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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

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OFFICE/WAREHOUSE  
100 MORRIS ROAD  
SKETCH PLAN REVIEW

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THE STENOGRAPHIC MINUTES of the above entitled  
matter by NANCY L. STRANG, a Shorthand Reporter,  
commencing on April 4, 2017 at 7:15 p.m. at The  
Public Operations Center, 347 Old Niskayuna Road,  
Latham, New York

BOARD MEMBERS:  
PETER STUTO, CHAIRMAN  
LOU MION  
BRIAN AUSTIN  
KATHY DALTON  
TIMOTHY LANE  
CRAIG SHAMLIAN

ALSO PRESENT:  
Katheen Marinelli, Esq. Counsel to the Planning Board  
Joseph LaCivita, Director, Planning and Economic  
Development  
Michael Tengeler, Planning and Economic Development  
Joseph Grasso, PE, CHA  
Nick Costa, PE, Advanced Engineering

1           CHAIRMAN STUTO: Office Warehouse, 100 Morris Road,  
2 sketch plan review, proposed construction of a 4,921  
3 square foot building.

4           Joe LaCivita, do you have any comments on this  
5 one?

6           MR. LACIVITA: The only thing that we want to do,  
7 Peter is mention that this was before the DCC, the  
8 Development Coordination Committee on October 12, 2016.  
9 We're here tonight for a sketch plan where we can talk  
10 about the project with no approval being granted.

11           Nicholas?

12           MR. COSTA: Thank you, Joe.

13           Good evening. My name is Nick Costa. I'm with  
14 Advanced Engineering and Surveying and we have  
15 prepared the sketch plan that is in front of you  
16 tonight.

17           This is a site that is located at 100 Morris  
18 Road. The parcel is about three-quarters of an acre;  
19 31,000 and some odd square feet. It's vacant right  
20 now.

21           There is a rendition of what it looks like  
22 right now. There is a gravel road and some gravel  
23 parking at the rear of the site. The site has been  
24 used for storage, mostly.

25           The proposal is to develop a one-story

1 warehouse/office combination building to be utilized  
2 by a roofing company. That's what the future tenant  
3 will be for the site. It would have access from  
4 Morris Road and it would come in. There is parking  
5 shown to be provided for employees. Obviously, there  
6 wouldn't be too many customers that would be  
7 visiting the site.

8 The site is located in an industrial zone. It  
9 meets the requirements for the industrial zone for  
10 setbacks. There is about 58% greenspace with the  
11 remaining impervious.

12 There is existing infrastructure to provide  
13 municipal services to the site. There is water along  
14 Morris Road. There is also sanitary sewer along  
15 Morris Road. The sanitary sewer -- there is actually  
16 a stub out of the manhole. The stub was left to  
17 provide service to the lot.

18 The site, again, is bound by Morris Road. It's  
19 also bound by a National Grid parcel and a  
20 residential home that is at 98 Morris Road.

21 That residential home is owned by Mr. Saccoccio  
22 who owns this parcel and he is the applicant for the  
23 site.

24 The grading is generally flat with the  
25 topography coming towards the culvert that crosses

1 under Morris Road and drains out. So, we plan on  
2 keeping the pattern of the drainage similar to what  
3 exists on-site right now. We will have some  
4 stormwater management areas. Those will be in  
5 compliance with the Town of Colonie stormwater  
6 requirements.

7 Landscaping will be proposed along the common  
8 boundary line.

9 If there any questions, I would be more than  
10 happy to answer them.

11 CHAIRMAN STUTO: Once again, we have the Town  
12 Designated Engineer, Joe Grasso, from CHA.

13 Joe, I know you haven't prepared a formal  
14 review. Do you have any comments though?

15 MR. GRASSO: Yes, just a couple.

16 Are there any trees on the site, or is the site  
17 just graded off right now?

18 MR. COSTA: It's fairly graded off. There is a 24  
19 inch tree along the property line.

20 MR. GRASSO: That is looking to be retained?

21 MR. COSTA: That's correct.

22 We're going to do our best to try to retain  
23 that.

24 MR. GRASSO: The site is limited and you need. It  
25 is in the conservation development overlay district.

1           Typically, it would require 40% of the unconstrained  
2           lands within the site to be permanently protected. It is  
3           important to understand that conserved lands does not  
4           equate to green space. The plan that you are looking at  
5           may provide 40% green space, but that area does not lend  
6           itself to permanently protecting through deed  
7           restriction which would be an area normally either to  
8           the side or rear of a parcel - separate from the green  
9           space. They can overlap. You can count is preserved  
10          lands as green space. You would not want those  
11          restrictions covering all of the green space on the  
12          site.

13                 When you're in the conservation development  
14          overlay district, one of the first things that you  
15          do as part of the concept submission to go through a  
16          conservation analysis to better understand if there  
17          are environmentally sensitive features there on the  
18          project site or adjacent to the project site that  
19          should be protected as part of site development  
20          plan. Our initial reaction is that the site does  
21          not have any of those features, nor are there any  
22          features directly adjacent to the site. Therefore,  
23          if that analysis confirms that the Planning Board  
24          can make a determination that the conservation  
25          development overlay requirements no longer apply,

1 the project can be developed in accordance with the  
2 standard conventional development guidelines and the  
3 zoning. This is what was similarly done for another  
4 warehouse parcel down on Morris Road just a few  
5 meetings back.

6 So, we would look to have that thorough  
7 analysis done at the time of concept submission. I'm  
8 not so sure that your actual layout would change  
9 depending on which way that you go - the 40%  
10 preserved lands definitely need to be factored into  
11 the development plan.

12 The site is also in the Albany Pine Bush study  
13 area. Review and comment by the Pine Bush Preserve  
14 Commission is important. We would look to get those  
15 comments at the time of concept review. The site is  
16 on the inside of a horizontal curve on Morris Road.  
17 We think that site distance is going to be  
18 restricted for exiting vehicles looking to the  
19 right. So, we would want a thorough analysis on the  
20 site distance to make sure that it is adequate based  
21 on the 85th percentile speeds of Morris Road.

22 From a SEQOR standpoint, I think it has already  
23 been designated as an unlisted action so a short EAF  
24 is adequate for the environmental review.

25 I think that is all we have at this time.

1           CHAIRMAN STUTO: How do you like the layout?

2           MR. GRASSO: The layout works. I think our biggest  
3 concern with the layout would be the site distance. The  
4 site, as you said, is gravel in the storage area. We  
5 think that development with a really nice site plan and  
6 appropriately landscaped has a chance to really improve  
7 the aesthetics of the site.

8           Morris Road is one of those transitional road  
9 where you have mixed/small commercial warehouse type  
10 uses right next to residences. One of the  
11 advantages of the site is that the applicant lives  
12 in the adjacent home. So, there may be less  
13 concerned about buffering between the house and the  
14 commercial use then we would typically see on this  
15 type of site plan application.

16           CHAIRMAN STUTO: The asphalt shape seems a little  
17 bit unusual. Do you need all that asphalt, or is some of  
18 it extraneous?

19           MR. COSTA: We think that from maneuvering purposes  
20 we do need it. As we progress to concept, we would try  
21 to minimize it. There would be some truck traffic at the  
22 rear of the site. So, when they come out, they need a  
23 little more room. We certainly will try to work to the  
24 least possible amount that we need. That helps us with  
25 the storm water, too. That is something that is a

1 benefit for us to cut down the amount of impervious  
2 area.

3 CHAIRMAN STUTO: Board members?

4 (There was no response.)

5 Okay, we look forward to the conservation  
6 analysis and we will get the comments from the Pine  
7 Bush and the site distance analysis and so forth.

8 MR. COSTA: We will get that for concept.

9 CHAIRMAN STUTO: We look forward to seeing you next  
10 time.

11 MR. COSTA: Thank you.

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13 (Whereas the above entitled proceeding was  
14 concluded at 7:25 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 \_\_\_\_\_

