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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

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CASALE EQUIPMENT RENTAL  
340 NEW KARNER ROAD  
APPLICATION FOR SEQOR  
DETERMINATION AND FINAL REVIEW

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THE STENOGRAPHIC MINUTES of the above entitled matter  
by NANCY L. STRANG, a Shorthand Reporter commencing  
on December 19, 2017 at 7:31 p.m. at The Public  
Operations Center, 347 Old Niskayuna Road, Latham,  
New York

BOARD MEMBERS:

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

ALSO PRESENT:

- Joseph LaCivita, Director, Planning and Economic  
Development Department
- Michael Tengeler, Planning and Economic Development  
Department
- Michael C. Magguilli, Esq. Town Attorney
- Nia Cholakis, Esq.
- Scott Lansing, PE, Lansing Engineering
- Joseph Grasso, PE, CHA
- John Knighton

1                   CHAIRMAN STUTO: Next on the agenda is Casale  
2                   Equipment Rental, 340 New Karner Road, application for  
3                   SEQR determination and final review, 8,000 square foot  
4                   office, showroom, garage.

5                   MR. LACIVITA: Peter, I just want to put some  
6                   dates on the record.

7                   The project was before us on July 12, 2016  
8                   and then again for concept December 18, 2016 and  
9                   tonight as you had mentioned, we are here for final  
10                  and a SEQR determination to move the project toward  
11                  its completion.

12                  I will turn it over to Scott

13                  MR. LANSING: Good evening. My name is Scott  
14                  Lansing with Lansing Engineering. I'm also here tonight  
15                  with the applicant for the project, Mr. Tony Casale and  
16                  family.

17                  As was mentioned, we are here this evening  
18                  for the Board's consideration of preliminary and final  
19                  approval for this project. I think it is something  
20                  that the Board is familiar with.

21                  We have been in front of the Board. Last  
22                  time was about one year ago.

23                  I will just quickly kind of go through what  
24                  the application is and what we have done since the  
25                  last time we were before the Board.

1 Overall, the project is for a rental and  
2 sales facility for tools, small equipment and heavy  
3 equipment. About 90% of it would be for rentals and  
4 the other 10% would be for sales.

5 Casale Rental is currently in two locations;  
6 one is in Clifton Park and one is here in the Town of  
7 Colonie at 2005 Central Avenue. That is a small  
8 facility and something that they have outgrown. They  
9 do wish to stay in the Town of Colonie. This is an  
10 excellent site for them to expand on and they would  
11 relocate their current location to this location. The  
12 other location would close.

13 As far as the site itself, it is located at  
14 340 New Karner Road. It is approximately 3.87 acres in  
15 size. The parcel is currently vacant and not in use.

16 The zoning for the parcel is industrial. What  
17 we are proposing is in accordance with the industrial  
18 zoning. We are not applying for any variances or  
19 anything of that nature. What is proposed is an 8,000  
20 square foot facility. Of that, 2000 square feet would  
21 be office and showroom. In the back, 6,000 square feet  
22 would be storage for the various equipment to rent.

23 Access to the parcel would be from New Karner  
24 Road. There would be two points of access. There would  
25 be one way in and one way out so there would be

1           circulation around the facility, which is advantageous  
2           for the facility and how it operates.

3                     As far as parking, we do propose 24 parking  
4           spaces. That is in accordance with the Town Code. The  
5           customer parking would be in front of the facility and  
6           employee parking would be in the back of the facility.

7                     The back portion of the facility would be  
8           where the equipment is stored. There would be a  
9           fenced-in area that would be gated and locked after  
10          hours. There would also be equipment stored outside  
11          within that fenced in area.

12                    There would be a dumpster in the back -  
13          located in the back of the parcel.

14                    In the front area there would be a display  
15          area. There would be display pads. There would be  
16          landscaping around those so as people drive by, there  
17          would be equipment that would indicate what the  
18          business is for.

19                    As far as utilities, water, storm, sewer --  
20          water and sewer are public. The water is connected  
21          right out on New Karner. The sanitary sewer is  
22          slightly extended down to the South to Albany Street  
23          and ties into the municipal services.

24                    The storm water would be managed on site.

25                    As I did mention, it has been a little while

1           since we have been before this Board and in the  
2           meantime we have been working diligently with the  
3           various departments of the Town and the Town  
4           Designated Engineer.

5                       We are pleased to report that we have  
6           addressed all the comments that all the departments  
7           and the Town Designated Engineer do have on the  
8           project.

9                       Again, we are here this evening for the  
10          Board's consideration on preliminary and final  
11          approval of the project.

12                      Thank you, very much.

13                      CHAIRMAN STUTO: Okay, thank you.

14                      This project has been reviewed by our Town  
15          Designated Engineer, CHA. Joe Grasso is here.

16                      Joe, can you give us your comments on the  
17          project?

18                      MR. GRASSO: Like Scott said, the project has  
19          gone through a number of rounds of technical review as  
20          they have been preparing the final plans. There were no  
21          comments that came out of the concept review that  
22          required substantial changes to the plans from what the  
23          Planning Board had previously seen the last time - about  
24          a year ago.

25                      This site does a good job of preserving as

1 much vegetation on site - around the perimeter of the  
2 site as is practicable to accommodate the development  
3 program. The project won't involve impacts to any of  
4 the wetlands. They have done a detailed tree survey  
5 and have tried to work with the development around  
6 those trees to protect them as much as possible.

7 They are using native landscaping native to  
8 the Pine Bush area.

9 One item that was identified in this letter  
10 and they are still waiting for is a no impact letter  
11 from the State Historic Preservation Office. That is  
12 something that should not hold up the final review by  
13 the Planning Board, but it is something that will be  
14 required to get the project to move forward to  
15 construction.

16 There is a comment letter in your packet with  
17 just a couple of minor typical items from our office  
18 as well as a Full Environmental Assessment Form which  
19 was provided earlier on in the environmental review of  
20 the project for SEQR purposes. It is an unlisted  
21 action, so a coordinated review is not required. So,  
22 the applicant did provide a completed Part 1 of the  
23 full EAF. Our office has gone through and drafted  
24 parts two and part three for the Board's  
25 consideration. Based on the scale of the project and

1 its impacts on the environmentally sensitive features  
2 of the site such as Pine Bush, vegetation and  
3 wetlands, the project is not expected to result in any  
4 kind of significant environmental impacts and we feel  
5 a neg. dec. would be appropriate as part of the Planning  
6 Board's final decision.

7 CHAIRMAN STUTO: Yes, sir?

8 MR. LANSING: I have just one comment. Since  
9 the last response we provided to the Town, we have  
10 received a sign-off from the State Historic Preservation  
11 Office. I do have a copy of that that I can provide.

12 CHAIRMAN STUTO: Yes, why don't you provide  
13 that to Joe?

14 Other members of the public that are  
15 interested in speaking on this?

16 MR. KNIGHTON: My name is John Knighton. I live  
17 at 4285 Albany Street. I am really glad this is  
18 happening. It has been a long drawn out mess as far as  
19 people dumping stuff there. We are on our way to try to  
20 fix it up. I was just wondering where the water is going  
21 to go. Lighting and fencing -

22 CHAIRMAN STUTO: Water, lighting and fencing?  
23 Is that what you said?

24 MR. KNIGHTON: Yes.

25 CHAIRMAN STUTO: If you take a seat, we will

1 answer those.

2 MR. LANSING: I will address water first.

3 As far as storm water, it is mitigated  
4 on-site. We do have an infiltration gallery which is  
5 underground. It does infiltrate the water back into  
6 the ground where it goes in the current configuration.  
7 It has all the various measures for pretreatment that  
8 the New York State DEC requires. As far as the net  
9 increase in storm water, we are at or below the  
10 pre-existing conditions in accordance with the state  
11 requirements. So, we do have storm water addressed  
12 adequately.

13 CHAIRMAN STUTO: Let us stop there.

14 Joe, do you have any comment on that? Can you  
15 tell the neighbor worked with him -

16 MR. GRASSO: The way that these systems are  
17 designed, there will be less runoff. Instead of leaving  
18 the site after it's developed that currently exists, the  
19 amount of groundwater recharge will either stay the same  
20 or increase. Like Scott said, the water quality is  
21 always an important consideration, too. So, all of the  
22 storm water gets collected and goes to a pretreatment  
23 device to make sure that anything that gets infiltrated  
24 back into the ground is clean water.

25 CHAIRMAN STUTO: And you have reviewed the

1 plan.

2 MR. GRASSO: We have reviewed it. The state's  
3 stringent storm water requires that there is a long-term  
4 maintenance plan that has to get filed by the applicant  
5 to indicate whether they are going to maintain the  
6 system in perpetuity. I think they have done a really  
7 good job in addressing the storm water management plan

8 CHAIRMAN STUTO: Thank you.

9 MR. LANSING: As far as lighting, there is  
10 lighting proposed on the site. There are fixtures around  
11 the perimeter of the parking areas. We did provide the  
12 lighting plan as part of the plan for the Town to  
13 review. Those are downward-facing style fixtures so that  
14 the light effectively shines on our parcel and we have  
15 provided the photo metrics for the parcel and we do not  
16 have any light spillage off of the edges of our  
17 property. So, all the light that is proposed is proposed  
18 for our parcel and downward on our parcel.

19 Last, but not least, the fencing for the  
20 building comes around and tucks back into the  
21 building. There would be gates on the various access  
22 points of the fencing around the facility.

23 CHAIRMAN STUTO: Does that answer your  
24 question, sir?

25 MR. KNIGHTON: Yes.

1                   CHAIRMAN STUTO: We will open this up to the  
2 Board.

3                   Do you want to talk about the architecture  
4 just a little bit?

5                   MR. LANSING: The applicant has worked with an  
6 architect. We have provided a few different renditions  
7 to the Town for review. This is ultimately what has been  
8 settled on and proposed.

9                   There is the cultural stone on the bottom of  
10 the facility. There is a medical vertical siding in  
11 these areas (Indicating). In the central area is an  
12 efus-type of material with a light brown color. We  
13 have an awning coming over the main entrance way and  
14 in the back toward the facility is the vertical metal  
15 siding all in the back where is not visible from new  
16 Karner Road.

17                  CHAIRMAN STUTO: I will just open it up to the  
18 Board.

19                  MR. MION: Are you going to do propane?

20                  MR. LANSING: We are. We do have the propane  
21 tank shown over the side south east corner.

22                  MR. MION: Is that those two little squares  
23 with the two circles in it?

24                  MR. LANSING: No, actually that is the  
25 oil/water separator. It is more toward the corner where

1 the customer parking is immediately to the left - there  
2 is a small rectangle.

3 MR. MION: I'd like to thank you for toning  
4 down the colors.

5 CHAIRMAN STUTO: Anybody else on the Board?

6 MR. SHAMLIAN: Can you go over what the plan is  
7 for the north side of the property?

8 MR. LANSING: There will be an outdoor storage  
9 area. This will be a storage area for heavier equipment  
10 where vehicles transporting the heavier equipment will  
11 unload that equipment and store that equipment in that  
12 area. To the north of that, there is no development plan  
13 for that area at this time.

14 MR. SHAMLIAN: What are you proposing to put on  
15 the pads upfront?

16 MR. LANSING: It could be a mix of just about  
17 anything. It could be left, perhaps a wood chipper.  
18 Whatever the season might be - whatever the applicant is  
19 trying to market for that particular season. That would  
20 rotate, I would imagine, on a routine basis.

21 CHAIRMAN STUTO: Okay, what you want is the  
22 environmental review?

23 MR. GRASSO: Even though it is relatively a  
24 small scale project, they did complete a Full  
25 Environmental Assessment Form. There are 13 pages of

1 questions that the applicant has filled out that  
2 basically describes the character of the existing site,  
3 as well as the scale of the project in its anticipated  
4 impacts on a variety of environmental features.

5 Part two is up to the lead agency, which we  
6 have drafted. It is basically a series of questions  
7 regarding whether or not the project is going to have  
8 any type of impact on all of these things such as  
9 land, geology, surface water, air, flooding, plants  
10 and animals, traffic, agriculture, aesthetic  
11 resources, historic and ecological resources, open  
12 space, energy, human health, community plans and  
13 community character.

14 So, we have gone through and for any of those  
15 the project will have some level of impact. When you  
16 get to a yes answer for that, there is another series  
17 of sub questions where you go through and you actually  
18 try to evaluate the level of impacts whether or not it  
19 will be -- a small impact may occur whether or not the  
20 project is expected to result in any moderate or large  
21 impact. As the project goes through its normal design  
22 process, we flag the items that we can expect that  
23 there could be a moderate or large effect. Then, we  
24 basically work with the applicants to get the scale of  
25 that impact down so that the answer to those questions

1 are always - either there is going to be no impact or  
2 a small impact may occur. It is how we get to - when  
3 it's ready for final determination of the Planning  
4 Board, we got the project to the scale and the level  
5 of mitigation measures to make sure the project isn't  
6 going to result in significant impact.

7 Part three of the form basically acknowledges  
8 the fact that based on the current design as proposed  
9 in the analyses that have been completed, that the  
10 project will not result in a significant impact on the  
11 environment. Therefore, the next step isn't needed  
12 which would be a preparation of an Environmental  
13 Impact Statement. That's where we are with the  
14 completion of the form.

15 CHAIRMAN STUTO: We need to vote on you  
16 recommending a negative declaration?

17 MR. GRASSO: Yes. Basically you are making a  
18 determination that this project will result in no  
19 significant adverse impacts on the environment and  
20 therefore an Environmental Impact Statement need not be  
21 prepared. Accordingly, this negative declaration is  
22 hereby issued.

23 CHAIRMAN STUTO: Do we have any discussion on  
24 Joe's presentation?

25 (There was no response.)

1 Do we have a motion?

2 MR. MION: I will make that motion.

3 MR. AUSTIN: I will second.

4 CHAIRMAN STUTO: Discussion?

5 (There was a response.)

6 All those in favor, say aye.

7 (Ayes were recited.)

8 All those opposed, say nay.

9 (They were not opposed.)

10 The ayes have it.

11 On the main motion before the Board which is  
12 for final approval of this project, subject to the  
13 conditions of the Town Departments, Town Designated  
14 Engineer as set forth in the record tonight and other  
15 evenings when we have discussed it, do we have a  
16 motion?

17 MR. HEIDER: I'll make that motion.

18 CHAIRMAN STUTO: Second?

19 MR. MION: Second.

20 CHAIRMAN STUTO: Discussion?

21 (There was a response.)

22 All those in favor, say aye.

23 (Ayes were recited.)

24 All those opposed, say nay.

25 (They were not opposed.)

1                   The ayes have it.

2                   Thank you.

3                   MR. LANSING: Thank you, very much.

4

5                   (Whereas the above entitled proceeding was  
6 concluded at 7:45 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.

Dated: \_\_\_\_\_

NANCY L. STRANG  
LEGAL TRANSCRIPTION  
2420 TROY SCHENECTADY RD.  
NISKAYUNA, NY 12309

