

1 PLANNING BOARD COUNTY OF ALBANY

2 TOWN OF COLONIE

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ROSSETTI STONECREST WAREHOUSE

4 4 AND 8 COLONIE PLAZA DRIVE

APPLICATION FOR CONCEPT ACCEPTANCE

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6 THE STENOGRAPHIC MINUTES of the above entitled matter  
7 by NANCY L. STRANG, a Shorthand Reporter Commencing  
8 on November 13, 2018 at 7:11 p.m. at The Public  
9 Operations Center, 347 Old Niskayuna Road, Latham,  
10 New York

11 BOARD MEMBERS:

12 PETER STUTO, CHAIRMAN

13 BRIAN AUSTIN

14 LOU MION

15 CRAIG SHAMLIAN

16 STEVEN HEIDER

17 SUSAN MILSTEIN

18 KATHY DALTON

19 ALSO PRESENT:

20 Kathleen Marinelli, Esq., Counsel to the Plannin  
21 Board

22 Joseph LaCivita, Director, Planning and Economic  
23 Development Department

24 Nicholas Costa, PE, Advance Engineering and  
25 Surveying

Nia Cholakis, Esq.,

Skip Francis, PE, Barton and Loguidice

1                   CHAIRMAN STUTO: The next item on the agenda is  
2 Rossetti Stonecrest Warehouse, 4 and 8 Colonie Plaza Drive,  
3 application for concept acceptance, 26,250 square feet,  
4 one-story warehouse building and a 38,955 square feet  
5 one-story warehouse.

6                   MR. LACIVITA: This project has a history with the  
7 Planning Department. This goes back to September 2016 when we  
8 first saw it at the DCC - Development Coordination Committee  
9 meeting. The project then got mothballed by the applicant for  
10 a little period of time.

11                   It came back May 23, 2018. In the meantime, we had  
12 an ODA Resolution that was approved by the Town Board dated  
13 February 8, 2018. It was Resolution 95 for 2018.

14                   Tonight the applicant is here for the concept  
15 acceptance on the project.

16                   We are back to Nick Costa.

17                   MR. COSTA: Thank you, Joe.

18                   This is our concept round and you saw this as a  
19 sketch plan a little while back. What we have done is we have  
20 done some more detailed engineering to layout the proposed  
21 buildings along with utilities and roadway. So, this is a  
22 site that is located off of Albany Street. The shopping plaza  
23 is over here to the east (Indicating) and Colonie Plaza Drive  
24 comes off of Albany Street and goes out to the shopping  
25 plaza. This has been in place for a very long time - since

1 the shopping plaza has been here.

2 There is an existing building that is fully  
3 occupied here. The second building here was constructed about  
4 five or six years ago.

5 CHAIRMAN STUTO: Rossetti does not own the first  
6 one on the left?

7 MR. COSTA: No, they own it.

8 They are both occupied?

9 MS. CHOLAKIS: They are both occupied - fully  
10 occupied.

11 CHAIRMAN STUTO: Those three are all on one lot.  
12 Is that why it is all colored?

13 MR. COSTA: Yes. These three are all on one lot so  
14 what we are proposing to do is do a subdivision to break this  
15 one out and leave these two proposed buildings.

16 CHAIRMAN STUTO: The two new ones are going to be  
17 on one line or two lots?

18 MR. COSTA: Two lots. There will be a total of  
19 four lots when it is all said and done. So, the proposal is  
20 to subdivide the parcel and then build a one-story warehouse  
21 type building. Then, a one-story warehouse building here with  
22 parking out in the front and maneuvering in parking space for  
23 trucks - trailers in these areas. There will be loading docks  
24 and the access strives to accommodate the future tenants who  
25 will be there.

1           There is sanitary sewer. There is a force main  
2           that runs from out here from Albany Street all the way back  
3           to here to service this building. That force main was sized  
4           to have enough capacity to take additional flows from the  
5           three other buildings. There is a water main that runs along  
6           that same easement. Then, we do have stormwater management  
7           areas that we are proposing in here.

8           The site does have New York State DEC wetlands.  
9           Those wetlands are shown in a blue color here. With the DC  
10          wetlands, there is also a 100 foot buffer and that line is  
11          along here (Indicating). We have met with DEC and they were  
12          favorable to this proposal. They understood that we are  
13          encroaching into the 100 foot buffer. However, knowing the  
14          history of the site and how much activity there was on the  
15          site, they did not have an issue with it.

16          That was Carl Parker of DEC and some other  
17          personnel. That was a while back.

18          As far as site statistics, there is quite a bit of  
19          green on the site. I think it's about 50% green. I believe it  
20          is actually 56% green. It meets the zoning. It is an  
21          industrial zone. I do have some elevations of the building  
22          which I handed out to the Board.

23                 CHAIRMAN STUTO: Do you know your end users yet or  
24                 do you think those elevations will stay the same or change?

25                 MR. COSTA: There are no and users yet. The idea

1 is basically to keep that look that the existing building on  
2 the corner has and also this building. They do match up with  
3 the existing building.

4 That's the proposal that is in front of you  
5 tonight. If there are any questions, we will be glad to  
6 answer them.

7 CHAIRMAN STUTO: Okay, this has been reviewed by  
8 our Town Designated Engineer, Barton and Loguidice. \*Skip  
9 Francis, can you give us your comments?

10 MR. FRANCIS: Sure. We did review the concept  
11 package and provided a letter to the Planning Department  
12 dated October 17. We have visited the site. We do have just a  
13 couple of highlights. There are no major concerns at all at  
14 this stage of the review. It is an allowable use in the zone.  
15 It is compatible with the adjacent properties on either end.  
16 So, there are no objections there.

17 Nick did acknowledge the DEC coordination and the  
18 meeting with them. An authorization or permit from them would  
19 be necessary to construct and the buffer zone; not  
20 necessarily a wetland permit, but to construct in the buffer  
21 zone. That is just a hurdle along the way.

22 I do have one question. Is the building going to  
23 be sprinklered, fire protection wise?

24 MR. COSTA: That will be determined by the user.  
25 For the building permit, at that time it will be known who is

1 going to be the tenant and what their operations will be. I  
2 think it will be defined by the building code requirements.

3 CHAIRMAN STUTO: Is that when they do that - when  
4 they get a building permit, or final site plan approval?

5 MR. COSTA: Some people choose to put in a  
6 sprinkler system.

7 MR. LACIVITA: Typically Fire Services looks at  
8 the projects as they come in by what they are storing and  
9 they determine it from there.

10 MR. FRANCIS: The reason I bring it up is because  
11 we see just a 4-inch water main feeding into the building. As  
12 you advance to preliminary final design, maybe you can decide  
13 accordingly for the demand for the Fire Code.

14 Beyond that, the infiltration basins for the storm  
15 water seems appropriate for the soils on the site.

16 One tiny thing as you move toward final design -  
17 the two dumpster locations seem to be within about 12 feet of  
18 nearby catch basins. Maybe you could move one or the other.  
19 \*Other than that, no major concerns.

20 CHAIRMAN STUTO: There is an Ed Greeson signed up  
21 to speak.

22 MR. GREESON: This project sounds good. I signed  
23 up for the next project.

24 CHAIRMAN STUTO: I'm not sure if we are taking  
25 comment on that.

1 Kathy, do you have any comments?

2 MR. DALTON: We have a letter from the Pine Bush.  
3 Have you talk to those folks?

4 MR. COSTA: Yes. We met with Neil. This was a  
5 while back. Adam Leonardo from Rosewood and myself met with  
6 Neil. Neil did not have any comments or concerns.

7 MR. DALTON: There didn't seem like there were any  
8 concerns.

9 MR. COSTA: No, there were no concerns. They just  
10 wanted us to use native plants for the landscaping. We will  
11 do that.

12 MR. DALTON: Okay, I am good.

13 CHAIRMAN STUTO: Lou?

14 MR. MION: I'm good.

15 CHAIRMAN STUTO: Chief?

16 MR. HEIDER: It is a marked improvement over what  
17 is there now.

18 CHAIRMAN STUTO: The application before us is for  
19 concept acceptance. Do we have a motion?

20 MR. MION: I will make that motion.

21 MR. HEIDER: Second.

22 CHAIRMAN STUTO: Any discussion?

23 (There was no response.)

24 All those in favor, say I.

25 (Ayes were recited.)

1 All those opposed, say nay.

2 (There were none opposed.)

3 The ayes have it.

4 MR. COSTA: Thank you.

5 CHAIRMAN STUTO: We will take a five-minute break  
6 and call up the next project.

7 (Whereas the above entitled proceeding was  
8 concluded at 7:18 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

