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PLANNING BOARD COUNTY OF ALBANY
TOWN OF COLONIE

THE HERTZ RAC EXPANSION
851 - 859 OLD ALBANY SHAKER ROAD
REVIEW AND ACTION ON CONCEPT SUBMISSION

THE TAPED AND TRANSCRIBED MINUTES of the above entitled
proceeding BY NANCY STRANG-VANDEBOGART commencing on
July 14, 2009 at 8:06 p.m. at the Public Operations Center
347 Old Niskayuna Road, Latham, New York 12110

BOARD MEMBERS:

CHARLES J. O'ROURKE, JR., ACTING CHAIRMAN
MICHAEL SULLIVAN
ELENA VAIDA
TIMOTHY LANE
GEORGE HOLLAND
TOM NARDACCI
PETER STUTO, Jr. Esq., Attorney for the Planning Board

Also present:

Mike Lyons, Planning and Economic Development
Skip Francis, C.T. Male
Paul Paluso, Hertz

1 ACTING CHAIRMAN O'ROURKE: Next on our agenda
2 this evening is the Hertz Rent a Car expansion, Old
3 Albany Shaker Road.

4 Mike, do you have a little background for us on
5 Hertz?

6 MR. LYONS: Sure. This is the Hertz Rent a Car
7 expansion located at 851 through 859 Old Albany Shaker
8 Road. It's a redevelopment of two existing parcels that
9 were both formerly used for rental car agencies. The
10 project went before the Town Development Coordination
11 Committee on October 13, 2008. Concept was submitted to
12 the Planning Department on May 12, 2009. It was also in
13 your notes that there was a preconcept discussion back
14 in November of 2008 with the Planning Board to discuss
15 zoning or reduction of greenspace.

16 ACTING CHAIRMAN O'ROURKE: And for the applicant?

17 MR. FRANCIS: Good evening. My name is Skip
18 France, civil engineer for C.T. Male representing the
19 applicant. Also in the audience this evening is Mr.
20 Mike Esposito of the construction arm of Hertz
21 Corporation and also Mr. Paul Paluso, the local manager
22 of this facility.

23 As Mike described the general scope of the
24 project, the purpose of the project is that our client
25 is interested in updating their facility for improved

1 operations and improved fleet size. To do that, calls
2 for the redevelopment project.

3 They do own what I will refer to as the north
4 lot. They currently operate on the south lot, which is
5 851. Recent comments from the town have instructed us
6 that in future applications with the project we will
7 refer to this project combined with the address of
8 859 Old Albany Shaker Road. So, we'll drop the duo
9 address eventually on the next application.

10 Before you tonight is the site concept plan. This
11 is the existing conditions plan, analysis diagram and a
12 proposed site plan.

13 Also before you this evening is essentially
14 construction on the north lot; their new facility.
15 There are three buildings. There is an administrative
16 and maintenance building where they will house their
17 staff as well as change the oil in their vehicles and
18 maintain basic operations. There is a car wash facility
19 and also a fuel canopy that I believe will also have
20 vacuums so as they turn their inventory over, they
21 wash the outside of the vehicle and clean the inside
22 out for their customers.

23 I just want to clarify that this is not the
24 rental desk, if you will, where there will be customers
25 coming in to check out cars. This is their operations

1 facility that serves the airport. The check out desk is
2 at the airport. So we do not anticipate outside
3 customers coming to this facility. All those tasks are
4 taken care of at the airport. This is their operations
5 hub that circulates the inventory to and from the
6 airport. They may be servicing, cleaning and managing
7 their inventory fleet during peak periods of vehicle
8 rental.

9 Back to the development of the three buildings.
10 There is a small fourth building. It is a small guard
11 shack down here (Indicating) on the south lot that we
12 put in for security purposes for the vehicle inventory.

13 It's currently proposed that they would develop
14 these new buildings on the existing vacant or used
15 parcel while their current operations are ongoing on
16 the south parcel, transition into the new facilities
17 and then demolish the existing structure and redevelop
18 with new pavement on the south block.

19 Here is the architect's rendering of some of the
20 building elevations, proposed color schemes and the
21 building materials that are all contained in the
22 documents that you have before you this evening. The
23 square footage of the rooms is consistent with the
24 plans and so forth.

25 A couple of general notes: I want to make sure

1 that I call attention to the general circulation of the
2 facility. It's laid out such that vehicles would come
3 in, be dropped off from a vehicle carrier into the
4 their inventory staging and then the lot could be
5 processed for rental through the cleaning facilities
6 and distributed to the airport facility. When returned
7 from customer use, the vehicles would be circulated
8 back, cleaned for the next customer and so forth. There
9 is ample facilities to bring in a tractor trailer to
10 circulate, upload and off-load the unit and then exit
11 the site as well.

12 Stormwater management: We had a preempted meeting
13 with the stormwater management director and the TDE in
14 July to discuss the redevelopment credits as they apply
15 to the DEC regulations. It was a productive meeting
16 such that our stormwater design staff understands the
17 requirements and the regulations and the town
18 understands how it will be designed and how it will be
19 presented in our preliminary design. We have been to
20 those meetings and the TDE made reference to those in
21 his comments that are in your materials tonight
22 consistent with our meeting minutes.

23 We are asking for incentive zoning; a reduction
24 from the 35% required greenspace. We currently have
25 existing approximately 24% greenspace. This

1 redevelopment combined added up to 29%. It's an
2 improvement, but it's under the 35% required. The notes
3 that have come back from the town stated that no
4 incentive zoning fees will be assessed.

5 There are some wetlands that have been delineated
6 on the site. The project proposes no impacts to those
7 wetlands. I want to make that clear. A portion of the
8 drainage ditch will be piped. The drainage ditch is not
9 regulated by the Army Corp of Engineers. It's not a
10 regulated wetland and we're entitled to impact up to
11 500 delineal feet of a ditch without preconstruction
12 notice. This impact would be 190 feet of piping. So
13 that we can maximize the space on the lot and utilize
14 the vehicle inventory on top of what is now a ditch.

15 Those are, in summary, the highlights of the
16 maintenance use. I just wanted to present those to you
17 this evening and answer your questions.

18 ACTING CHAIRMAN O'ROURKE: Tom, do you have some
19 questions?

20 MR. NARDACCI: Actually I don't. I'm all set.

21 ACTING CHAIRMAN O'ROURKE: Tim?

22 MR. LANE: As usual in these circumstances
23 especially when you're looking for a reduction in the
24 greenspace - - where is your snow storage area? You
25 have a lot of paved area and I don't see where you

1 would have snow storage.

2 MR. FRANCIS: The stormwater management area is
3 in the east part of the lot, in the back, so to speak.
4 So, a lot of the snow melt and so forth would run to
5 the back. As far as snow pile storage, it could be
6 along back here (Indicating) in the area right here,
7 before the tree line as well.

8 MR. LANE: How large is that space?

9 MR. FRANCIS: This space is approximately 60 feet
10 square.

11 MR. LANE: That's not a whole lot. How about your
12 paved area?

13 MR. FRANCIS: Our paved area is approximately
14 three acres. We have also ample area back here
15 (Indicating) along the edge here, as well of the north
16 lot.

17 MR. LANE: You've got three acres of paved area.
18 With almost no snow storage, I guarantee that you're
19 going to run into difficulties with that. That's
20 something that you're going to need to put in
21 consideration as you develop the site. Where your
22 stormwater goes is not necessarily where you want to
23 put your snow because you could have a pile of snow and
24 then a rain and then you're going to have a big
25 problem.

1 MR. FRANCIS: We'll duly note that and give that
2 some further thought as we proceed through preliminary
3 design. Maybe we need to discuss with our client what
4 our options are with regard to snow storage.

5 ACTING CHAIRMAN O'ROURKE: Elena?

6 MS. VAIDA: The SEQRA, the environmental
7 assessment form indicates that there is no potential
8 impact to the environment by this business. I think
9 that I was reading that you're going to be doing your
10 maintenance of vehicles there and fueling and things
11 like that. So, is there no impact to the environment
12 because of the way that's being done? I guess I have a
13 little bit of a hard time understanding how -

14 ACTING CHAIRMAN O'ROURKE: They're actually being
15 required to have two oil separators.

16 MR. FRANCIS: In terms of sanitary outfall, yes,
17 according to the Pure Waters division, we've
18 incorporated two oil/water separators for the discharge
19 of sanitary waste and drains and so forth.

20 Second of all, the applicant also holds a bulk
21 storage permit for the underground storage tank that
22 they have. We are abiding by those requirements by DEC
23 for a bulk storage permit, as well, which I believe
24 carries with it precautions to prevent spill control.
25 They have a prevention plan in line to receive such a

1 permit.

2 MR. LYONS: Also, the way that they are
3 designing their stormwater run off, they are basically
4 creating two water sheds on the parcel. Where the
5 fueling stations are, sometimes when you get residue
6 around a gas station - say there's draining or there's
7 slush coming in or out, those are considered through
8 the DEC with the SWPP requirements for the hot spots.
9 There are additional requirements that they need to do
10 for quality control for that run-off. That was actually
11 one of the things that Brad, Skip, myself and John
12 Dzialo discussed earlier this month.

13 MR. FRANCIS: We have designated that the rear of
14 the north lot - this area (Indicating) for stormwater
15 treatment to implement that measure. It's not been
16 fully designed at this point in time but there are
17 facilities and practices in place for developments as
18 this that we can install here.

19 MS. VAIDA: Once this is done, the objective is
20 to have no impact on the environment, is that correct?

21 MR. FRANCIS: That is correct. That will be a
22 component of SWPP requirements as well. Stormwater,
23 sanitary drain, discharge and petroleum storage
24 requirements should have the environmental protection
25 cover.

1 MS. VAIDA: Thank you.

2 ACTING CHAIRMAN O'ROURKE: George?

3 MR. HOLLAND: In your covering greenspace
4 shortage, there is no special fee but it's pretty
5 generally understood that you'll do a super landscape
6 job and not a minimum one. You are short and we are
7 allowing it.

8 That was all I had.

9 ACTING CHAIRMAN O'ROURKE: Thanks, George.
10 Mike?

11 MR. SULLIVAN: It was mentioned that the proposed
12 facility will use about 2,600 gallons of water a day
13 and generate like 4,000 pounds of waste. Do we know how
14 much the existing two facilities generated or how much
15 water they used when they were both in service?

16 MR. FRANCIS: I don't have historical information
17 in my files of what the previous site used to be.
18 National Car Rental occupied the north side prior to
19 Hertz purchasing it. We do have data on the existing
20 site now and I don't know it off the top of my head,
21 but it is in our file.

22 MR. STEWART: Do they wash cars there? My point
23 is if National fleet washed their fleet there -

24 MR. FRANCIS: Hertz does now. I don't believe
25 that National had a car wash site. They just had the

1 rental building.

2 MR. PALUSO: They did for awhile.

3 MR. FRANCIS: Oh, okay. Then, that's been
4 removed?

5 MR. PALUSO: It's still there, it's just not
6 being used.

7 MR. FRANCIS: It may not be the fancy drive
8 through thing. It might just be a stall in back.

9 MR. STEWART: So there won't be a drastic
10 increase in the amount of water usage or waste
11 generation. I would think that there is if you're
12 combining two facilities into one.

13 Thank you. That's all I had.

14 ACTING CHAIRMAN O'ROURKE: I had a couple of
15 comments. I was a little bit surprised to see that our
16 Land Use Law has nothing in it with regard to the
17 building facades in this area. Am I correct in that,
18 Mike?

19 MR. LYONS: That's correct.

20 ACTING CHAIRMAN O'ROURKE: Do you know why we
21 decided in this area to not hold some minimal standard?

22 MR. LYONS: For the airport business areas?

23 ACTING CHAIRMAN O'ROURKE: Yes.

24 MR. LYONS: Basically there are more of the
25 manufacturing and industrial intended uses to support

1 airport uses such as bulk mail, rent-a-car agencies,
2 light industrial tech uses. Many of the streets are off
3 the beaten paths.

4 ACTING CHAIRMAN O'ROURKE: I understand.

5 MR. LYONS: You certainly have the right to ask
6 for them.

7 ACTING CHAIRMAN O'ROURKE: That was my comment.
8 It's a very generic looking building. I would like to
9 see some additional detail to it. If we can require to
10 have a bike rack - - no, this project requires two bike
11 racks.

12 In terms of air condition units, screens for
13 those - I know that this is just a concept submission,
14 but certainly I would appreciate you going back to
15 Hertz and saying we would prefer seeing something that
16 doesn't look like a 1950's gas station; in my humble
17 opinion. I'd like to see it look a little bit better.
18 I'm sure that Hertz wants to do it right and spend the
19 money to have it look appropriate. Again, it would be
20 the nicest building in that area for certain. I'll also
21 mention to other people that there's absolutely nothing
22 in the Land Use Law. I'm amazed by that.

23 Other than that, I think that one of the big
24 things in the town - we love the redevelopment. That's
25 why we've issued the credits and we're not tying people

1 to the reduction in greenspace as long as it increases
2 from the present. I think that what George said is
3 also - when you come back for the final approval, it
4 certainly will weigh heavily to have a decent landscape
5 plan and keep up on it. As we move forward we certainly
6 would like to have both our buildings and landscapes,
7 even in the airport business areas, look appropriate
8 for the town.

9 So, do I have an action from the board?

10 MR. NARDACCI: I'll make a motion, including the
11 incentive zoning provision.

12 MR. STUTO: SEQRA first.

13 ACTING CHAIRMAN O'ROURKE: I apologize.

14 An unlisted SEQRA action.

15 MR. LYONS: The project is located within the
16 airport area GEIS on the findings statement. Mitigation
17 fees will be applicable.

18 ACTING CHAIRMAN O'ROURKE: Do I have a motion on
19 the SEQRA?

20 MR. HOLLAND: I'll make the motion.

21 ACTING CHAIRMAN O'ROURKE: Mr. Holland makes the
22 appropriate motion.

23 MR. LANE: I'll second.

24 ACTING CHAIRMAN O'ROURKE: Second, Mr. Lane.

25 All in favor?

1 **(Ayes were recited.)**

2 ACTING CHAIRMAN O'ROURKE: Opposed?

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

4 ACTING CHAIRMAN O'ROURKE: Do I have a motion on
5 the concept submission?

6 MR. NARDACCI: I'll make a motion.

7 MR. HOLLAND: Second.

8 ACTING CHAIRMAN O'ROURKE: All in favor?

9 **(Ayes were recited.)**

10 ACTING CHAIRMAN O'ROURKE: Opposed?

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

12 ACTING CHAIRMAN O'ROURKE: Unanimous.

13 Good luck and thank you.

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

17 **matter was adjourned at 8:25 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.*

NANCY STRANG-VANDEBOGART

Dated July 16, 2009