



TOWN OF COLONIE

347 OLD NISKAYUNA ROAD

LATHAM, N.Y. 12110



Town of Colonie Conservation Advisory Council

Meeting Minutes – July 6, 2017

Present: Mike Brennan, Don Allard, Linda Whelton, chair Ellen Rosano and Laura Weed

Laura Weed read the planning board report.

7:00 PM **Stewart's Shop**
406 Albany Shaker Road
Revised Sketch Plan

Raze existing Convenience Store and Fuel Canopy and replace with a
3,336 sq. ft. Convenience Store & two - 4 Pump Island Fuel Canopies
Presented by Advance Engineering
TDE - CHA Companies

The new Stewart's Plan contains a slightly smaller building, (by 300sq.ft) angled toward the corner, with two gas canopies, eight pumps. They are not planning to save the enormous tree. TDE: The plan contains eight fueling positions, under two canopies, but six under one canopy might be more advisable. Cuing currently creates back-ups. The current building is 2300 sq. feet. The newer ones are 3700-3900. A Board member asks for different roof profiles on the canopy. The Board expresses a preference for an architecturally attractive one and makes that part of the preview. Landscaping plan includes preserving some brush, and providing buffers to the surrounding neighborhood. Coming back for concept, no vote tonight.

7:00 PM **Ridgeview Meadows at North Colonie Subdivision & PDD**
1126 Loudon Road
Sketch Plan Review

19 Single Family Homes; 56-Bed 32,230 sq. ft. Memory Care Facility;
80-Bed 31,680 sq. ft. Adult Living Center &
40 Sr. Apartments & 19,140 sq. ft. Retail/Office
Presented by The Chazen Companies
TDE - Barton & Loguidice

July 11th will be the next board review of this project. On June 20, this project will not be on the planning board agenda, but there will be a neighborhood meeting with the developer at an alternate location. Frank Posinello is the developer, partnering with Black Rock Construction, represented by Benjamin Avery, which has done senior development projects. Campus includes an independent, memory care, and single family housing. The single family housing will be market-rate cottage type housing. Black Rock plans to take community input seriously. Avery is leaving cards and invites community members to contact him. Roger Keating from Chazen Companies spoke next. The Front portion of the project will be on Route 9, and includes the memory care facility. The rear portion of the project is off Wetherbee court, extending the cul-de-sac for the residential area. There will not be a thoroughfare from Bought rd. to Weatherbee court and Bergenwoods drive. The goal is to keep the character of the family neighborhood stable. The roadway will be a private drive. Keating claims that infrastructure is accessible, and stormwater systems have been designed. The Developer claims that these are low-impact uses that meet a public need. TDE Brad: These are assisted living facilities and mixed use properties: He has concerns about storm water management, especially along Rt. 9. There is a substantial slope, and a federal wetland system to the north. A culvert near the end of Bergenwoods discharges down the slope. What happens during 10, 100 year storms? The developer claims that the new watermain will only loop into the lower portion of the existing water main. Ambulances would use the private drive to get to the memory care facility. There is a paper street that can not be developed because of the wetland. Board member asks for names of similar projects developed by the producer. The developer responds: Essex Vermont Spring Village at Freeman woods. Spring Village at Wolfboro New Hampshire, near Lake Winnepesaukee.

Ellen Rosano announced that Audubon.org/native-plants has a website that identifies native plants by zip code. Also, Rob Cole announced a program at Siena College on July 13th: *Invasive Species in New York: Where we are and what can we do*. The Releaf Conference will be held July 13-15 at St. John's University in NYC.

Project Review: The Toyota Project, 737 New Loudon Rd., on Rt. 9 in Latham. The plan contains a tree survey showing many trees, but a substantial subset of them are in rough shape. The developer plans to reduce the amount of greenspace to 32%. We are requesting that the wetlands not be disturbed and that

investigation be made into a prior toxic condition on the site. We want the developer to use native plantings and to monitor possible effects on the aquifer. Two meetings with the local residents were mentioned, but the plan does not contain a discussion of the results of the meeting. We commend the developer for using porous pavement.

Don Allard gave a report on the Japanese Barbary Plant Winter Creeper and Chinese Silvergrass. The University of Connecticut developed a sterile variant of the plants that will not reproduce, so it will be less invasive. Still, the Nature Conservancy advocates using non-invasive alternatives. We also anecdotally discussed the apparent overpopulation and excessive voraciousness of the rabbit population this year.

Don Allard motioned to adjourn Mike Brennan Seconded. The meeting was adjourned at 8:10.