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PLANNING BOARD COUNTY OF ALBANY  
TOWN OF COLONIE

\*\*\*\*\*  
ROOM TO SPARE  
151 WADE ROAD  
CONCEPT ACCEPTANCE AND FINAL PLANS  
\*\*\*\*\*

THE TAPED AND TRANSCRIBED MINUTES of the above entitled  
proceeding BY NANCY STRANG-VANDEBOGART commencing on  
April 28, 2009 at 7:59 p.m. at the Public Operations Center  
347 Old Niskayuna Road, Latham, New York 12110

BOARD MEMBERS:

- JEAN DONOVAN, CHAIRPERSON
- ELENA VAIDA
- MICHAEL SULLIVAN
- THOMAS NARDACCI
- GEORGE B. HOLLAND, JR.
- CHARLES J. O'ROURKE
- TIMOTHY LANE
- PETER STUTO, Jr. Esq., Attorney for the Planning Board

Also present:

- Joseph LaCivita, Director, Planning and Economic Development
- Kevin DeLaughter, Planning and Economic Development
- Brad Grant, Barton and Loguidice
- Brett Steenburgh, PE, PLLC

1                   CHAIRPERSON DONOVAN: This is Room to Spare. I  
2 believe if I'm not mistaken, Kevin, there is renewal on  
3 the concept based on what we see tonight. We had  
4 concept acceptance on this awhile back.

5                   MR. DELAUGHTER: There was concept acceptance on  
6 March 11, 2008. So, we're just over a year.

7                   CHAIRPERSON DONOVAN: That's what I thought. I  
8 know that this has been out there for awhile.

9                   Kevin, you want to give us some input on this,  
10 please?

11                  MR. DELAUGHTER: This is a proposal for a  
12 self-storage facility at 151 Wade Road. As I mentioned  
13 it came through concept review, which was accepted in  
14 March of last year. It has been going through review  
15 with the town departments and the town designated  
16 engineer. All of them have signed off on those reviews  
17 as being satisfactorily completed.

18                  CHAIRPERSON DONOVAN: Okay, thank you.

19                  Brad?

20                  MR. GRANT: We reviewed the Room to Spare project  
21 in February. We generated a comment letter on February  
22 10<sup>th</sup>. Many of the general items were housekeeping and  
23 labeling of adjacent residential parcels.

24                  The Latham Water District wanted incorporation  
25 with a three-quarter-inch water meter. There is no

1 water use proposed for the facility, but there is a  
2 provision for a fire hydrant for fire protection.

3 The items that we reviewed back then were the  
4 engineers report on the water system, the stormwater  
5 pollution prevention plan, the SWPP and the engineering  
6 plans.

7 We went through engineers plans dated May 5<sup>th</sup>.  
8 There was apparently a long comment letter on  
9 February 10<sup>th</sup>. Revisions were made to the plans and it  
10 was reviewed again in March and it generated a March  
11 24<sup>th</sup> letter.

12 There were two pages of comments basically on  
13 some plantings and there is a consistency in the  
14 magnolias. The original planting plan had some large  
15 trees close to the road. Wade Road is particularly rich  
16 in greenspace and water mains. There were some concerns  
17 about the roots getting into the utilities and braking  
18 pipes. The magnolias are more appropriate for that  
19 particular location.

20 There was concern that adequate buffering and  
21 screening by landscaping, evergreen trees be provided.  
22 There was a requirement for an additional evergreen  
23 tree to provide additional screening for 139 Wade Road.

24 There is some reference corrections to the SWPP  
25 of a routine nature. There was discussion about

1 abandoning the storm sewer and that in some areas  
2 hollow pipe not be left.

3 There were some housekeeping items on detention  
4 basin spot elevations to make sure that there were  
5 12 inches of freeboard in a 100-year storm and a  
6 dimensional correction on the swale. There is a swale  
7 as part of the stormwater treatment system. That led to  
8 an April 13<sup>th</sup> letter which we reviewed all these items  
9 again. All the items were addressed.

10 CHAIRPERSON DONOVAN: Okay. Tom, you were here  
11 for the original hearing on this. Do you have comments  
12 or questions?

13 MR. NARDACCI: I don't. Just the stormwater was  
14 an issue and I remember the screening with the  
15 residents. I was just curious if the applicant was  
16 here. Are the neighbors are here?

17 CHAIRPERSON DONOVAN: Yes, they're in the back.

18 MR. NARDACCI: I was just wondering if there was  
19 a discussion with the neighbors and with the applicant  
20 with that screening - if the residents were okay with  
21 that.

22 MR. STEENBURG: I know that the applicant has  
23 made some progress with that. Is that the house on  
24 Wade Road?

25 MR. NARDACCI: Yes, 139 Wade.

1                   MR. STEENBURG: We've had several conversations  
2 with residents.

3                   CHAIRPERSON DONOVAN: Is he here this evening?

4                   MR. STEENBURG: No.

5                   CHAIRPERSON DONOVAN: So he hasn't seen your plan  
6 but you do have a plan for the screening?

7                   MR. STEENBURG: Yes, we do have screening all  
8 along that one side and the property line and both  
9 sides of the site.

10                  MR. NARDACCI: That was my only question.

11                  Thank you.

12                  CHAIRPERSON DONOVAN: Tim, I don't think that you  
13 were here for this one.

14                  MR. LANE: No, I was not.

15                  You're going to have this screened, but what  
16 about hours of operations and lighting and things of  
17 that nature that might be a disturbance?

18                  MR. STEENBURG: The site lighting is actually  
19 going to be a wall-pack vertical light. Minimal  
20 lighting would be provided for the whole plan which has  
21 been reviewed by Grant.

22                  MR. LANE: And the hours of operation? I mean,  
23 these storage things are going to be open and closed  
24 and cars coming in and out.

25                  MR. STEENBURG: It's going to be keypad access.

1 The plan is 24 hours a day by key pad.

2 MR. LANE: So people will be able to access it.

3 If they have storage, they can go in anytime of night,

4 etcetera.

5 MR. STEENBURG: That's right.

6 CHAIRPERSON DONOVAN: There's only one neighbor,

7 right?

8 MR. STEENBURGH: Right.

9 CHAIRPERSON DONOVAN: It's zoned properly for

10 this use.

11 MR. O'ROURKE: There's more planes flying in that

12 area then there will be doors being shut.

13 MR. LANE: Thank you.

14 CHAIRPERSON DONOVAN: George?

15 MR. HOLLAND: No questions.

16 CHAIRPERSON DONOVAN: Elena?

17 MS. VAIDA: No, no questions.

18 CHAIRPERSON DONOVAN: C.J.?

19 MR. O'ROURKE: I'm all set.

20 CHAIRPERSON DONOVAN: Mike?

21 MR. SULLIVAN: No.

22 CHAIRPERSON DONOVAN: Anyone from the

23 neighborhood; questions or comments?

24 MR. THOMPSON: I'm a pilot and I use the airport.

25 I would simply suggest the evergreen selection to be

1 height limited. Sequoia wouldn't do real well. The FAA  
2 would come and top it at 50 feet, anyway.

3 MR. LACIVITA: Those trees would be used for  
4 buffering.

5 MR. THOMPSON: Somebody mentioned evergreen for  
6 screening purposes and that's what drew my thoughts.

7 CHAIRPERSON DONOVAN: So the gentleman knows what  
8 he has to do and what type of tree he needs.

9 Kevin, quickly, when we renew a concept and the  
10 SEQRA has already been adopted, we don't have to do  
11 anything with that; is that correct?

12 MR. DELAUGHTER: Yes.

13 CHAIRPERSON DONOVAN: Okay. Anybody from the  
14 neighborhood?

15 MR. HOLLAND: I made the original motion. I'll  
16 make the motion to renew.

17 CHAIRPERSON DONOVAN: Do I have a second on the  
18 renewal?

19 MR. O'ROURKE: I'll second it.

20 CHAIRPERSON DONOVAN: All those in favor?

21 **(Ayes were recited.)**

22 CHAIRPERSON DONOVAN: Opposed?

23 **(There were none opposed.)**

24 CHAIRPERSON DONOVAN: Do I have a motion now on  
25 the acceptance of the final plans?

1 MR. HOLLAND: I'll move.

2 MR. O'ROURKE: I'll second.

3 CHAIRPERSON DONOVAN: All those in favor?

4 ***(Ayes were recited.)***

5 CHAIRPERSON DONOVAN: Opposed?

6 ***(There were none opposed.)***

7 CHAIRPERSON DONOVAN: Good luck. I know that  
8 you've been waiting awhile.

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13 ***(Whereas the proceeding concerning the above entitled***

14 ***matter was concluded at 8:08 p.m.)***

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**CERTIFICATION**

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*I, NANCY STRANG-VANDEBOGART, Notary Public in  
and for the State of New York, hereby CERTIFY that the  
record taped and transcribed 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.*

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**NANCY STRANG-VANDEBOGART**

**Dated May 26, 2009**