway came from. As we were doing that we  
19 said well, it would be advantageous for us to be to  
20 store may be a truck there or store some of our  
21 trailers there. To be honest with you, we really  
22 didn't -- it really evolved in that we are not going  
23 to subdivide the property so we are going to need a  
24 place to motor vehicles, to hook trailers up so we are  
25 not congesting that one entrance way. That's what it

1 really evolved to. I'd like to tell you that we put a  
2 lot of thought into that, but we were really just  
3 saying well, depending upon what the Board's position  
4 is we would need an area of storage for the little tow  
5 behind trailers and things like that. So, that is all  
6 we are trying to do. We're just trying to make an ease  
7 of access.

8 If you see the bottom plan, you can see the  
9 driveway kind of veered off to the right. That was a  
10 thought. If we're not going to subdivide the property,  
11 it would be helpful for us to have an area where we  
12 could maybe keep our trailers. Maybe we could use it  
13 to offload so we are not congesting that part of the  
14 property. It really is very difficult. So, we just  
15 evolved it from there.

16 MR. AUSTIN: So, we are looking at the top  
17 plan; right?

18 MR. CASALE: Our plan would be the top plan.  
19 Like I said, that was the evolution. The first plan  
20 that we came in with - we were going to subdivide and  
21 then we went to that plan and then we realized that  
22 was going to be kind of difficult.

23 MR. AUSTIN: So, it could be used for just  
24 unloading equipment.

25 CHAIRMAN STUTO: Tim?

1           MR. LANE: I don't really have any questions. I  
2 would have a request that you seek out any input from  
3 the Pine Bush people to see if they have any concerns  
4 and work with them on any thoughts they might have.

5           Ellen did have her hand raised. I would kind of  
6 like to see if she had anything else to share.

7           MS. ROSANO: No.

8           CHAIRMAN STUTO: You said your peace already?

9           MS. ROSANO: Yes - just that the Pine Bush work  
10 with the applicant. Our recommendation is to maintain  
11 that contact so that the plans for the landscaping is  
12 beneficial and amenable with the Pine Bush.

13          MS. MILSTEIN: The gravel storage area -- what  
14 is the size of that? Obviously, the building is 8,000  
15 square feet.

16          MR. LANSING: It is roughly 80 x 200, or in  
17 that range.

18          MS. MILSTEIN: And then in the back?

19          MR. LANSING: Yes, it does wraparound.

20          MR. CASALE: That is 4,000 square feet.

21          MS. MILSTEIN: And what are you planning on  
22 putting there? I don't want this to turn into looking  
23 like a car shop.

24          MR. CASALE: We do sell equipment there. It  
25 would be an overflow lot for us for trailers that

1 customers are coming to get. Various pieces of  
2 equipment that if we are fortunate enough and need the  
3 room, there would be access there and we wouldn't have  
4 to go back and forth to get it. I think that you will  
5 notice that we kept -- we are always interested in  
6 keeping the buffer around the property so you wouldn't  
7 be able to see in there. It is a treed buffer all the  
8 way around it.

9 How many feet is that, Scott?

10 MR. LANSING: That is roughly about 80 or  
11 hundred feet.

12 MR. CASALE: So, there is about an 80 foot  
13 buffer all the way around the whole thing. Our problem  
14 now is we have no room. There are things that we just  
15 can't rent to people in Colonie because we don't have  
16 it available. We don't have the room to put it on that  
17 lot. We didn't want a box ourselves in. Now that we  
18 are not going to subdivide the property, at least it  
19 gave us the opportunity as the business grows will  
20 have additional storage. Do we have any plans to put  
21 anything in there? No. I can tell you that if business  
22 continues to grow we would like to be able to use that  
23 and not have to come back to the Board and say we  
24 would like to store some equipment over here in  
25 between uses. That's a temporary storage area just

1 while machines are moving in and out. Again, hopefully  
2 we will be at that point.

3 MS. MILSTEIN: If the business does do well,  
4 how many pieces of equipment can you put in there?

5 MR. LANSING: If it's a couple hundred feet  
6 across - if it's a typical parking space of about 10  
7 feet wide, it could be essentially 20 trailers across  
8 there.

9 MR. CASALE: Normally what we do is we would  
10 use it for the chippers, trailers and things like  
11 that. You would have an access road in the middle and  
12 they would park on each side of it. So, you're not  
13 going to store on the whole lot. You would have a  
14 place where you would have been facing the center.  
15 Really, you're talking about the middle of the  
16 property as an access point and you would just store  
17 on the side.

18 MR. GRASSO: Some of the concern that I am  
19 hearing from the Board on the storage area is about  
20 the visibility of it from New Karner Road. I think  
21 that's something that we will get a much better handle  
22 on when they do the tree survey and when they defined  
23 the clearing limit. We can look to see what vegetation  
24 is going to remain. It's currently proposed to not be  
25 a fenced in area. The fence is around your yard. So,

1 this is just an overflow lot. If we come back and say  
2 the equipment in that area is going to be highly  
3 visible, we can look at what other treatments would be  
4 required whether it be some solid fencing or some  
5 additional landscaping to provide a better screen.

6 MS. MILSTEIN: How much volume do you expect in  
7 traffic to be seeing?

8 MR. CASALE: It varies by day of the week.  
9 Saturdays are busy. I would say on an average day is  
10 probably, I would say 20 or 30 a day. It's not any  
11 more than that. Again, people who come in will want to  
12 rent a trailer and take a piece of equipment with  
13 them. We need access points that we can get two  
14 things. You're also dealing with people that don't  
15 normally drive a trailer. Again, the wider it can be,  
16 the easier it is for them.

17 CHAIRMAN STUTO: Craig?

18 MR. SHAMLIAN: I guess I had two questions. You  
19 do not have plans currently to subdivide; correct?

20 MR. CASALE: No.

21 MR. SHAMLIAN: And you're not thinking about  
22 that in the future either? I guess my question is: if  
23 the thought is that the property is not going to be  
24 subdivided, is there a layout that is better that  
25 utilizes the site in a different manner? I am not

1 saying that there is. I'm just asking the question.

2 The other question I have that is more toward  
3 Joe: With car dealerships, I think we require a  
4 certain distance before they can park and show cars to  
5 the road - to the property line.

6 CHAIRMAN STUTO: We have, yes.

7 MR. SHAMLIAN: I don't know what the distance  
8 is, but they're going to propose an equipment display  
9 area in the front.

10 MR. LACIVITA: They won't be parking on the  
11 green space.

12 MR. SHAMLIAN: What is proposed to go there?

13 CHAIRMAN STUTO: I think Joe mentioned it and I  
14 just want to read the department's comment because  
15 there was a question I was going to ask also.

16 Rather than the 20 x 105 foot display area of  
17 the front yard, two or three display pads should be  
18 designed instead incorporating a decorative wall or  
19 fencing with shade trees and low-level landscaping  
20 along the New Karner Road frontage.

21 I'm not sure if Joe Grasso made a reference to  
22 that as well. Did you have an independent comment  
23 about that? That was the topic that I wanted to bring  
24 up for discussion, too.

25 MR. GRASSO: They are proposing 15 feet off the

1 front property line and I think that is what the  
2 zoning requires for either display pads or regular  
3 parking.

4 CHAIRMAN STUTO: Can you point to where the  
5 display area is? Can you trace it with your finger?

6 MR. LANSING: Sure. It is right in this area  
7 here (Indicating).

8 MR. LACIVITA: We are trying to make that a  
9 standard comment now for car dealerships so we are not  
10 going back and fighting about parking on the green  
11 space but making designated areas.

12 MR. SHAMLIAN: I think there is that issue  
13 and -

14 CHAIRMAN STUTO: Joe, it is your department  
15 that made this comment about having two or three pads.

16 MR. LACIVITA: Right.

17 MR. SHAMLIAN: As you drive down New Karner - I  
18 don't want to see six pieces of equipment. That is not  
19 going to be in keeping with that stretch of road.

20 CHAIRMAN STUTO: Joe Grasso, what do you have  
21 to say?

22 MR. GRASSO: Two things: one is that I think  
23 they heard the comments from the Planning Board in the  
24 planning department raised them. I think that they are  
25 going to be sensitive to the context of the corridor.

1 The site is zoned industrial, as well. So, that's why  
2 Tony made reference to some of the other businesses  
3 that are out there. I do think that when they come in  
4 with final plans, they will elaborate on the detail of  
5 the landscaping in the display pads. I think that they  
6 will take the comments to heart.

7 CHAIRMAN STUTO: You don't want to be more  
8 specific than that right now?

9 MR. GRASSO: I am not prepared to be more  
10 specific than what I see in the plans right now.

11 CHAIRMAN STUTO: The ingress and egress. Board,  
12 are we okay with what has been proposed here?

13 MR. AUSTIN: Yhey said the DOT is an agreement  
14 with that?

15 MR. GRASSO: Albany County Department of Public  
16 Works has jurisdiction over the curb cuts and in their  
17 letter they did mention that they would be accepting  
18 or be in favor of one way in and one way out as well  
19 as just one full-access.

20 MR. AUSTIN: Could you line them up with the  
21 other curb cuts on the other side of the road. It  
22 looks like you could do it.

23 MR. GRASSO: Sometimes we do it depending on  
24 the use and depending on how that two lane left turn  
25 lane gifts utilized. In this case, we do not feel like

1 it is that important based on the low-volume. Tony  
2 mentioned 20 or 30 cars a day. We think that even at a  
3 much higher volume you would need to get over like 100  
4 cars to start to really try to consolidate the curb  
5 cuts across from each other.

6 CHAIRMAN STUTO: Any new comments?

7 (There was no response.)

8 I'll summarize from my notes where I think what  
9 we have discussed and hopefully the applicant is  
10 hearing and listening.

11 We have to study the endangered species. Try to  
12 preserve native plants. Get rid of non-native plants.  
13 Study the gravel parking area and whether the  
14 screening is adequate and also do some type of tree  
15 survey to get a sense of that and modify as necessary.

16 The display area in the front - we just talked  
17 about that.

18 An architecture review and color tones. Get rid  
19 of the signs because that will be up to design review  
20 Board. We don't want to imply that we condone any type  
21 of signs scenario. We would like to spruce up the  
22 building a little bit.

23 Anything else that I'm missing?

24 (There was no response.)

25 Is the applicant okay with all of that?

1 MR. CASALE: Yes.

2 MR. LACIVITA: And were making sure you show  
3 the propane.

4 MR. CASALE: We should've had that on there.

5 CHAIRMAN STUTO: Do we have a motion for  
6 concept?

7 MR. MION: I'll make a motion.

8 MR. AUSTIN: I'll second that.

9 CHAIRMAN STUTO: Any discussion?

10 (There was no response.)

11 All those in favor with the comments, say aye.

12 (Ayes were recited.)

13 All those opposed, say nay.

14 (There were none opposed.)

15 Thank you.

16 MR. LANSING: Thank you.

17

18 (Whereas the above entitled proceeding was  
19 concluded at 8:42 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 \_\_\_\_\_

