



TOWN OF COLONIE

347 OLD NISKAYUNA ROAD

LATHAM, N.Y. 12110



Town of Colonie Conservation Advisory Council Meeting Minutes – January 18, 2018

Present: Ellen Rosano, Chair, Laura Weed, Linda Whelton, Don Allard, Ben Mastaitis, Board Member Whalen

Minutes of last meeting approved.

Old Business: Arbor Day—Ellen reserved the library for the day. Tent request was submitted, tent to be put up on Thursday prior. Jack Cunningham will be handling everything else. He will handle putting up the banner at least a week in advance. Don added it would be free advertising for the event.

Planning Board Report (Mastaitis). See attached written synopsis of projects reviewed at the Planning Board meeting held on January 9, 2018. (4 projects total)

New Business: Northway Toyota and O'Reilly auto plans discussed

Typed scheduled of CAC Planning Board/Bulletin Board coverage was handed out.

Reviewed "On the Farm" Plans, and Ellen to submit comments. Comments include expressing concerns for certain lots that abut the Army Corps of Engineers wetland areas and have steep slopes where fertilizer runoff could potentially flow down into wetland. Concerns also include road over wetland area and how water will flow between the bisected wetland. Lots in question were 24-28, 46, 37, 6.

Lastly salt from road flowing into wetland was also a concern of the members and will be included in the written recommendation to the Planning Board. The updated "On the Farm" proposals will be considered on February 6.

Reviewed plans for the Starlite Office Park, recommendation was to preserve wetlands on the property.

Additional Items:

Don will be going to the PRISM meeting on January 24 at the Pine Bush Discovery center

There is an upcoming CAC roundtable at the Colonie Town Library—Don and Ellen will attend, time is 7:30 pm.

"Tree City" update—Don is awaiting a response.

Ellen shared an article from the TU on the frigid weather having an effect on invasive species.

Planned clean up discussed at the Pine Bush, Don mentioned cleaning up the King's Road area and the Albany Street area that abut the Pine Bush and have a lot of litter around them.

Laura mentioned the upcoming Town Comprehensive Plan meeting and that the public was welcome to make comments.

Don discussed a recent presentation he attended by Hudson Solar on the benefits of Community Solar arrays.

Also discussed was efforts to add solar panels onto Town Buildings.

Laura made motion to adjourn and Don 2nd, meeting was adjourned.

Colonie Planning Board Meeting 1-9-18

1. On the Farm Estates Conservation Style Subdivision

261 & 261A Troy Schenectady Road

Sketch Plan Review & Board Update

63 Lot Residential, with 1 Commercial Lot Subdivision and preservation 18 acres of land

Presented by Advanced Engineering; TDE - Barton & Loguidice

Synopsis: The board expressed concerns about size of houses on lots. One member (Dalton) expressed desire that there not be “a bunch of McMansions” on small-sized lots. Another member also asked why there was a cul-de-sac without any houses on it, and the applicant stated that it was just a turnaround. Applicant also indicated that there would be a possibility of walking paths for any children that reside in the development to walk to school (Blue Creek) nearby. This plan is a Conservation Subdivision, requiring more green space so the lot size had been reduced.

2. Lecce Office Building

1209 Troy Schenectady Road

Application for Concept Acceptance

Three-Story 17,949 sf Office Building

Presented by MJ Engineering; TDE – Barton & Loguidice

Synopsis: The applicant proposed a 3 story office building with a sizeable parking lot. It was an office with the possibility of a retail establishment on the 1st floor. A neighbor, Kevin Beatty expressed concern that the building should be set back further so that it does not come out further than a building he owns next door. In addition, Beatty said that an historic barn, “one of the oldest in Colonie” had been removed from the location, and also that oil tanks were in the ground of the property. In response to this, the applicant said that the oil tanks had been removed and there was no contamination found. Also that the Colonie Historical Society had looked at the barn and agreed it was beyond saving prior to removal. Members of the board indicated that they would like to see less parking spots and that some might be able to be “banked”. The plan called for preserving trees on the western side of the property, and some others.

Concept approval was granted to this proposal. (4-3)

3. DePaula Auto

947 Troy Schenectady Road & 2 Mill Road

Application for Concept Acceptance

One-Story 21,636 sq. ft. Auto Dealership

Presented by Hershberg & Hershberg; TDE - CHA Companies

Synopsis: This project proposal was the subject of a lot of discussion. Neighbors living on Mill Road objected to not only the traffic concerns, but also the nature of the business and its location next to a residential area. Concern was expressed specifically about large car-delivery trucks entering and exiting the property. Concern was also expressed about test-drives of vehicles occurring on Mill Road. The Board expressed concern about the traffic as well and the chair indicated he would be fine with a proviso that no test-drives occur on Mill Road itself. Neighbors also indicated that the project did not give the neighbors properly posted notice of the Planning Board meeting.

The concept approval vote for this project was tabled.

4. Starlite Office Park – Phase I

629 Columbia Street

Application for Concept Acceptance

Five-Story 150,000 sq. ft. office building with road extension

Presented by Hershberg & Hershberg; TDE - CHA Companies

Synopsis: This project was for a large office building adjacent to a regulated wetland. The office building would accommodate hundreds of employees and there was a proposal to have 901 parking spaces (for which a waiver was asked for). The proposal also called for a road to be built, traversing the property. Neighbors expressed a lot of concern about the size of this project and its potential traffic effects, given the large number of cars that would be there on a daily basis. The applicant indicated that other buildings would be contemplated down the road. Kevin Beatty again spoke with concerns about the project, especially traffic concerns that would impact his nearby business on Auto Park Drive. Also, Beatty said that Ayco (the proposed business going in the new office building) “moved every 10 years” that they had been in Clifton Park, then got a better tax deal and moved to Saratoga, and he said that they apparently got a better deal from Colonie and that’s why they are moving. Beatty went on to say that the town could have a bunch of vacant office buildings in 10 years when the company moves again to take advantage of a better tax deal somewhere else.

Concept approval was granted for this project (unanimous)