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PLANNING BOARD COUNTY OF ALBANY

TOWN OF COLONIE

GIOVANONE OFFICE/STORAGE
37 OLD SPARROWBUSH ROAD
SKETCH PLAN REVIEW

THE STENOGRAPHIC MINUTES of the above entitled matter
by NANCY L. STRANG, a Shorthand Reporter commencing on
September 11, 2018 at 7:21 p.m. at The Public
Operations Center, 347 Old Niskayuna Road, Latham, New
York

BOARD MEMBERS:

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

ALSO PRESENT:

- Kathleen Marinelli, Esq., Counsel to the Planning Board
- Joseph LaCivita, Director, Planning and Economic Development
- Michael Tengeler, Planning and Economic Development
- Nicholas Costa, PE, Advance Engineering and Surveying
- Charles Voss, PE, Barton and Loguidice

1 CHAIRMAN STUTO: We will let the next applicant
2 get set up.

3 Giovanone Office/Storage, 37 Old Sparrowbush
4 Road, sketch plan review, amend prior approval for
5 office two 20,000 square feet -- I think that is a
6 downsizing. Then, add 10,783 square foot - mini
7 warehouse.

8 Joe LaCivita, do you have any introductory
9 comments?

10 Is Giovanone here?

11 MR. LACIVITA: No. Actually, Nick is here for
12 Mike.

13 The Board may or may not remember this
14 project. We had the original approval back in 2009 for
15 the 30,000 square foot office building. Mr. Giovanone
16 was here several times to get extensions. Back on
17 October 3, 2017 when he was here getting his extension
18 at that time, if he wasn't able to find an end-user,
19 he would be back to revamp the project which he is
20 here for tonight. He is going to be the owner of the
21 proposed RV storage.

22 Nick I would like you to go through the
23 process here to show how the project once was, the
24 site where the parking is - and was part of everything
25 with the greater parcel.

1 MR. COSTA: This is a site at 37 Old
2 Sparrowbush Road. It is in the HCOR,
3 highway/commercial/office/residential zone. This right
4 here is the eastbound on Alternate Route 7 (Indicating).
5 Then, you have Sparrowbush Road right there.

6 Mr. Giovanone's office is right here
7 (Indicating). This parcel was approved for 32,000
8 square feet of office space. I believe it was three
9 stories.

10 MR. LACIVITA: Three stories, yes.

11 CHAIRMAN STUTO: Did it look like a barn sort
12 of thing?

13 MR. LACIVITA: Yes, it was a Double Dutch barn.

14 MR. COSTA: All of this area was used for the
15 parking that would be required for that 30,000 square
16 foot building. Actually, there was a crossing of this
17 drainage swale or drainage way that drains that entire
18 area underneath the Northway as it makes its way to the
19 Mohawk River. So, the change that has been presented in
20 this updated application is the much reduced size or
21 magnitude of the office use and the proposed use of this
22 area to do storage. It is kind of a specialized storage.
23 It is an RV storage. It eliminates quite a bit of the
24 parking needs by reducing the building to 20,000 square
25 feet. The entrances would remain the way they were

1 presented previously with the access from Old
2 Sparrowbush - the access at the end of the cul-de-sac
3 here with the turnaround.

4 The new item would be the RV storage
5 building.

6 As far as green space and fill-ins - all of
7 that is already available on the site.

8 The storage is a little more than 10,000
9 square feet and it accommodates about 17 units.

10 We did have about 20 parking spaces and we
11 had a comment and again we made that revision. So, the
12 plans that you are looking at show the 20 parking
13 spaces. We have removed the majority of those spaces
14 to allow more maneuvering for the storage units.

15 There is a lot less impact to the drainage
16 channel. There is a lot less grading that needs to
17 take place because of the reduction in the size of the
18 building.

19 So, that's the proposal as it stands now.

20 With green space, I think we are still at 45%
21 on Lot 2 and 40% on Lot 1. So, it's quite a bit more.

22 If there are there any questions, I'd be glad
23 to answer them.

24 CHAIRMAN STUTO: Similar to the last one, this
25 is going to be reviewed by our Town Designated Engineer.

1 In this case, it is our other Town Designated Engineer,
2 Barton and Loguidice. Chuck Voss is representing them.

3 Chuck, do you have any initial comments on
4 this?

5 MR. VOSS: Just a few, Peter. We know the site
6 very well, having done the review for the Upstate Vet
7 facility, which is right next to it which is now about
8 two years old. That came along nicely. So, we are
9 certainly familiar with the utilities and
10 infrastructure, the traffic patterns out there coming
11 off of Old Sparrowbush, also.

12 The site, as Joe and Nick mentioned, was
13 preapproved for the original office use. It's nice to
14 see that scaled back down. We will certainly work with
15 Nick on questions of parking.

16 Nick, were you going to reduce any of the
17 parking for the office building?

18 MR. COSTA: Right, we talked about that.

19 MR. VOSS: You just didn't need it, as per the
20 Code. So, that kind of further increases your green
21 space calculations.

22 As for the storage facility, it is actually
23 kind of in an ideal location in the back corner of the
24 parcel. If you have been out there, you know that it
25 is an open field and it's backed up right to the

1 Northway right-of-way. It is almost at the end of Old
2 Sparrowbush Road, right before it turns. Further to
3 the east it goes to the dead end. There's only a
4 couple of houses down there so the impacts are going
5 to be minimal, given the existing commercial uses that
6 are certainly surrounding the site.

7 From a utility standpoint, all the utilities
8 are there. They have been upgraded. I know new
9 hydrants have been brought down by Upstate Vet that
10 almost comes to the corner. So, you have all of those
11 interconnects.

12 The sewer is in the back and the right-of-way
13 is there that it can be connected to. There is a water
14 main out old sparrow Bush and certainly accessible.
15 The site lines are good along that section of old
16 sparrow Bush, especially when you are proposing the
17 driveway entrance. So, I think RVs turning very slowly
18 coming in and out of there will not have an issue or
19 any potential conflicts.

20 Again, a part of the site where the proposed
21 building is going to be has a few large cottonwood
22 trees and things like that out there. There is no real
23 significant species where the proposed storage
24 facility is going to go. It is mostly scrub.

25 We might ask, Nick, that you just do kind of

1 a visual tree inventory and let us know specifically
2 what is there. There are some big specimens that are
3 kind of nice. I don't know if they will be able to
4 stay - most of them, but certainly if you could
5 integrate some of those that would be nice.

6 Other than that, the use is proposed and
7 certainly allowed by zoning. We are comfortable with
8 what we see so far.

9 CHAIRMAN STUTO: Anybody in the site have any
10 comments or questions?

11 MR. MION: If you take the trees down, you're
12 going to do some screening from Route 7 in the Northway,
13 right?

14 MR. COSTA: That is correct, right.

15 MR. MION: That retaining wall, Nick - where
16 the storage facility starts - is that far enough away
17 from the building there?

18 MR. COSTA: The reason that we have that there
19 is so that we don't have to fill in the ravine. So, we
20 kept it high - on the high side, so we don't get into
21 the slope.

22 CHAIRMAN STUTO: Brian?

23 MR. AUSTIN: Nothing.

24 CHAIRMAN STUTO: Susan?

25 MS. MILSTEIN: The storage for the RVs - is it

1 a public building, or just like a parking lot?

2 MR. COSTA: No, it is an actual building. It's
3 very similar to the storage - the ministorage that
4 Mabees has, except these are larger because they have to
5 allow for the height for the taller vehicles to get in.

6 CHAIRMAN STUTO: Craig?

7 MR. SHAMLIAN: So, how many parking spots are
8 down in the self-storage area?

9 MR. COSTA: We have left three; one handicapped
10 and two other spaces - to other parking spaces. Like
11 your plan shows, there were 20 there. The people that
12 usually bring in the RV or pick up the RV will be coming
13 with somebody who either takes them back or brings them
14 there to pick up the RV. So, there really isn't any need
15 for parking. I think the Code doesn't require it for a
16 storage function.

17 MR. SHAMLIAN: How much of the 17 spaces that
18 are shown on hours - the 20 versus three - are you able
19 to convert into green space?

20 MR. COSTA: We will take a look at that when we
21 do the hard design. But we did on this one is we just
22 kept the same amount of pavement and just The pavement
23 to do maneuvering. I don't think we need the entire 18
24 feet that is there.

25 MR. SHAMLIAN: You may be able to bring that

1 in. One of the mild concerns that I have is by the
2 numbers, your green space is pretty decent. The vast
3 majority of it is the ravine. There really is minimal
4 green space everywhere else.

5 MR. COSTA: Just the amount that is in the
6 front here and on the side. This is not bad
7 (Indicating). There is a sewer here.

8 MR. SHAMLIAN: That's fine because that borders
9 the green space, especially around the office building
10 there is really very little. The nine spaces that are
11 out in front on the south side just as you come in -
12 there is no tenant yet?

13 MR. COSTA: No.

14 MR. SHAMLIAN: Are we looking at maybe banking
15 some spots?

16 MR. COSTA: Yes, that's what we talked with
17 Chuck about. As this progresses, we will take a look and
18 may be banks some of them. I don't believe we need all
19 that parking.

20 MR. SHAMLIAN: And obviously there will be no
21 outside storage of RVs or anything like that.

22 MR. COSTA: That's correct. I'm sure there will
23 be notations on the plan that will say that.

24 MR. SHAMLIAN: The aesthetics of the building
25 are also important in my mind.

1 MR. COSTA: We will have some elevations as we
2 move through this. I believe that Mike may have a place
3 up by Exit 16.

4 MR. SHAMLIAN: Thank you.

5 MR. COSTA: You're welcome.

6 MR. HEIDER: The only comments I have is: Don't
7 forget the few neighbors that do live down there will
8 have to drive past this every day. So, the aesthetics in
9 the front - the green space in the front should be
10 somewhat of a blockage to that.

11 CHAIRMAN STUTO: I agree with the aesthetics.
12 Even from the highway, people driving there - it leaves
13 an impression of what the Town is all about. I will
14 repeat that as well.

15 So, it is a big garage for RVs, right?

16 MR. COSTA: That's correct.

17 CHAIRMAN STUTO: I guess you feel there is a
18 market for it - your client does. What kind of rents do
19 they get for that?

20 MR. COSTA: I do not know that. Mike would know
21 that, but he feels there is a real need for that. The RV
22 sales Place is just down the road.

23 CHAIRMAN STUTO: I don't have any other
24 questions. Does anybody else?

25 (There was no response.)

1 Thank you.

2 MR. COSTA: Thank you.

3 (Whereas the above entitled proceeding was
4 concluded at 7:32 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
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