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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

CORNERSTONE WAREHOUSE
83 KARNER ROAD
APPLICATION FOR SEQR
ENVIRONMENTAL DETERMINATION AND FINAL REVIEW

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing
on August 8, 2017 at 7:02 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham,
New York

BOARD MEMBERS:

- PETER STUTO, CHAIRMAN
- LOU MION
- BRIAN AUSTIN
- STEVEN HEIDER
- KATHLEEN DALTON
- SUSAN MILSTEIN

ALSO PRESENT:

- Kathleen Marinelli, Esq. Counsel to the Planning Board
- Joseph LaCivita, PEDD
- Michael Tengeler, PEDD
- Charles Voss, PE, Barton and Loguidice
- Chris Longo

1 CHAIRMAN STUTO: Welcome to the Town of Colonie
2 Planning Board. We're going to get started. There are
3 three items on the agenda.

4 Joe, do you have any business matters before we
5 take up the agenda?

6 MR. LACIVITA: Nothing that I have, Peter -
7 unless you have questions about anything happening in the
8 Planning Department.

9 CHAIRMAN STUTO: Not that I can think of.
10 The first item on the agenda is Cornerstone
11 Warehouse, 83 Karner Road, application for SEQR,
12 environmental determination and final review, 3,000 square
13 foot warehouse.

14 MR. LACIVITA: Just for the record, we have a
15 couple of Planning Board dates that we have already seen
16 this project. One was back on April 5, 2016 and again
17 April 4, 2017 - almost a year later.

18 Mr. Longo is here to take us through the SEQR
19 determination and final review.

20 Chris?

21 MR. LONGO: Thank you. As it was mentioned,
22 this is 83 Karner Road. The property is owned by
23 Cornerstone Construction. It is approximately a half-acre
24 parcel. It's a vacant lot as it stands. It's predominantly
25 gravel - the remains of some old development in the past.

1 The proposal is to develop the whole parcel,
2 the half-acre as I mentioned into a 3,000 square foot
3 commercial building. It's a pre-engineered building. There
4 will be associated parking and septic system and some
5 stormwater attenuation.

6 Since we were here in April - just some minor
7 additions to the plan. There is some more detailed
8 landscaping and lighting. We've gone through some comments
9 with the TDE. I think that we're pretty comfortable with
10 where we stand with them as well as any Town departments.

11 We have also completed a threatened and
12 endangered species review which was done in conjunction
13 with the Pine Bush Preserve. We had an initial letter
14 which was responded to.

15 There is one waiver that is requested which
16 would be paving the setback with asphalt pavement - not
17 being 10 feet on the eastern property line.

18 It's the industrial zoning district - pretty
19 much in keeping with the rest of the neighborhood there.
20 There are some residential uses interspersed within this
21 area, as well. It is predominantly industrial as well as
22 the zoning use is industrial.

23 CHAIRMAN STUTO: We've seen this a couple of
24 times. Thank you. We've had this reviewed by the Town
25 Designated Engineer which is the engineer for the Planning

1 Board. That would be Barton and Loguidice. Chuck Voss is
2 here for them.

3 Chuck, could you give us your comments?

4 MR. VOSS: Sure, Peter, thank you.

5 As Chris mentioned, we did a detailed review of
6 this project. The last review was in late July. You have a
7 cover letter dated July 31st in your packets. That really
8 just outlines a few final details. I will just touch on a
9 couple of those.

10 The project that is proposed is a use, size,
11 scale, density and intensity certainly won't generate any
12 significant impacts based on the way that they are laid
13 out. They are really kind of looking at a re-development
14 issue here versus a brand new build. That fits in with the
15 zoning classification as well as the use. As we discussed
16 prior, this site is predominantly surrounded by industrial
17 uses or semi-industrial uses with one or two minor
18 residential uses kind of sprinkled in. Really the
19 predominant use in this area is industrial.

20 The site - existing building has public water,
21 natural gas and logical service connections. As Chris
22 mentioned, they will be using an on-site septic system
23 versus sewer. We have looked at that. It's up to the
24 County Health Department and subject to those approvals.
25 We noted that in our letter but it looks like their plans

1 are adequate for that.

2 Stormwater management was found to be certainly
3 adequate for this site. The soils are very well drained
4 over there. It's very sandy and very suitable for the
5 stormwater management that they are proposing. The Board
6 will note the addition of the landscaping up front around
7 the new paved parking area. That is in addition to what is
8 already on the site. There is some scrub stuff now, but
9 that will certainly enhance the view as you look at the
10 building from the roadside.

11 Again, because the building is kind of
12 sandwiched in between other industrial uses, it doesn't
13 really stand out, given its setback. It's pretty far back
14 on the parcel.

15 Other than that, we had no additional issues.
16 There are just minor details.

17 CHAIRMAN STUTO: Did we have some discussion
18 about a fence?

19 MR. VOSS: Yes.

20 MR. LONGO: Sorry, I skipped over that part. We
21 did add a fence since it was back in front of you in
22 April. There is a fence proposed for the three sides.

23 CHAIRMAN STUTO: Can you trace that?

24 MR. LONGO: It starts right here and then the
25 three sides (Indicating). It wouldn't be a gate across

1 the front. It would be just the sides and the rear.

2 CHAIRMAN STUTO: What style of fence is that?

3 MR. LONGO: It's standard chain-link, six-foot
4 height.

5 CHAIRMAN STUTO: Was that a partial
6 accommodation for the neighbor?

7 MR. LONGO: Yes, it was.

8 MR. VOSS: Other than that, Peter, we would
9 recommend final conditional approval.

10 Again, just for the Board's information, this
11 was a SEQOR Type II action so there is no additional SEQOR
12 review.

13 So, with that, we are all set.

14 CHAIRMAN STUTO: Are there members of the
15 public looking to speak on this one?

16 (There was no response.)

17 I will turn it over to the Board for comments
18 or questions. We have seen it several times. I think that
19 it's an improved project and appropriate for the area.

20 Steve, do you have any comments or questions?

21 MR. HEIDER: No.

22 CHAIRMAN STUTO: SEQOR is Type II, so no SEQOR
23 needs to be done.

24 There is a waiver. Do you have a waiver
25 Resolution or some language on the waiver?

1 MR. VOSS: I don't have it in the packet,
2 Peter.

3 CHAIRMAN STUTO: Can you describe the waiver
4 for us again?

5 MR. VOSS: Yes, it's for a front setback.

6 MR. LONGO: Side yard pavement, yes. It's less
7 than 10 feet.

8 MR. VOSS: The applicant is proposing a waiver
9 from the requirement for the side yard setback of 10 feet.
10 It's not uncommon for this Board to grant those waivers.
11 We would recommend approval of that.

12 CHAIRMAN STUTO: We're going to need a written
13 waiver Resolution from you for those things.

14 MR. VOSS: I'll check back with Rebekah about
15 that.

16 CHAIRMAN STUTO: You guys can put that
17 together.

18 Do we have a motion on the waiver?

19 MR. MION: I'll make the motion.

20 MR. AUSTIN: I'll second.

21 CHAIRMAN STUTO: Any discussion?

22 (There was no response.)

23 All those in favor say aye.

24 (Ayes were recited.)

25 All those opposed, nay?

1 (There were none opposed.)

2 The ayes have it.

3 With respect to the principle matter before the
4 Board which is for final review.

5 When you said condition, Chuck, you threw me
6 off a little bit.

7 MR. VOSS: It's our conditional approval with
8 department comments.

9 CHAIRMAN STUTO: Is there a motion for final
10 approval, conditioned upon Town Designated Engineer and
11 Department comments and comments made by this Board on the
12 record.

13 MR. MION: I'll make that motion.

14 MR. AUSTIN: I'll second it.

15 CHAIRMAN STUTO: Any discussion?

16 (There was no response.)

17 All those in favor say aye.

18 (Ayes were recited.)

19 All those opposed, nay?

20 (There was no response.)

21 The ayes have it.

22 Thank you.

23 MR. LONGO: Thank you.

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1 (Whereas the above entitled proceeding was concluded
2 at 7:11 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.

Date: _____

NANCY L. STRANG

