



TOWN OF COLONIE

347 OLD NISKAYUNA ROAD

LATHAM, N.Y. 12110



Town of Colonie Conservation Advisory Council Meeting Minutes – August 4, 2016

Present: Chair Ellen Rosano, members, Mike Brennan, Linda Whelton, Don Allard, Sudhir Kulkarni, and Laura Weed

Members Weed and Rosano gave a report on the ReLeaf conference in Saratoga, sponsored by the NYS DEC. The discussion included the engineering of high-tech green infrastructure, grants for urban forestry and water course improvement, invasive plants and insects, detecting illness in trees, evaluating soil quality, and school projects to produce greener urban areas. Next year's conference will be in NYC.

Laura Weed read the planning board report:

Planning Board Announcements: Joe LaCivita: Albany Shaker Rd. Corridor study is underway, and changes to the Land Use law are under consideration.

7:00 PM **Upstate Veterinary Specialties**
152 Sparrowbush Road
Waiver Request
Presented by ABD Engineers & Surveyors
PEDD/DPW Review

Upstate Veterinary: Asking to unbank 16 banked parking spots, and for additional parallel parking spots near the Niagara Mohawk easement. They will add additional pine trees to block the sight line. Site will remain 45% green space. Parking will be within 5' of a setback. Waiver granted.

7:10 PM **Goldstein Chrysler Jeep Dodge Ram**
1 Autopark Drive
Application for Concept Acceptance
Raze existing dealership and replace with a new
two-story 33,835 sq. ft. dealership
Presented by Hershberg & Hershberg
TDE - CHA Companies

Redevelopment project: Sq. footage has been reduced to 33,035 sq. ft. because of difficulties with leveling the site. Two waivers requested: increase landscaped islands, Current landscaping interferes with the sidewalk. Also, increased parking spaces. All sides of the building will be attractive because there are other businesses on all sides. The existing building will stay for the time being. A landscaped strip will be added in front. The older building might be renovated later, but the developer will come back to the board. The green space is almost 35%. Interior parking landscaping will be waived for some of the parking, because the parking lot is mostly screened from the street, but for other parking lots, landscaped islands should be included. TDE wants the sidewalk extended all the way. LW mentioned the aquifer under the site. Joe LaCivita promised to look into it.

7:20 PM **Village of New Loudon**
624 New Loudon Road
Board Update to Apartments
Presented by Robert Marini

Originally planned 1,500 sq. ft of office space, but the Planning Board changed it to apartments. Now the building is planned as an 8 unit residential site. The other building is 36 apt. units.

Marini wants to change the project to a mix of studios, one bedrooms and two bedroom units. This will provide more flexibility for clients and less need for parking. The builder wants to move the Rumors dumpster. The builder is aiming for a lodge-like look. The revised plan will isolate the apartment completely from the adjacent town homes. 10 parking spots will be added, but studios will have fewer cars than two bedroom units. Planning board Chair Stutto objects to the increase in housing density and parking spaces. Stutto objects that greenspace will be reduced. Proposed apartments will be: Studios 500 sq.ft., \$900 per month, 1bedrooms 750 sq. ft., \$1,000 per month. High end renters are expected since the apartments will be well appointed. TDE: An amended site plan must be submitted.

7:30 PM

Valente Mixed Use

175 Troy Schenectady Road

Application for Concept Acceptance

Two-story 18,855 sq. ft. Office / Retail & 6 Apartment Units

Presented by Advance Engineering

TDE - Barton & Loguidice

Vacant parcel adjacent to the new Newcomer Funeral home and near the Salvation Army. Frontage on Rt.2. There will be an access rd. to Rt. 2. First floor: retail and office, second floor apts. One apt. on the first floor to accommodate ADA requirements. Storm water permit has been filed and renewed by the prior owner and there is 45% green space. There is an adjacent parcel that was once approved for condos, and the road connects through to the side road. There are discussions underway to connect to the paper road. The building will contain large apts. 2 bedrooms. RJ Valente will move their offices here. Other tenants are open. The second floor + 1,100 sq. ft. of the first floor will be residential. Craig Shamlan, board member, and Peter Stuto object to the lack of amenities for residential tenants in a partially commercial space. There is a gazebo and green space proposed in the back. The developer plans upper \$1800 for rents, high end. TDE LaCivita defends mixed use properties. Brad Grant TDE: Ingress, egress issues, the potential back road might eliminate curb cuts on Rt. 2. The location is on the Dry Creek watershed for the Watervliet system, dry in the summer, wet in storms, built in 1911. This is an important piece of infrastructure. There is not much green space. (41% according to the developer.) Could amenities for children be added? A rain garden? Developer agrees, does not plan to ask for waivers. TDE requests a fence and berm for screening. CAC comments were read. COR-NCOR-HCOR zoning is problematic to some board members. Stuto asks for a training session on the COR zoning. Valente is also considering developing the abandoned condo project in the back. Concept Acceptance approved; reluctantly. CAC board members commented that they would like to be invited to the COR training when it occurs Sudhir raised three issues that he saw in news articles. The group discussed the sale of the former Colonie community center to Goldstein auto. The group also discussed the sale of illegally harvested lobsters in Colonie. In addition there was an article about the clear-cutting at the Maxwell Rd. Senior Citizen's apartments project and the damage it has done to neighbors on Karen Court.

Plans that we examined:

Precision Industrial Maintenance, 245 Morris Road, which is also 1093 Kings Lane (concept)

The project will clean machinery used by GE and other industrial operations, and will clean infrastructure items. The site adjoins the Pine Bush Preserve and wetlands. Neil Gifford said that he would prefer that the building be closer to the road to stay away from the pine barrens and the wetlands. The maintenance facility will use a septic system to dispose of liquid waste, and solid waste will be removed by a waste removal company. Storm water drainage goes into the Lishakill and its tributaries. The DCC mentioned that the site might be a habitat for endangered species. The developer promises that there will be no use, storage, or disposal of hazardous chemicals on site. The CAC is worried about leaching from the septic system into the surrounding soil.

The CAC recommends leaving the existing trees along Morris Rd, as well as preserving the trees to the east of the building. There does not seem to be a landscaping plan with the plans. No trees should be cleared outside 10' of the building footprint. Communication should be maintained with the Pine Bush preserve throughout the project and subsequently to make sure that the Pine Bus ecological system is being preserved. Also, trees could be added to hide the dumpster from the road.

Abele Tractor, 91 Everett Rd. (concept)

A new 52,000 sq. ft. building is to be built on the east side of Everett Rd., to be a showroom for construction and farming machines. Behind the building will be an area for showing the operation of the digging tools, which will result in frequently disturbed dirt. The builder promises 52% green space, and promises to keep the indicated existing trees in the front of the site, which the CAC much appreciates. The CAC wants assurance that the green space and the digging tools demonstration area are separate.

Sudhir motions to adjourn at 8:50, Linda seconds. Meeting is adjourned.