

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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MOBILE AIR TRANSPORT

160 SICKER ROAD

SKETCH PLAN REVIEW

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6 THE STENOGRAPHIC MINUTES of the above entitled  
7 matter by NANCY L. STRANG, a Shorthand Reporter,  
8 commencing on February 13, 2017 at 7:36 p.m. at The  
Public Operations Center, 347 Old Niskayuna Road,  
Latham, New York.

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10 BOARD MEMBERS:  
11 PETER STUTO, CHAIRMAN  
12 LOU MION  
13 BRIAN AUSTIN  
14 STEVEN HEIDER  
15 KATHLEEN DALTON  
16 CRAIG SHAMLIAN  
17 SUSAN MILSTEIN

18 ALSO PRESENT:

19  
20 Michael Tengeler, Planning and Economic Development  
21 Department  
22 John Ingeme  
23 Joseph Grasso, PE, CHA  
24 Dominic Arico, PE, Arico Associates  
25

1                   CHAIRMAN STUTO: Next and final project on the  
2 agenda is Mobile Air Transport, 160 Sicker Road,  
3 sketch plan review to construct a new one-story 21,000  
4 square foot office and warehouse building in ABA  
5 zoning district.

6                   Mike, any comments before we turn it over to  
7 the applicant?

8                   MR. TENGELER: No, we will turn it over to Dom  
9 Arico. Looks like a lot of warehouse is tonight.

10                  MR. ARICO: My name is Dominic Arico with Arico  
11 Associates on working together with S.Y. Kim surveying  
12 this project at 160 Sicker Road. There is an existing  
13 building on about 4,500 square feet. It is old  
14 building of sorts - warehouse type building. It has  
15 been vacant for a while. The project itself is pretty  
16 much all just the building and pavement. There is very  
17 little grass on the property, as it exists now.

18                  Access through the property actually comes into  
19 the back. Mobile Air Transport is in the back. They  
20 also own this property at 150. So, there is a common  
21 crossover between the three properties and this area  
22 here.

23                  The proposal is a 21,000 square foot building  
24 and adding some office parking in here (Indicating).  
25 This is going to be a rapid transport type business

1 like logistic type business that is in there.

2 At the moment, it's all one tenant. They will  
3 have loading areas along the face of the building  
4 here. Again, like I said, the other buildings -- the  
5 only green space is only up in here and up along the  
6 back where there it is a drainage area (Indicating).  
7 Our issue initially with the project is we had utility  
8 easements that cut to the property. There is a sewer  
9 line that runs this way (Indicating) and back here  
10 there is a stormwater system that runs this way  
11 (Indicating) to enhance this dish area and along the  
12 drainage ditch. So, our stormwater management process  
13 has been limited at this point as far as what we need  
14 to do. We are looking at doing every development style  
15 development plan in accordance with Town standards.  
16 There is a formula used to go back and forth to get a  
17 mean average of impervious. Basically, we are about  
18 the same green space if not a little bit more. We are  
19 still under the 35% but I believe it is 29% at the  
20 moment. We might be able to get that up to 35%, if we  
21 can. We really can't put any green space along the  
22 side of the property because like I said, it's  
23 accessible. They use this area as a loading area as  
24 well. That's just the way that the properties were  
25 always set up from before. What our proposal will

1 probably end up being is draining somewhere back in  
2 here. We have a drainage ditch back here (Indicating)  
3 that we can discharge tube.

4 The issue is that we can't get any storm pipe  
5 back there, so we have to sheet drain everything  
6 because there are three sewers in a position that  
7 doesn't allow us to get the elevation. We are working  
8 on that part of the project this time.

9 We are maintaining the existing access to this  
10 property here (Indicating). The green space to see up  
11 here and all along the front is new. The stuff back  
12 here is pretty much existing, as it is now.

13 Water and sewer is available where it would be  
14 extended to the back. The red line that you see is the  
15 actual property line on sicker which is 2.3 acres. We  
16 believe the use is acceptable. Most of the comments  
17 that we received from DCC were understood and  
18 responded to what we could at the time.

19 CHAIRMAN STUTO: All set?

20 MR. ARICO: Yes.

21 CHAIRMAN STUTO: Joe Grasso, do you have any  
22 comments on this before we turn it over to the Board?

23 MR. GRASSO: Just in terms of the plan and our  
24 interpretation, it was a little bit hard for us to try  
25 to understand the limits of the pavements in the

1 proposed work. Your color rendering actually makes it  
2 much clearer trying to understand the green space. We  
3 have a lot of concerns about the green space on the  
4 site. Our knowledge is that there is not an approved  
5 site plan for the site that is allowing the less than  
6 35% green space. Without that, we are held to the 35%.  
7 If there is a site plan that said yes, you are  
8 approved to have the 27%, then you are allowed to  
9 either stay at the 27% or increase it, but still be  
10 less than 35% and not trigger the need for incentive  
11 zoning. If there is no approved site plan that is  
12 approving less than 35% and they are proposing a site  
13 plan with less than 35%, incentive zoning is going to  
14 be applicable. So, that is something that you should  
15 just be aware of.

16 You talked about the green space and I think  
17 that the green space that you showed colored is more  
18 than we had calculated. You might be getting up closer  
19 to the 35%.

20 CHAIRMAN STUTO: Joe, on that point, it is  
21 inconsistent with the drawing that we have in front of  
22 us. It says edge of pavement at the top of the  
23 drawing.

24 MR. ARICO: The original proposal, as we talk -  
25 they were discussing having storage trucks and things

1 back in here -

2 MR. GRASSO: I think Dom is trying to be  
3 responsive to the comments that he has heard from us  
4 up to this point. So, I appreciate that. I just think  
5 that he needs to memorialize that as he works through  
6 the application process. The green space is a big one  
7 and we would love to see it get up to 35%. The shared  
8 use of the center - there is no formalized easements  
9 right between the properties. You are almost reliant  
10 on the area.

11 MR. ARICO: I believe the properties -- do the  
12 properties have an understanding agreement that they  
13 would cross over the properties - these two.

14 MR. GRASSO: Yes, formal easements giving  
15 rights of use to the adjacent owners. Really, I think  
16 the way that the properties are used right now -- it's  
17 shared.

18 MR. INGEME: The other property at 160 has been  
19 empty for probably 10 years or better - maybe 15  
20 years.

21 MR. GRASSO: Normally, based on the zoning, you  
22 would provide a clear separation between the uses  
23 unless the Planning Board says we want shared access  
24 or shared use which is more a more efficient use of  
25 the land, but in return they would look for you to

1 memorialize that within easements.

2 MR. ARICO: It is the same owner.

3 MR. GRASSO: One of the other. You should  
4 either separate them or if not -- I think it makes  
5 more sense based on the configuration of the other  
6 building, to have it be shared but look to memorialize  
7 it in an agreement that the Town can say yes, this  
8 provides appropriate protection to both landowners so  
9 that if the land owners change in the future, we don't  
10 get into an issue where somebody puts a bunch of  
11 barriers on the property line and that it really  
12 screws up circulation for one or the other.

13 MR. ARICO: With the 150, the property line is  
14 actually right along side of the building on this end  
15 (Indicating).

16 MR. GRASSO: They are totally reliant on this  
17 project site's willingness to allow maneuvering within  
18 that area.

19 MR. ARICO: But there is not one written up. We  
20 can work something out.

21 MR. GRASSO: Again, we are trying to focus on  
22 this parcel, but it is a gravel lot that is on an  
23 adjacent lot and you are looking to pave it, right?

24 MR. ARICO: The majority of it, yes; especially  
25 with where the truck traffic would be. The rest of it,

1 we can leave as gravel.

2 MR. GRASSO: As long as it's able to be  
3 maintained in good condition.

4 CHAIRMAN STUTO: It's not just a written  
5 agreements, it's probably going to be a recorded  
6 agreements as well.

7 MR. ARICO: If there's not one now, yes, we  
8 can. I believe the property owners are different,  
9 right, from 150 to 160?

10 MR. INGEME: I own both.

11 MR. GRASSO: So, the other thing is the storm  
12 water management area that was shown on the sketch  
13 plan was constrained in small in that quarter. I would  
14 expect that based on the level of development, even  
15 when you apply Chapter 9, the development standards, I  
16 think it's going to grow to take up more of that green  
17 space that you show there. I think it's just something  
18 to be cognizant of.

19 I think that plan that he is presenting tonight  
20 is more commensurate with what we would look to see  
21 from the sketch plan standpoint. That's where we  
22 stand.

23 CHAIRMAN STUTO: Is the drainage easement an  
24 open drainage?

25 MR. ARICO: No.



1 MR. HEIDER: Runaway Lane -

2 MR. ERRIO: It all drains back towards the  
3 east.

4 CHAIRMAN STUTO: I will open it up to the  
5 Board. Again, Joe had good comments. I don't have much  
6 to add to that myself personally.

7 MR. AUSTIN: Joe, you said that the plan before  
8 us was 27% green space. The planet he has - how much  
9 green space is that?

10 MR. GRASSO: I don't have that plan.

11 MR. ARICO: It's 29.8%. It still under the 35.  
12 For the requirements of the tenant that we have, they  
13 are looking for this many parking spots. I think we  
14 can shift them around and maybe get some more green  
15 space. But 5% is a lot on 2.3 acres -- that's a lot of  
16 square footage to get.

17 MR. GRASSO: It is, but I would recommended  
18 because to have the incentive zoning provision kick  
19 in -

20 MR. AUSTIN: I'm looking at 150 and there is no  
21 green space on there at all. A lot of the areas around  
22 there - they don't have much. You guys making this  
23 effort is valiant for sure.

24 MR. ARICO: We definitely can beef up the front  
25 a little bit along the sides of the building into the

1 back because it's such a traveled area.

2 MR. SHAMLIAN: Obviously, I don't know what the  
3 tenants requirements are, but if you can shift --  
4 because of the length of the building, if you could  
5 shift that building -- for every couple feet that you  
6 shift that building closer to 150, you pick up a lot  
7 of green space.

8 MR. GRASSO: The other thing is if he can  
9 consolidate those curb cuts -- I know you have an  
10 established curb cut on 150 - or two established curb  
11 cuts. If you could consolidated, you could pick up  
12 some square footage there. It would not be as  
13 significant as shifting the building.

14 MR. SHAMLIAN: Once you memorialize the cross  
15 easement, you have a pretty wide area between those  
16 two buildings. Again, I don't know what your tenant's  
17 requirements are, but it seems like shifting the  
18 building a couple of feet might be something -

19 MR. ARICO: Shifting forward?

20 MR. GRASSO: Shifting at 5 feet to the west.  
21 Shifting the whole building 5 feet to the west.

22 MR. ARICO: We have to move this ramp now  
23 because it's actually over the top of the sewer  
24 easement. Again, it's a logistics type company so  
25 everything operating inside has a place and a purpose.

1 They have to be lined up to those doors and they can't  
2 be off. Some of them are tough to deal with. We will  
3 modify it as he can and get as much green space as  
4 possible. We're adding almost 1,500 square feet of  
5 green space.

6 CHAIRMAN STUTO: Joe, what was your point? They  
7 will have to pay a fee, if they don't?

8 MR. GRASSO: I researched this before the  
9 meeting. Unless they can find a site plan that says we  
10 are approving the 27% green space, they are bound by  
11 the 35%. So, in order for the Planning Board to  
12 process -

13 CHAIRMAN STUTO: As long as it's clear and that  
14 is the interpretation, you end up paying a fee for  
15 that.

16 MR. ARICO: Well, our first option is we would  
17 try to get the 35%. My first thing was trying to  
18 increase it by 25%. Then, we would have a building  
19 about the size that is there now. In order to meet the  
20 redevelopment standards, we didn't have to do  
21 anything. We will find it somewhere. I think I can  
22 find 5%. It's just going to be a matter of where.

23 CHAIRMAN STUTO: Okay, thank you.

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25 (Where's the above entitled proceeding was concluded

1 at 7:45 p.m.)

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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 \_\_\_\_\_

