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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

CRISAFULLI WAREHOUSE
348 OLD NISKAYUNA ROAD
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing
on November 28, 2017 at 8:20 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham,
New York

BOARD MEMBERS:
PETER STUTO, CHAIRMAN
KATHLEEN DALTON
LOU MION
CRAIG SHAMLIAN
STEVEN HEIDER
SUSAN MILSTEIN

ALSO PRESENT:

Joseph LaCivita, Director, Planning and Economic
Development Department
Luigi Palleshi, PE, ABD Engineers
Michael Crisafulli
Joseph Romano, PE, CHA

1 CHAIRMAN STUTO: The last on the agenda is
2 Crisafulli Warehouse, 348 Old Niskayuna Road, sketch
3 plan review, raze existing farm structures and replace
4 with a 63,752 square foot warehouse/office.

5 Joe LaCivita, any comments?

6 MR. LACIVITA: We're here just for sketch,
7 Peter. We'll turn it back to Luigi and Mike Crisafulli.

8 MR. PALLESHI: Good evening. Luigi Palleshi
9 with ABD Engineers.

10 We're here tonight for 348 Old Niskayuna
11 Road. As you know, it's directly across the street
12 here. It's a 5.5 plus or minus acre site. It's got
13 about 110 feet of frontage and sort of key holes back
14 with vacant land. There are some garages, pole barns
15 and sheds currently on the site that was previously
16 used for a construction yard.

17 Surrounded by the northwest and south of the
18 site is the Albany Airport and then we also have two
19 residential homes along Old Niskayuna Road.

20 This is a colored up version of the original
21 submission that was made for sketch plan. Since then,
22 we have continually worked on the drawings and I'll
23 point out a couple of those changes here. I did bring
24 this in case you had specific questions related to
25 that site plan.

1 This is the plan that I just submitted; 11 x
2 17 version.

3 CHAIRMAN STUTO: Is that your most current
4 plan?

5 MR. PALLESHI: That's the most current plan.

6 As you can see what we have done is the
7 original plan - we needed a waiver or a variance for
8 greenspace. What we did was we cut out some pavement
9 in the back loading dock area and added this green
10 area. Originally the dumpster was located at the far
11 west of the site and we've located it centrally so
12 that it's more accessible to each of the tenants. The
13 entranceway and the access to the site remains the
14 same, but what we did do is we advanced our design to
15 start looking at the stormwater areas as well as
16 landscaping and utilities.

17 The landscaping, because of the two
18 residential neighbors, we are providing an evergreen
19 row along the north side and along the east side
20 buffering those two residences.

21 The proposed building is a one-story 28 plus
22 or minus foot high totaling 63,752 square feet. The
23 way that the original submission was made was based
24 off of one tenant. After looking at it further, we had
25 decided to set it up so that we could show this

1 Planning Board that there is a possibility that we
2 could split this up into four or five future tenants.

3 The way that we would set it up is each of
4 those tenants would all have loading docks and
5 overhead doors. You find this a lot on Old Niskayuna
6 Road. We were involved with a lot of designs just
7 south of here that Crisafullis had actually built.

8 So, the utilities on-site -- the closest
9 sanitary sewer that we would connect to is 1,500 feet
10 away in the easterly direction here. Because of the
11 low-flow use of the office/warehouse, we are proposing
12 a septic system. We did do test pits already on the
13 site. It's a C&D soil on site which would accommodate
14 a septic system. We did have Albany County Health
15 Department out on site and we also had the Town's
16 stormwater office on site as well because we did test
17 pits on the same day to see what we needed to do for
18 stormwater.

19 So, it would be an on-site septic system
20 approved by the Albany County Department of Health and
21 the water main does exist -

22 CHAIRMAN STUTO: Is that permitted by Code -
23 on-site septic?

24 MR. LACIVITA: Yes, Chret allows for certain
25 ones but again, it has to go through the County first.

1 CHAIRMAN STUTO: So, it's not prohibited.

2 MR. LACIVITA: No.

3 MR. PALLESHI: If you recall 291 Wolf Road, we
4 did a septic system on that and it was the same similar
5 set up of a building of office/warehouse type use.

6 Back to water - there is a main on Old
7 Niskayuna Road.

8 Per the DCC meeting and Latham Water
9 comments, we are going to have to extend the main and
10 put a hydrant on our site and we'll put an easement on
11 that utility easement to Latham Water.

12 Stormwater - again, due to the sandy soils
13 on-site we are going to utilize infiltration which
14 meets the green infrastructure techniques and
15 obviously, what is required for DEC stormwater
16 regulations.

17 Other than that, I think that it's pretty
18 straight forward. It's allowed by use or by zoning.
19 We're not requesting any variances, any waivers. We
20 have plenty of parking spaces and so forth to
21 accommodate the needs here.

22 Mike, did you want to add anything?

23 MR. CRISAFULLI: No, not really. I just wanted
24 to bring a rendering. It's a rendering that we had done
25 on the project. I would call it an early rendering. It

1 is representative of the size, the shape and
2 configuration of doors and windows. The colors may
3 change as we go on here. This was actually created for
4 one specific tenant that met their corporate needs. That
5 could change. We're toying around with either a tilt-up
6 concrete building or a pre-engineered metal building, so
7 we're not sure yet. It's a pretty good representation at
8 this point, I think, of the building.

9 MR. MION: Do you know who the tenants may be?

10 MR. CRISAFULLI: We don't. We don't know at
11 this point.

12 I would say that there is probably an 80%
13 chance that it will be multiple tenants. I think that
14 there will be three or four, to be honest with you.
15 That's how we have set it up.

16 No, we don't know, basically.

17 CHAIRMAN STUTO: Okay, does our Town Designated
18 Engineer have any preliminary comments? I know that you
19 haven't reviewed it yet.

20 MR. ROMANO: No, I think that Luigi covered
21 most of them. It is allowed, per the zoning. They aren't
22 requesting any waivers on this project.

23 I know the plan at DCC had one option that
24 was going to be less than 35% greenspace which it
25 looks like you eliminated that. Really leaving DCC

1 from a technical standpoint, I think that the biggest
2 concern was with stormwater. I think that performing
3 those test pits and finding out that you have
4 infiltrating soils - I think that's going to help that
5 design.

6 CHAIRMAN STUTO: Okay, any other comments from
7 the Board?

8 MR. SHAMLIAN: Can you talk about what is on
9 the site now in terms of vegetation?

10 MR. CRISAFULLI: So, we have looked at aerial
11 photos of the site that goes back 50 years. Every 10
12 years we have a photo. As early as the late 70's it was
13 just straight up farm land. Evasive species has taken
14 over the site in the last 30 years.

15 The majority of the trees are popular, with
16 the exception of a couple of hardwood trees. We
17 didn't do a full-blown tree study. We did a tree
18 evaluation, I would call it. Basically there are no
19 good trees on the site. It's just stuff that is
20 overgrown over the years.

21 The previous owner used it as a construction
22 yard. He didn't really maintain the back portions of
23 it and things have just grown in. Like I said, in the
24 late 70's this was just all wide open farmland. We're
25 not talking old world stuff.

1 CHAIRMAN STUTO: Any other questions or
2 comments?

3 (There was no response.)

4 Okay, thank you for showing it to us. We
5 appreciate it.

6 MR. CRISAFULLI: Thank you.

7 CHAIRMAN STUTO: If there is no other business,
8 we will stand adjourned.

9

10 (Whereas the above referenced proceeding was
11 concluded at 8:31 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.

Dated: _____

NANCY L. STRANG
LEGAL TRANSCRIPTION
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NISKAYUNA, NY 12309

