

PLANNING BOARD
TOWN OF COLONIE

COUNTY OF ALBANY

CRISAFULLI WAREHOUSE

348 OLD NISKAYUNA ROAD
APPLICATION FOR CONCEPT ACCEPTANCE

THE STENOGRAPHIC MINUTES of the above entitled matter by SUZANNE T. HARRINGTON, a Shorthand Reporter, commencing on August 7, 2018 at 7:21 p.m. at the Public Operations Center, 347 Old Niskayuna Road, Latham, New York.

BOARD MEMBERS:

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

ALSO PRESENT:

Kathleen Marinelli, Esq., Counsel to the Planning Board

Joe LaCivita, Director

Joseph Grasso, PE, CHA
Michael Tengeler, Planning & Economic Dev. Dept.

Luigi Palleschi, PE., ABD Engineering

Michael Crisafulli, Jr, applicant

Dave Leonardo, Verdoy Fire Dept.

CHAIRMAN STUTO: Okay. We'll let the next item on the agenda get set up, Crisafulli Warehouse, 348 Old Niskayuna Road. Amend existing warehouse approval -- acceptance rather, from 64,000 SF to 70,000 SF.

MR. LACIVITA: While Luigi is getting ready, Mr. Crisafulli is here tonight as well. This project has been before the Board a couple of times. We saw it at the DCC level from all the departments, September 13, 2017. We came to sketch plan shortly thereafter, November 28th. And we granted concept February 27, 2018.

At the time it was for a multi-tenant user, and now we have one user and an increase in space, and that's what the amendment is here for tonight to amend the original concept. Luigi and Michael.

MR. PALLESCHI: Good evening. Luigi Palleschi here tonight for 348 Old Niskayuna Road. As Joe LaCivita mentioned to you, we were here before this Board for a multi-tenanted building. That building amounted to 63,752 SF. The green space on that plan was 35.2 percent. We were

pretty close to getting final site plan approval and Michael Crisafulli has found a single user tenant for the site.

And a couple of the changes I'll explain to you are the size of the building. As you already mentioned, the building size increased to the 70,400 SF, again to a single tenant user. This is a national company.

And green space also increased. It increased from 35.2 percent to 44.4 percent. The access would still remain off of Old Niskayuna Road. The front configuration, parking would be similar to what we had originally designed. Obviously with more green space we have more room for stormwater management areas. Those areas would be in conformance to what we had originally designed for the previous plan here.

There's a septic system on site that's still being proposed. And the water extension from 348 Old Niskayuna Road will continue a 6-inch main turned over to the Town within an easement and a hydrant also added as previously approved by the fire department.

We're providing an access road on the --

it would be the north side of site, for an emergency vehicle turn-around area, and also to service the stormwater management area.

Landscaping on site, we actually added and took Joe Grasso's recommendations on providing more buffer to the two adjoining residents. We are doubling the amount of pine trees and evergreens against the two residential neighbors. There will be some foundation shrubs with the new design of the building. I can have Michael get involved with the building here, but this is the concept sketch that was previously developed for the multi-tenanted user.

As you can see, this is the office space, and then some warehousing. But if you kind of mashed these two together, this is what you would see when you entered the front driveway. And, you know, we're hoping for concept approval tonight.

These are minor changes. We feel that with the single tenant user, a lot of the impacts environmentally will be less of an impact with one single user as opposed to a multi-tenanted user.

So again, I'll turn it over -- Mike, do you want to add anything?

MR. CRISAFULLI: We're working on the concept plans now. If you can imagine the front elevation as being much wider with the eight loading docks and one overhead door in the front. We have actually cut the amount of loading docks from 16 down to 8, and overhead doors from 4 down to one. It's really just a different configuration.

It's a distribution tenant. It's consistent with the zoning, and it's all transpired over the course of the last three to four weeks of securing this tenant, so we don't have the revised renderings. We're working on those now, and when we come back we will have those available for everyone.

CHAIRMAN STUTO: It's the same style of architecture, though?

MR. CRISAFULLI: Yes, pre-engineered metal building with a masonry facade on the front elevation --

CHAIRMAN STUTO: As is there, right?

MR. CRISAFULLI: Yes, exactly. And very much in this style. It would just be a different sort of --

CHAIRMAN STUTO: Instead of being long and narrow --

MR. CRISAFULLI: Yes, it will be different as you pull up.

CHAIRMAN STUTO: Now the loading dock faces the road whereas before it didn't?

MR. CRISAFULLI: Correct. It's all down the side. There's less of them but they're right in the front now. It's just how they needed it to work out for their operation. It's minimal employees, they have like 15 employees. 2500 SF of office space, it's not a major operation.

Product is on the bigger side, so the warehousing need is bigger, but it's not a big impact. They take tractor-trailer loads in delivery and then deliver out on box trucks. It's pretty consistent with what you see in the warehouse areas around.

CHAIRMAN STUTO: We have our town designated engineer, CHA, Joe Grasso. What are your comments to these changes?

MR. GRASSO: Just to clarify, in the packet, you actually got a copy of our most recent letter on the original concept plan as it was

working through its final design process. So we wanted to provide that just so the applicant and the Board can sort of understand where we were.

We're actually pretty far along, like Luigi said, and we're getting ready to recommend the project be considered for final approval by the Board --

CHAIRMAN STUTO: I don't think we have your letter --

MR. GRASSO: I thought it was included. It's in my packet, so -- but anyway, so we had seen this revised concept plan. We took a look at it. We made some sketched mark-ups on it, and that was the exhibit I passed out tonight for you.

Luigi discussed, one of our comments was to add additional landscaping along the adjoining residences to make sure that we screen, you know, what this is going to be, an industrial use or light industrial use, with the two adjoining residences on both sides of the access drive as you come into the site.

From a utilization of the site, we actually think it's an improvement over the original approved concept plan. It's obviously

more green space. We think that the way the building is situated is better on the site, and you're able to accomplish the things that we marked up on the plan.

So one was the additional landscaping. We also thought that the employee parking lot could be modified to make it a little bit more efficient and reduce the amount of pavement for that, so that would further drive up the amount of green space. So that's something that should be considered.

We also recommended that the dumpster which was currently proposed in the front of the building be relocated to behind the building on either leg of the "T" there that's a turn-around for the stormwater management area, just to, again, get it further away from the residential properties to the front of the site.

And then lastly, when you look at where that curb cut on Old Niskayuna Road is, the one radius flares out across the property line and would encroach slightly onto the property to the north. And we thought that access road -- the access drive should actually get shifted to the

south so that it's entirely within the frontage of the project site.

So relatively minor comment on the plan, but something that we think is important, just to provide some separation between those two driveways. Other than that, we don't see any issues with this plan being able to work through the final design process without a lot of changes.

CHAIRMAN STUTO: Okay. One question at your advice. Since the loading docks are now facing the road, is there any way to mitigate the visual impact a little bit more?

MR. GRASSO: I guess we're also proposing or recommending a lot of landscaping along the sides. One would be to try to bring some landscaping in along that access drive as you come in. I think, as we had sketched out, it would start to have a more curvy linear layout as opposed to a straight shot in.

So if we can get some street trees right up tight against that road, that should do a pretty good job of screening toward the front of the building.

CHAIRMAN STUTO: Thank you. Is that

something that you're good with?

MR. CRISAFULLI: Yeah, I don't have a problem with this. I think it would actually make a better entrance. Luigi may have --

MR. PALLESCI: The only thing I can think of off the top of my head right now is the water main does come through there. I know Latham Water doesn't like trees above their water mains, but I'm sure we can shift things around to accommodate that.

MR. GRASSO: They may allow the water main right down the center of the road, then just plant off to the side of it.

CHAIRMAN STUTO: Are there any members of the public looking to speak on this one? Yes, could you go in front of the mike?

MR. LEONARDO: Sure. Dave Leonardo from Verdoy Fire Department. I had commented on this plan back in February with Fire Services. At that time I didn't have any problem, and I probably still don't. The only question I have is, is this the most up to date drawing that you have?

MR. PALLESCI: Yes.

MR. LEONARDO: Where did the footprint

change on this?

MR. PALLESCHI: (Indicating).

MR. LEONARDO: So the accessibility now for fire apparatus then would be this -- would then be -- call this the north, northwest? Then accessibility is going to be here, correct?

MR. PALLESCHI: Yes.

MR. LEONARDO: And that is 12 feet, 20 feet?

MR. PALLESCHI: This is a 20 foot access road.

MR. LEONARDO: 20 foot access road, okay. The other question that we had, and there was nothing that was agreed upon yet, was where the standpipe and -- I know you were talking about Latham Water bringing in their 6-inch water main. Do you have any idea where you would put that hydrant?

MR. PALLESCHI: This is where we had it originally.

MR. LEONARDO: That's where it's going to stay?

MR. PALLESCHI: Yes. It's something we can work out with you and Latham Water. The

building would be sprinklered.

MR. LEONARDO: Correct. Where would the standpipe then be?

MR. PALLESCHI: Probably on the front side of the building.

MR. LEONARDO: Over here?

MR. PALLESCHI: Wherever the fire department is going to recommend it. I don't think it matters where we put it on the building.

MR. LEONARDO: Fire Services and I have -- we have discussed it. I just wanted --

MR. PALLESCHI: It could be on the front side or maybe on the corner. We will work with you on that location.

MR. LEONARDO: Okay. Obviously we don't want it back out of the way. Thank you.

CHAIRMAN STUTO: You know we have an open door if you have any further comments.

MR. LEONARDO: Absolutely.

CHAIRMAN STUTO: Okay. Anybody else from the public?

(There was no response.)

CHAIRMAN STUTO: Okay, Kathy?

MS. DALTON: The only question I had is I

assumed that the increase in green space comes from eliminating those driveways along the northwest side?

MR. CRISAFULLI: Yes, there's significantly less parking spaces. We had 58 parking spaces and now we have 18, plus all those loading dock areas are eliminated. Just a lot of green space in the back, a lot less pavement for this plan.

MS. DALTON: I assume you can't tell us who the client is.

MR. CRISAFULLI: They distribute tires. That's about all I could get, and it's automobile tires. Just dealerships, repair shops, things like that.

MS. DALTON: Okay, thank you.

CHAIRMAN STUTO: Lou? Brian?

MR. AUSTIN: Are they still going to keep the shrubs there by the parking area?

MR. CRISAFULLI: Here?

MR. AUSTIN: Yes.

MR. CRISAFULLI: Yes, right here where it screens the parking from the loading dock area? Yes.

CHAIRMAN STUTO: Sue?

MS. MILSTEIN: Nothing.

CHAIRMAN STUTO: Craig?

MR. SHAMLIAN: Is there -- well, I guess there's two things. One is I like the idea of getting more greenery in the front along the entrance road.

MR. CRISAFULLI: Yes.

MR. SHAMLIAN: Is there an opportunity to get more greenery? And I know you probably haven't done all the engineering on the stormwater yet, but can the building shift back a little bit further from the road? And that would increase the green area between the backyard of -- that backyard and the building by --

MR. CRISAFULLI: Just pushing everything back?

MR. SHAMLIAN: -- pushing everything back.

MR. CRISAFULLI: I think we have to take a hard look at this stormwater pond, especially with the rains lately. If we can, possibly. I think it would increase some of the blacktop --

MR. PALLESCHI: It would increase a

little bit of the blacktop. But we do have ten banked parking spaces. We don't see them needed now, so that would provide, you know -- we're 25 feet at least, right now, with a double row of pines.

And then another 18 feet of banked parking spaces --

MR. SHAMLIAN: That's what got me thinking about it, is if the --

MR. PALLESCHI: If the need --

MR. SHAMLIAN: -- I know you haven't done the stormwater yet, but it's something to keep in mind if --

MR. PALLESCHI: We'll look at it. And as Joe Grasso had mentioned, we will take a second look at minimizing the pavement in that area as well.

CHAIRMAN STUTO: Chief?

MR. HEIDER: No.

CHAIRMAN STUTO: The main question now before the Board is concept acceptance. Concept acceptance is not an approval. It's just an indicator -- and allows the applicant to apply for final. Do we have a motion?

MS. DALTON: I would make a motion.

CHAIRMAN STUTO: Do we have a second?

MR. AUSTIN: I'll second.

CHAIRMAN STUTO: Any discussion?

(There was no response.)

CHAIRMAN STUTO: All those in favor of
the amended concept acceptance say aye.

(Ayes were recited).

CHAIRMAN STUTO: All those opposed, nay.

(There were none opposed).

CHAIRMAN STUTO: The ayes have it. Thank
you.

MR. PALLESCI: Thank you.

MR. CRISAFULLI: Thank you.

(Whereas the above entitled
proceeding was concluded at 7:35 p.m.)