

1 STATE OF NEW YORK COUNTY OF ALBANY
2 TOWN OF COLONIE
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4 GIOVANONE MINI WAREHOUSE STORAGE
5 39 OLD SPARROWBUSH ROAD

6 *****

7 THE STENOGRAPHIC MINUTES of the above entitled
8 matter by NANCY L. STRANG, a Shorthand Reporter
9 commencing on September 8, 2020 at 6:18 p.m. at
10 Memorial Town Hall 534 New Loudon Road, Latham,
11 New York.

12
13 BOARD MEMBERS:
14 PETER STUTO, CHAIRMAN
15 CRAIG SHAMLIAN
16 PAUL ROSANO
17 SUSAN MILSTEIN
18 LOUIS MION
19 FREDERICK ASHWORTH

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21 ALSO PRESENT:
22 KATHLEEN MARINELLI, ESQ. COUNSEL TO THE BOARD
23 SEAN MAGUIRE, AICP, CEcD, DIRECTOR, DEPARTMENT
24 OF PLANNING AND ECONOMIC DEVELOPMENT

25 ZACHERY HARRISON, PLANNING AND ECONOMIC
DEVELOPMENT

1 NICHOLAS COSTA, PE, ADVANCE ENGINEERING AND
2 SURVEYING

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4 CHARLES VOSS, PE, BARTON AND LOGUIDICE

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1 CHAIRMAN STUTO: The next item on the
2 agenda 39 Old Sparrowbush Road. Giovanone Mini
3 Warehouse Storage. Final SEQRA review and
4 Determination for a storage facility, 2-lot
5 minor subdivision with amendment to existing
6 office approval and additional storage
7 facility.

8 Sean, do you have anything before we
9 turn it over to the applicant?

10 MR. MAGUIRE: Yes. As a reminder, the
11 applicant received their final site plan
12 approval on December 10, 2019. However, once
13 they had done all the soil testings that were
14 completed, they had to relocate and change the
15 shape of the building. The Town TDE and the
16 Department have reviewed the proposal and we
17 have found it acceptable.

18 CHAIRMAN STUTO: Is the applicant here?

19 MR. COSTA: Thank you.

20 So, as Sean mentioned as a quick
21 summary, we did receive site plan approval
22 of the site back in December. Some soil
23 testing was done on the site and it was
24 found that - probably when they did the
25 construction on the highway - there was fill

1 placed in this area. The shape of the
2 building previously was like a triangle. It
3 was parallel to this side and also parallel
4 to this side (Indicating). With this area
5 being an uncontrolled fill area, we went and
6 looked for a way to move the building
7 towards Old Sparrowbush Road. This is what
8 we ended up with. So, we are staying out of
9 the uncontrolled fill area and we are
10 placing the building here (Indicating). The
11 stormwater is a little bit different because
12 now we have a little bit of room in here to
13 do the stormwater in the back. Previously we
14 were doing the storm water in the front. We
15 relocated that to the back and we are
16 excavating some of that uncontrolled fill to
17 put in the system.

18 There is no sanitary sewer to the
19 building. The building is about the same
20 size. There's a couple less stalls than what
21 was previously - I think there was 18 stalls
22 and we are down -- this is 60, but I think
23 the architect actually has 14 stalls. So,
24 access is from Old Sparrowbush Road.

25 The owner, Mike Giovanone, is here

1 tonight. He sold this parcel right here
2 (Indicating) - he sold it to the
3 veterinarian and I think the site is under
4 construction. So, there is some construction
5 activity there. Mike would like to start
6 building hopefully this fall. That's why we
7 are here. We have worked with the
8 departments and the Town Designated Engineer
9 in addressing the new location and the new
10 stormwater management area. We feel that it
11 is ready for the Planning Board, if you
12 would consider it for a site plan approval.

13 CHAIRMAN STUTO: Again, this is reviewed
14 by Barton and Loguidice for the Town's benefit
15 and the Planning Board's benefit. We have Chuck
16 Voss here.

17 I just want to get one issue out of the
18 way. We have already done the SEQRA, right?

19 MR. VOSS: Yes.

20 CHAIRMAN STUTO: So, what I read out of
21 the title was not correct, unless you think
22 there has been a change.

23 MR. MAGUIRE: No I will cover that.

24 Thank you. Yes, as Nick said we have
25 reviewed this project again. It's really a

1 revision of an approved plan by the Board
2 back in December. I think that was your last
3 approval. So, we put together a very quick
4 letter.

5 Nick basically just shifted the site
6 around a little bit. Really, none of the
7 major parameters changed on the site. The
8 access is just the same as it was; the
9 driveway; the curb cuts. If you remember
10 from the prior approval, there was
11 discussion with DPW on Old Sparrowbush Road
12 about avoiding the original driveway
13 entrance which was on the original design
14 which is pretty close to that northern edge
15 of the property. Nick obviously pulled that
16 back for snow storage issues and those
17 reasons for Old Sparrowbush. So, that
18 entrance is intact.

19 Landscaping is almost identical to what
20 it was.

21 Nick, I think you actually added some
22 landscaping on the northwest corner facing
23 the Northway. Now you have a little bit more
24 room to kind of reposition. The retaining
25 walls on the south side are against the

1 slope and are almost identical from what you
2 had the first time.

3 So, really not a lot has changed
4 although the green space now has increased.
5 The Board will remember your final approval
6 was 48.3% green space. I think they're up to
7 59.4% green space. That's certainly a nice
8 addition. Any of the potential impacts from
9 a SEQRA standpoint have not increased with
10 the site. We don't feel there is
11 significance.

12 Peter, just to address your question on
13 SEQRA, the Board did issue a neg dec on
14 December 10, 2019 for this project. Again,
15 taking a look at those environmental issues
16 created by this design change, we didn't
17 feel they were significant enough to warrant
18 a SEQRA review again. So, the SEQRA should
19 be fine for this. Really the only thing we
20 took a closer look at this time was Nick's
21 stormwater. He basically flipped it from one
22 side of the building to the other. His
23 calculations worked. We had a couple of
24 comments back and forth early on but the new
25 designs are fine. The calculations seem to

1 have developed.

2 We are happy with the new design. We
3 think that it works and we think it's ready
4 for final.

5 CHAIRMAN STUTO: Since we have already
6 vetted it including the SEQRA, I would just
7 open it up to the Board - whoever has any
8 comments.

9 Chip, do you have something?

10 MR. ASHWORTH: No, just the number of
11 square feet makes a lot of sense and adjusted,
12 it fits in there nicely.

13 MR. COSTA: Thank you.

14 CHAIRMAN STUTO: Okay, anybody else have
15 any comments?

16 MR. MION: This is for RVs, right, and for
17 other vehicles?

18 MR. COSTA: Yes, that's correct.

19 MR. MION: How many are for RVs?

20 MR. COSTA: I think that on that plan it
21 shows a total of 16. The architect has actually
22 made a total of 14 with 12 of them being for
23 RVs and the two end ones would be for other
24 recreational vehicles.

25 MR. MION: The wings on the end -

1 MR. COSTA: Yes.

2 MR. MION: That's for the smaller
3 vehicles?

4 MR. COSTA: Yes.

5 MR. MION: Okay, thank you.

6 CHAIRMAN STUTO: Anybody else?

7 MR. SHAMLIAN: Is that the same breakdown
8 of small and large units as the previous plan?

9 MR. COSTA: Yes, I actually take that
10 back. There were three for the smaller vehicles
11 because we ended up with a wedge in the middle,
12 if you remember, that would be used for the
13 smaller - besides the two end ones.

14 MR. SHAMLIAN: I seem to recall from the
15 approved -- we had some discussion about what
16 the building looked like and the materials. Is
17 all that still the same? Obviously, the shape
18 of the building has changed, but the look of
19 the building, in terms of materials and the
20 general -

21 MR. COSTA: No, I think the materials were
22 similar. There is some stoner masonry at the
23 bottom and then there are vertical boards and
24 horizontal boards. The only thing that changed
25 is there was more glass on the backside and now

1 there isn't. It is solid.

2 MR. SHAMLIAN: Because it was a point that
3 we had. If I recall, we had a lot of discussion
4 about that and what it would look like from
5 various spots and I think it was suggested for
6 some glass because we wanted a better look back
7 there.

8 CHAIRMAN STUTO: Do you have an elevation
9 with you?

10 MR. COSTA: Yes. Craig, I think the
11 comment actually - you might not of really
12 preferred the glass because you don't know how
13 it was going to be looking into the building
14 and what the appearance would be - the
15 aesthetics would be looking into it.

16 This is the view from Old Sparrowbush
17 and this is the rear (Indicating). And here
18 are the two sides.

19 MR. SHAMLIAN: You don't, by chance, have
20 the elevation from last time, do you?

21 MR. COSTA: No, I don't.

22 MR. MAGUIRE: We have one, Craig. I can
23 pull it up.

24 MR. SHAMLIAN: Okay, thank you.

25 CHAIRMAN STUTO: Anybody else? Paul, or

1 Susan?

2 MR. ROSANO: I don't have anything.

3 MS. MILSTEIN: I don't have anything.

4 MR. COSTA: Thank you, Sean.

5 CHAIRMAN STUTO: Are there members of the
6 public interested in speaking on this project?

7 (There was no response.)

8 Okay, we have an application, I think,
9 for an amended site plan. That would be
10 accurate. Do we have a motion?

11 MR. MION: I will make a motion.

12 CHAIRMAN STUTO: Second?

13 MR. ASHWORTH: Second.

14 CHAIRMAN STUTO: Any discussion?

15 (There was no response.)

16 All those in favor, say aye.

17 (Ayes were recited.)

18 All those opposed, say nay.

19 (There were none opposed.)

20 The ayes have it.

21 MR. COSTA: Thank you.

22 CHAIRMAN STUTO: Thank you.

23 (Whereas the above entitled proceeding
24 was concluded at 6:29 PM)

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CERTIFICATION

I, NANCY L. STRANG, Shorthand Reporter
and Notary Public in and for the State of
New York, hereby CERTIFIES 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.

Date: _____

Nancy L. Strang
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