



TOWN OF COLONIE

347 OLD NISKAYUNA ROAD

LATHAM, N.Y. 12110



Town of Colonie - Conservation Advisory Council Meeting Minutes – December 17, 2015

Attendees: Bob Ulrich, chairman and members Don Allard, Mike Brennan, Ellen Rosano, and Linda Whelton.

Previous minutes of December 3rd, 2015 were approved by member Whelton and seconded by member, Rosano.

There were no Planning Board plans provided to CAC for review this meeting.

Members thanked departing Chairman Ulrich for his service and leadership of TOC CAC. CAC members reviewed successes of 2015 and discussed what areas they need to work on in the next year in terms of both substance and process.

Additional discussion was had regarding should CAC be receiving plans from PEDD. The process is Sketch Plan Review – Application for Concept Acceptance- Application for Final Approval. CAC would like to receive plans early as possible to review, as 2nd stage Application for Concept Acceptance could be too late for CAC to make meaningful suggestions to the Planning Board. Also, CAC would like to receive plans for Re-development from Building Dept.

Member Allard reported on Planning Board Meeting of December 15, 2015.

Of items having conservation issues or ramifications....

Lupe Way Conservation Subdivision & Rezoning – 8 Lupe Way & 102 Cordell Road Sketch Plan Review Presented by MJ Engineering; TDE-CHA Companies - 52 Lot Residential Conservation Subdivision & 1 Commercial parcel including a rezoning of 56+/- to Single Family Residential. Currently zoned Industrial. TOC Town Board would need to change zoning to Residential-Office. Developer plans to develop 52 lots although 72 lots allowable. Neil Gifford of Pine Bush Commission stated that the Commission would prefer full protection of the area, but absent that, they would work with developer to allow for the Pine Bush Commission to take over part of the 38 acres (extending into open lands from back yards) and developer would retain smaller backyard areas. Lots are adjacent to existing residential. Development is extremely restricted by wetlands and steep slopes.

Waterwalk Corporate Living Facility, 7 Metro Park Road, Sketch Plan Review – Two 4-story extended stay hotel buildings totaling 138 units, Presented by Hershberg & Hershberg; TDE – CHA Companies – Zoned Office-Residential. 49% greenspace, Developer recommending porous pavement and storm water infiltration basin if needed. Developer states that while the property is mostly bare of trees that they would save most of the existing trees that are on the property. Area has a high water table so underground parking, suggested by Planning Board would not be suitable for this location. This building would put further strain on an already stressed Wolf Rd Pump Station going from 85% to 87% capacity. ***CAC subsequently made Site Visit to this parcel. It was determined by CAC that there was no reason that the existing trees on the lot should not be preserved.**

Precision Industrial Maintenance – 245 Morris Road, Sketch Plan Review – Proposed 20,000 sq ft operations center with a 3 lot subdivision, Presented by Advance Engineering, TDE – Barton & Loguidice- Purpose of the structure, besides office would be for the storage of equipment and trucks used by PIM for their business which is environmental remediation including chemical tank, and sewer/septic cleaning for manufacturers. Neil Gifford from Pine Bush Commission stated to Planning Board that this land has “Landmark Status” and is part of the TOC Conservation Overlay and that the Commission would prefer full protection of the area and that if development did occur, that the construction of the buildings not occur so far away from Morris Road as currently planned.

Dollar General-1935 Central Avenue, Application for Concept Acceptance- 7,500 sq ft retail store, Presented by Bohler Engineering, TDE – Burton & Loguidice – Adjacent existing residential; further design alterations to be conducted by developer- No substantial trees on plot, mostly open.

Member Kulkarni put up new displays on CAC bulletin boards for month of December.

Member Brennan made a motion to adjourn and Member Allard seconded it.