

1 PLANNING BOARD COUNTY OF ALBANY
2 TOWN OF COLONIE

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4 *****
5 CRISAFULLI WAREHOUSE/OFFICE
6 388 OLD NISKAYUNA ROAD
7 APPLICATION FOR CONCPET ACCEPTANCE
8 *****

9 THE STENOGRAPHIC MINUTES of the above entitled
10 public hearing BY NANCY STRANG-VANDEBOGART, a
11 Shorthand Reporter, commencing on
12 September 13, 2011 at 11:43 p.m. at the Public
13 Operations Center 347 Old Niskayuna Road,
14 Latham, New York 12110

15 BOARD MEMBERS:

- 16 PETER STUTO, Chairman
- 17 MICHAEL SULLIVAN, Acting Chairman
- 18 LOUIS MION
- 19 KATHLEEN DALTON
- 20 TIM LANE
- 21 PAUL ROSANO
- 22 ELENA VAIDA, Esq., Attorney for the Planning Board

23 Also present:

- 24 Joseph LaCivita, Director, Planning and Economic
25 Development
- Lynn Sipperly, PE, Sipperly and Associates
- Chuck Voss, PE, Barton and Loguidice
- Michael Crisafulli, Applicant

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1 CHAIRMAN STUTO: The next project is
2 Crisafulli Warehouse.

3 My employer, the Albany County Airport
4 Authority has a contract with Crisafulli
5 Associates to sell them that property, so I
6 have to recuse myself from all discussion and
7 action on the matter. So, Mike has been kind
8 enough to Chair this issue.

9 ***(Chairman Stuto exits the room.)***

10 MR. SULLIVAN: As we all hopefully know,
11 the last item on the agenda is Crisafulli
12 Warehouse, 388 Old Niskayuna Road. It's an
13 application for concept acceptance to be
14 presented by Mr. Lynn Sipperly of Sipperly and
15 Associates. The TDE on the project is Barton
16 and Loguidice.

17 Joe, do you want to give background on
18 the project?

19 MR. LACIVITA: Actually, to just save
20 time, Chuck, why don't you just take it from
21 here?

22 MR. VOSS: Sure. This project was
23 introduced not too long ago with the sketch
24 plan review. We took a quick look at it. It's
25 located over by the airport. It's in the

1 airport area business zoning district where
2 these types of uses are allowed. It's
3 currently a vacant lot on an approved lot,
4 about 2.47 acres on the parcel. The frontage
5 is on Old Niskayuna Road and Sicker Road,
6 which is right along the runway. The primary
7 access to the site will be off Old Niskayuna
8 Road. There are existing sewer utilities and
9 Lynn can certainly talk about this. There is
10 sewer and water on the site.

11 The airport area district does require 35
12 percent minimum greenspace. I think that when
13 we first talked to Lynn they were just
14 slightly under that but they have modified
15 their plans to comply with that 35 percent.
16 The project is also located in the airport
17 noise overlay district, which requires
18 mitigation of the sound that occupants of the
19 building and public spaces might experience
20 being that close to the airport. Lynn can
21 certainly talk a little bit about that as to
22 how they designed the building.

23 SEQRA looks to be an unlisted action
24 which is based on size of the building. They
25 did go to the Albany County Planning Board for

1 referral. I don't know if Joe has gotten
2 anything back from them yet, but presumably
3 that will be in the file once that comes in.

4 Again, typical water connections out
5 front. Sanitary looks to be adequate. We did
6 have minor comments on some of the details of
7 the stormwater and the sanitary connections.
8 Other than that, it appears to be a pretty
9 straight forward application. It's certainly a
10 compatible use for that area.

11 ACTING CHAIRMAN SULLIVAN: Mr. Sipperly?

12 MR. SIPPERLY: Thank you.

13 What we are proposing with this warehouse
14 is some office space. The building itself is
15 40,844 square feet. Of that, there would be a
16 4,000 square foot office component. As Chuck
17 mentioned, it's at the northwest corner
18 intersection of Sicker Road and Old Niskayuna
19 Road. Maybe to give some real perspective, the
20 Pepsi bottling plant is right here
21 (Indicating). They are our neighbor to the
22 northeast.

23 The site proposes to be serviced by two
24 entrances. There is going to be one off of
25 Sicker Road. There are some loading docks on

1 this side of the building. It would be at the
2 southwest corner of the building. There are
3 three loading docks plus a great ramp into the
4 building and some additional parking in this
5 area (Indicating). There is also on the
6 northeast corner of the building - there is a
7 loading dock near a gray ramp and parking for
8 the warehouse and also parking for the office
9 part of it. There is a proposal of 28 parking
10 spaces on the site. This conforms with the
11 proposed use on the site. The warehouse
12 requires 10 spaces and the office component
13 requires 18 spaces. So, that's based on the
14 parking distribution and the parking
15 requirements of the Town Code. That would
16 leave one space for each one and a half
17 employees in the warehouse area and one space
18 for 225 square feet of office area. That's how
19 we arrived at our parking statistics.

20 Earlier at the DCC presentation, we were
21 short on greenspace. The site has been
22 reworked and we are now at 35 percent
23 greenspace. We're not asking for any
24 variances. The building itself, the section
25 back from Sicker Road has a height limitation

1 of 20 feet and then the northern
2 three-quarters of the building has a height of
3 32 feet. Again, it's a typical warehouse space
4 with the high bay ceilings.

5 Public water and sewer exist along Old
6 Niskayuna Road and water also exists along
7 Sicker Road. The building will be fully
8 sprinklered. Because of the size and the use
9 of the facility, that will be fully
10 sprinklered.

11 Stormwater management would be
12 accomplished in several ways. We have some
13 underground detention and treatment at various
14 locations on the site. There is one under the
15 pavement area; there is a large area along the
16 grass area here and a third one at this
17 location at the eastern side of the building.
18 Also proposed is to incorporate some of the
19 green stormwater requirements. We have this
20 dark shaded green area around three sides of
21 the building. That's what we call a landscaped
22 stormwater treatment area. So, there will be
23 stormwater treatment occurring in these areas
24 here where water would come down. There would
25 be vegetation here that would be water

1 tolerant so that in temporary times of
2 saturation, it wouldn't die. It would just
3 thrive. The soil would be of a nature that it
4 would absorb the water. It would infiltrate
5 and be treated in the soil in this particular
6 landscaped stormwater treatment area. As Chuck
7 mentioned, this is a permitted in this zone.
8 It's the Albany business area. We're also
9 within the airport area GEIS area and the
10 project would be responsible for mitigation
11 fees based on traffic and water and other
12 components.

13 Presently, the property is owned by the
14 Albany Airport Authority. It's considered
15 surplus property. There is a purchase contract
16 with Crisafulli Associates to purchase the
17 property.

18 One thing that I believe that we are
19 looking for site plan approval for is that
20 there is a due diligence date at the end of
21 this month where Crisafulli Associates, if
22 they get concept site plan approval, can go
23 forward with the project and purchase the
24 property. Otherwise, we'd have to come back to
25 the airport and ask for an extension of time.

1 We've already had one extension of time. It's
2 straightforward. It's a warehouse facility
3 with an office component which is
4 straightforward. Most warehouse does have some
5 office component just to provide for the
6 people who are actually using the warehouses.

7 With me this evening is Mike Crisafulli.

8 Mike, is there anything else that you'd
9 like to add to that?

10 MR. CRISAFULLI: Just that we don't have
11 any tenants at this time. We're working on
12 that now. We've been marketing it. We do
13 envision that it could be possibly two tenants
14 pretty equally split. The office component
15 could certainly be reduced in size. I think
16 that the numbers are just arbitrary that we're
17 using for parking requirements right now. That
18 would be based on the tenant that we get. We
19 didn't want to start the project until we have
20 at least half of it leased out.

21 MR. SIPPERLY: It's kind of a brief
22 presentation, but it's late in the evening. We
23 can respond to questions that the Board may
24 have.

25 ACTING CHAIRMAN SULLIVAN: Thank you.

1 Paul?

2 MR. ROSANO: No, I'm all set.

3 ACTING CHAIRMAN SULLIVAN: Tim?

4 MR. LANE: No, I don't see anything that
5 sets me off.

6 I was wondering why these guys had to
7 wait until last. It's a concept approval and
8 we know it's going to be quick. It should have
9 been put on the agenda first.

10 MR. LACIVITA: I was asked to put them on
11 the back.

12 ACTING CHAIRMAN SULLIVAN: Kathy?

13 MS. DALTON: My only question is right
14 now you have no idea what's going to be stored
15 there.

16 MR. CRISAFULLI: We really don't know
17 yet.

18 MS. DALTON: I don't know what the rules
19 are, but it seems that there would be some
20 requirements that it not be anything
21 flammable.

22 MR. SIPPERLY: No, warehouse would
23 typically be distribution.

24 MS. DALTON: I live around the block and
25 I don't want to blow up.

1 ACTING CHAIRMAN SULLIVAN: Mr. Sipperly,
2 I did have one question. There was a memo from
3 the highway safety committee, Ken Pero talking
4 about tractor trailers backing into the
5 loading dock.

6 MR. SIPPERLY: We have addressed that in
7 the sense that we have provided a truck
8 turning movement plan, I believe, in a planned
9 office with the TDE. We looked at it again.
10 There was that concern but there is room
11 onsite for trucks to pull in and maneuver and
12 back up to the loading dock both at this
13 location here and here (Indicating).

14 The Highway Safety Committee, I think,
15 was more concerned with the Old Niskayuna
16 entrance. We had previously looked at the
17 tractor trailer coming south on Old Niskayuna
18 Road. They would drive into the site and head
19 straight out to this location (Indicating) and
20 then be able to back into the loading dock at
21 this location.

22 What we looked at today is the truck that
23 is coming northbound on Old Niskayuna Road.
24 That movement can still occur. There is
25 sufficient maneuvering room for the truck to

1 pull in. He would have to do like a U-turn,
2 straighten in the driveway here and then back
3 into the loading dock area. There is no need
4 for tractor trailers to back in from the
5 highway. I would agree that we're on a curve
6 there. The site plan and the pavement surface
7 area would allow tractor trailers to make
8 those maneuvering movements, not having to
9 come back out on Old Niskayuna Road.

10 ACTING CHAIRMAN SULLIVAN: They're also
11 concerned about trucks pulling into the other
12 parking lot - the turning radius and maybe
13 running over the grass.

14 MR. SIPPERLY: Again, we have studied
15 that. In this parking lot, there are probably
16 a couple of maneuvers that the tractor trailer
17 would need to make. They are able to make that
18 maneuver fully within a parking lot on site
19 without going on the grass.

20 ACTING CHAIRMAN SULLIVAN: I thought that
21 they were saying that they were worried about
22 the trailer - the wheels running over the
23 grass as they're coming into the parking lot.

24 MR. SIPPERLY: We can increase the
25 radius, but I think that in all actuality,

1 there is very little traffic on Sicker Road
2 and the tractor trailer will probably come out
3 into the land and make the sweep a little bit
4 larger than most tractor trailers.

5 MR. ROSANO: They can really swing out
6 and swing in.

7 ACTING CHAIRMAN SULLIVAN: That's all I
8 had.

9 Elena, did you have to provide the
10 explanation for concept?

11 MS. VAIDA: Yes. I think that everyone
12 knows the disclaimer on concept. The Board
13 will vote on whether to grant concept
14 acceptance but it doesn't entitle the
15 applicant to go any further. It's basically
16 just a concept acceptance so that the plan
17 that's flexible and that it can be changed. It
18 gives you an idea of where the board stands on
19 basic design and proposal that you have.

20 MR. SIPPERLY: We received that before.
21 We'd like concept approval, but we know that
22 the board is giving concept acceptance. We'll
23 go with the direction of the board.

24 ACTING CHAIRMAN SULLIVAN: With that, do
25 we have a motion for concept?

1 MR. LANE: I will make a motion for
2 concept acceptance, and I will apologize to
3 these gentlemen that they had to wait five
4 hours for their presentation.

5 MR. MION: I'll second.

6 ACTING CHAIRMAN SULLIVAN: All those in
7 favor?

8 ***(Ayes were recited.)***

9 ACTING CHAIRMAN SULLIVAN: All those
10 opposed?

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

12 ACTING CHAIRMAN SULLIVAN: The ayes have
13 it.

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17 ***(Whereas the proceeding concerning the above***
18 ***entitled matter was concluded at***

19 ***11:57 p.m.)***

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