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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

CORE MATERIALS
113 KARNER ROAD
SKETCH PLAN

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing on
August 21, 2018 at 7:00 p.m. at The Public Operations
Center, 347 Old Niskayuna Road, Latham, New York

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

ALSO PRESENT:

Kathleen Marinelli, Esq., Counsel to the Planning
Board
Christopher Longo, PE, Empire Engineering
Joseph Grasso, PE, CHA
Joseph LaCivita, Director, Planning and Economic
Development

1 CHAIRMAN STUTO: Welcome everyone to the Town
2 of Colonie Planning Board. We have several items on the
3 agenda this evening.

4 Before we start on the agenda, Joe, do you
5 have any business you'd like to discuss?

6 MR. LACIVITA: I just want to remind everyone
7 that we do have a couple of upcoming meetings in
8 September. On September 6 we have a public meeting at
9 the Albany Shaker Road Firehouse and that's for the
10 Albany Shaker Road Corridor Study. We are coming to
11 finalize that. That was the joint study between Albany
12 County, CDTC which is the Capital District
13 Transportation Committee and the Town of Colonie.

14 Then on September 12, we have a public
15 meeting at the Crossings which is specific to the
16 Comprehensive Plan. One starts at 6:30, which is the
17 September 6th meeting and the other is at 6:00 and
18 that is at the Crossings.

19 CHAIRMAN STUTO: Okay, thank you.

20 First item on the agenda is Core Materials,
21 113 Karner Road. This is sketch plan which means it's
22 a non-voting item. The proposal is for 10,000 square
23 foot one-story storage warehouse building presented by
24 Empire Engineering.

25 Joe, do you have any remarks on this one?

1 MR. LACIVITA: This project goes back to April
2 - back when it first started for DCC, the Development
3 Coordination Committee meeting. I know that Mark is here
4 and Chris is here as well. It's the first step prior to
5 our concept submission.

6 MR. LONGO: Thanks.

7 So, as Joe mentioned we did just receive the
8 DCC comment which we will digest and go through and
9 get responses to.

10 For an overview of the project: Core Building
11 Materials is on Karner Road. It is sandwiched between
12 New Karner and kind of behind Central Avenue. It's
13 mainly in an industrial corridor with a few
14 residential homes interspersed.

15 This parcel is 4.5 acres. Currently it does
16 house Core Building Materials. They operate out of
17 there. There is additional space on this 4.5 acres
18 that certainly can accommodate a new building, an
19 additional staging area. That's what they would like
20 to do. At this point it is a 10,000 plus or minus
21 square foot building. You could call it cold storage,
22 but basically it will be heated but no utilities and
23 no office space, no water, no sewer or utilities. That
24 would be for mainly to include racking and other
25 building material storage.

1 The site has one entrance near the office. We
2 will keep that entrance. This would just be an
3 expansion to the storage area, internal to the site.
4 There is also proposed fencing, too. Right now the
5 post building kind of straddles where there is an
6 existing fence and that fence is proposed to be
7 relocated to the edge of the property to the existing
8 property line.

9 Basically, what the owner is looking to do
10 here is to get a new building up to hopefully help
11 with some relocation to accommodate a lot of the
12 storage that he's got going on with the building
13 materials now and that will give him the opportunity
14 to kind of assess the other structures on the
15 property. Some of them are starting to age a little
16 bit, but this would really allow the business to
17 thrive and have a nice new facility to be able to
18 store their materials.

19 I do have - and maybe this can be a little
20 bit later on after our discussion, but I did have one
21 or two questions on the DCC comments. There was a
22 comment about a variance being required. I know there
23 was a little bit of discussion in the meeting about
24 that, but I did want to get some clarification on any
25 variance and also there is a mention of incentive

1 zoning. I do believe that incentive zoning would only
2 apply if this project would reduce the green space to
3 below 35%. At this point, we are proposing it at 39 or
4 certainly keep the minimum 35% green space.

5 CHAIRMAN STUTO: That second question is
6 probably easy to answer, right Joe?

7 MR. GRASSO: Yes. I don't think incentive
8 zoning is going to apply on this.

9 CHAIRMAN STUTO: We will hold that other
10 question.

11 MR. LONGO: Okay.

12 CHAIRMAN STUTO: We are going to ask our Town
13 Designated Engineer, which is CHA. They represent the
14 Town and they will be reviewing this project. They are
15 represented by Joe Grasso.

16 I want to asked one quick question before Joe
17 gives us his thoughts. I see a New York State DOT
18 temporary construction easement. What are they doing
19 over there?

20 MR. LONGO: The reason that is still on the
21 plan is they got the temporary construction easement to
22 construct that drainage easement.

23 CHAIRMAN STUTO: Those things expire, though.
24 They have a time period, right?

25 MR. LONGO: They are not using it, but I would

1 want to check with the surveyor and find out exactly why
2 they left it on the plan. I do believe there was a
3 reason.

4 CHAIRMAN STUTO: How old is that? When did they
5 complete the project or when do they start it? Do you
6 know?

7 MR. LONGO: That is quite a few years old.

8 CHAIRMAN STUTO: That it may have already
9 expired. The ones that I have seen say good for three
10 years, or something like that.

11 MR. LONGO: There was some actual discussion
12 between whether or not that was even New York State DOT
13 or if they have since conveyed it to Albany County. We
14 are still actually getting to the bottom of that one as
15 well. If so, it may certainly be expired.

16 CHAIRMAN STUTO: Joe Grasso, can you give us
17 your thoughts? I know you haven't formally reviewed
18 this.

19 MR. GRASSO: Sure. So, just in terms of that
20 easement, as Chris said, it was discussed at DCC. Our
21 understanding is that there is an existing active storm
22 line that bisects the site. That is an easement held by
23 either DOT or now believed to be Albany County. Our
24 expectation is that the easement will continue to exist
25 and restrict certain activities on the site.

1 CHAIRMAN STUTO: Are they usually 40 feet wide?

2 MR. GRASSO: It depends on the size of the line
3 in the amount of work that was required to replace the
4 line. Sometimes they are offset. When you dig up the
5 line, you can have a place to work on the site. This
6 project really is all located east of the easement. So,
7 I don't think that's going to be impacted by it for the
8 plan to move forward, as proposed. It is a pretty
9 straightforward application. I don't think incentive
10 zoning applies. I don't think that the side yard setback
11 applies to the new building.

12 There might have been a question as to
13 whether or not there were previous variances granted
14 for the existing building and any change in the site
15 may trigger the need for another site plan review
16 relative to those variances even though you're not
17 changing the variance. So, that is something that he
18 has to follow up with the Building Department. I don't
19 think that it's going to impact the Planning Board's
20 review of the project. I think that the building, as
21 proposed, is compliant with the zoning.

22 The area where the work is to be done is all
23 cleared, correct?

24 MR. LONGO: Correct.

25 MR. GRASSO: So, the site used to be wooded

1 years ago. A clearing has taken place through the years.
2 There are some residences that are to the east side of
3 the site. Am I correct in calling that the east side of
4 the site? The residences are on the south side of the
5 road?

6 MR. LONGO: The residences are actually kind of
7 northeast.

8 MR. GRASSO: So, this isn't their photo, but
9 this photo is dated because this site has been cleared?

10 MR. LONG: That's correct. The clearing is
11 pretty much the extent of where the building is
12 proposed. There was some activity done. It was intended
13 to be less than an acre, but there was still some
14 discussion about that as to the total amount of
15 disturbance. That is a clearing that has been completed
16 and that is in the direction of -- I think there are
17 three residential homes before you get to the next
18 commercial property.

19 MR. GRASSO: Our concern is that there is still
20 a good buffer of vegetation towards the back of the
21 site, but we are concerned about the lack of the buffer
22 to the properties on the other side of Karner Road. You
23 can see those two residences. I don't know if there's
24 any vegetation that has been preserved but we recommend
25 preservation of vegetation if anything exists out there

1 still. If not, we would recommend screening and
2 substantial berming be considered by the Planning Board
3 as you go through the site plan review process.
4 Obviously, if you have already cleared what you need to
5 clear to make the project buildable, the need for tree
6 survey is in question. The issue is out there and I
7 think we're going to need a lot more information in
8 getting to the concept review over the vegetation and
9 how the buffer is going to be provided. It is a storage
10 use so outside storage is something that may go along
11 with this type of use. We would just recommend that the
12 applicant identify any outside storage areas because the
13 building is set up nicely that it's got access
14 continuously around the building for emergency access.
15 Once those areas get filled up with materials, then it
16 could be restricted in terms of emergency access. So, if
17 there's going to be any outside storage at all, we would
18 like that shown in the concept plans.

19 The last comment that I wanted to make is
20 that the parcel is in the Albany Pine Bush Preserve
21 study area and the Planning Department made a comment
22 during DCC - that it is advised that the design
23 engineer contact Neil Gifford, Conservation Director
24 of the Albany Pine Bush Preserve Commission and
25 incorporate any comments they may have prior to

1 submission of concept plans. The Albany Pine Bush
2 Preserve Commission is also a great resource in
3 preparing a conservation analysis to determine
4 allowable density and for evaluating rare species
5 occurrence and habitat. Also, recommending securing
6 the letter from the New York Natural Heritage Program
7 and to provide an on-site inspection report for listed
8 species. That is something that they strongly
9 encourage the applicant to start early in the process
10 so it doesn't delay the site review process.

11 That's all we've got at this time.

12 CHAIRMAN STUTO: Is it in the conservation
13 overlay?

14 MR. GRASSO: No.

15 CHAIRMAN STUTO: I personally agree with
16 everything that Joe said. I don't have any further
17 comment. I don't know how the rest of the Board feels.

18 MR. MION: When I was out there, you didn't
19 clear all the land on the lot. You just cleared the
20 amount of land that you needed. So, there is pretty much
21 foliage from the back of the building all the way to the
22 house, am I correct?

23 MR. LONGO: Correct. There is still foliage
24 from this house. It is pretty close. There may be a
25 necessity for a little bit of squaring off and whatnot.

1 This will be over an acre, so any stormwater
2 appurtenances that will be required may require some
3 additional tree clearing, as well.

4 I do understand the comment of the two houses
5 to the southeast - and any screening or buffering. I
6 think probably berming will work best. There are still
7 some trees remaining in this area as well along the
8 road frontage.

9 MR. MION: Well, you're going to have to move
10 some things around.

11 MS. DALTON: Can you just comment about your
12 plan for the archaeological study?

13 MR. LONGO: To Joe Grasso's comment, the Pine
14 Bush and the threatened and endangered species - we have
15 coordinated and reached out to both of those agencies in
16 preparation for the sketch meeting, we have consulted
17 with an archaeologist to do a Phase 1A and 1B. We have
18 also consulted with a wetlands biologist. There is a
19 comment there that there didn't look like there were
20 jurisdictional wetlands around, but we have consulted
21 with them. We have extended a survey scope a little bit
22 as well as part of a comment from the DCC. Yes, the
23 archaeology will be reviewed and I believe the report is
24 already pretty close to being forthcoming.

25 MS. DALTON: Great. Thank you.

1 CHAIRMAN STUTO: Any other comments?

2 MR. SHAMLIAN: Can you just go over what the
3 ingress and egress is now and what you are proposing
4 when you are finished?

5 MR. LONGO: No change to the access to the
6 site. There is an existing access with a gate that can
7 be closed off-hours along the front and closest to the
8 building - to the office area.

9 CHAIRMAN STUTO: Okay, I guess that's it. Thank
10 you.

11 MR. LONG: Thanks.

12 (Whereas the above entitled proceeding was
13 concluded at 7:12 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
2420 TROY SCHENECTADY RD.
NISKAYUNA, NY 12309

