



TOWN OF COLONIE

347 OLD NISKAYUNA ROAD

LATHAM, N.Y. 12110



Town of Colonie Conservation Advisory Council Meeting Minutes October 18, 2012

Present: Chair Diane Davies, George Palmer, Sudhir Kulkarni, Don Allard, Laura Weed and Bob Ulrich. The meeting was called to order at 7 pm.

Corrections were suggested in the October 4th minutes by Sudhir: The date should read Oct. 4th, and Sudhir is doing the Planning Board meetings in Nov. and Dec. Bob Ulrich did the planning board meetings in October.

Diane announced a workshop that we are invited to attend: The Community Forest Workshop, on Thursday, Nov. 8th at the Historic Crooked Lake House. Community Forests and Economic Development will be discussed.

Site Review: Lia Honda Parking Expansion - 1258 Central Ave

This is a concept Submission plan for the expansion of the parking lot into an adjacent space bordering Lockrow Blvd. The green space on the property, which is currently 44% will be reduced to 41%. Lia Honda plans to plant a row of trees or bushes to shield the parking lot from Lockrow Blvd. The developer plans to use porous pavement.

Diane plans to e-mail Joe LaCivita to see if we can get more information and possibly a site visit concerning porous pavement.

CDTA Bike Master Plan

Don attended a workshop on CDTA' feasibility study concerning a plan to implement a borrow-a-bike share plan in the area. The meeting considered needs for additional signage and bike lanes, as well as the frequency of un-bikefriendly weather in the area.

Planning Board Reports August 7, 2012 Presented by Laura Weed

Spotted Zebra and Busy Bees Daycare Center 11 Kross Keys – Sketch Plan Review

The school is moving, expanding and adding extra classroom space and extra hours of operation for special needs children. The property abuts Corporate Woods and Executive Woods. It features storm water detention ponds, porous pavement, and rain gardens. Classrooms face south and solar panels will enhance the electrical supply to the building. The TDE pointed out that the storm water drainage system and soil still have to be assessed for the property.

Lia Jeep/Chrysler 2116 Central Ave - Sketch Plan Review

A Jeep Chrysler building measuring 25,000 square feet is being added to the Toyota Dealership. The developer was requesting waivers to do disturbance of less than 10% in an existing wetland to expand a parking lot. The developer also requested waivers for building setback to make the building consistent with an existing building, and to relocate a water main. Existing storm water ponds will remain on the property. The TDE said that the property is within the GIS area and the Pine Bush Preserve. The green space % is low, so the TDE suggested a decorative wall of fencing, especially along the side adjacent to the cemetery. He also suggested a row of trees

instead of parking along Central Ave, and pointed out that the storm water drains are not working. Neighbors have complained about noise from the PA system at the dealership.

Albert Mixed Use Development 840-844 Troy Schenectady – Concept Acceptance

This project had been tabled at a Feb. Planning Board meeting. It involves a tile store in front, on Rt. 7 and an apartment building with several one or two bedroom apartments in the rear. The developer had improved the facades of the buildings, but had not provided separate entrances for the two buildings, and had not provided adequate parking, as the TDE had requested.

Neighbors complained that they were not notified, and that the mixed use was inappropriate. The property has 60% green space, which counts a wetland swail between the property and neighbors on Laura Drive. The developer claims that DOT has signed off on the project and DEC has said that the wetlands are respected by the project. A motion to reject the project failed, and a motion to Table it was accepted. The Board criticized the developer for not paying enough attention to the TDE's June 5th letter.

Jones 621 Bought Rd - Special Use Project

The proposal is for two new two family dwellings. The proposal was being resubmitted after a June meeting at which the criteria for a special use project was met, and a zoning variance was granted. The re-submitted proposal was adjusted to allow more space between the houses for a road, the lot sizes were increased, and green space was increased. There are tentative plans to develop the space behind these buildings in the future, but they are not relevant to the current proposals. The TDE made several comments about storm water issues. The plan was provisionally approved, pending compliance with TDE Comments.

Planning Board Reports August 21, 2012 Presented by Laura Weed

Latham Mall Replacement: Shoppes at Latham Circle Sketch Plan Review

The Plan is for Lowes and JC Penney's to stay, while the old mall between them is demolished and replaced with open-mall style stores; restaurants, grocery stores, and specialty shops. Construction is scheduled to begin in Spring 2013. Two prospective tenants have signed letters of intent. The space next to Penney's will be 372, 000 sq.ft. which will reduce the retail space by 110,000 sq.ft. 300 additional parking spaces will be added, and green space will be retained. DOT suggested a reduction in curb cuts, but the tenants will not come if the curb cuts are reduced.

Waivers requested: reduction of fencing and landscaping, and grandfathered in as non-compliant with H Core. The developer pointed out that the mall is on the 'dead malls' list and as such, is an economic liability to the town.

The cinema and the parking garage in the back may stay in some form.

The board raised green space issues and concerns for neighbors, but expressed interest in having the project go forward.

Capital Bank 581 Loudon Rd - Final Site Plan Approval

Waivers were requested for setback, and parking space. It was agreed that right in right out only access would occur on Rt. 9. Complete access would occur on Homestead Ave. Money would be set aside for the eventual construction of a sidewalk along Rt. 9. There will be additional landscaping provided, and six extra parking spots will be provided for the doctor's office across the street.

The fire department requested that parking be banned on Homestead for the bank driveway to Rt. 9. The board recommended additional landscaping and fencing. It is a type 2 SSEQR, so no further action on that is required. The land berm in front of the Doctor's office and some bushes on the neighbor's property will be removed to improve sight lines on Rt. 9. The waivers were granted and the Site Plan was approved.

Texas Road House 105 Wolf Rd - Sketch plan Review

This is a proposal for a 7, 079 sq.ft. Restaurant behind the Chipotle Grill and the bank at the corner of Sand Creek and Wolf Rds. Access to the site is both through the Chipotle Grill and through the former Clay's site on Sand Creek Rd. It is a redevelopment project. The Roadhouse wants to be visible from Wolf Rd. The site has 52% green space and an 8'-10' vinyl fence and spruce trees lining the property to shield it from the neighbors. The TDE suggested cross-parking access to the 99 Restaurant, but the developer is resisting, for liability and competition reasons. This is an unlisted SEQR project.

Maybe's Self-Storage 910 Loudon Rd – Sketch Plan Review

The plan is for 3 two-story buildings containing 57,000 sq.ft. of storage space: 440 storage units, some of which are climate controlled. The project is at the corner of Rt. 9 and Sparrowbush Rd., and has no access to Rt. 9. The developer points out that the facility is a low traffic use building, but does need truck access. Town board members insisted that it also have fire truck and emergency vehicle access. The project represents an increase of green space on the property by 25%. A special use permit will be required, which will require a separate hearing, and an AAF will be required for Concept Review.

Planning Board Report September 11, 2012 Presented by Don Allard

Spotted Zebra and Busy Bees 11 Kross Keys Blvd - Concept Acceptance

The developers are planning to install a grinder pump on the property. Adjustments will be made in garbage and fire access, and the storm water easement is in place. Plans for the Native plantings and Rain Garden plantings are in place, as are sediment, lighting and erosion control plans. The Gas and Electric are still to be installed. Fiber cement siding is going on the outside of the building. A request was made for a safety fence around the retention pond, but the developers resisted, citing a 3-1 ratio of staff to children at the facility. Concept acceptance was granted.

KJ Electric 146 Railroad Ave - SEQR determination for Final Application

The Site Plan for this project was already approved by the Village of Colonie. The developers are preserving the existing vegetation and removing non-native vegetation from the property. Don suggested that native trees be added to replace the non-native ones being removed.

Planning Board Report September 25, 2012 Presented by Don Allard

Loudonville Home for Adults 298 Albany Shaker Rd - Final Site Plan Approval

TDE approves of site plan, including Trees along the side and back. Porous pavement is not feasible on the site because the grading is sloped and wet. No SEQR is needed for this redevelopment. Final Site Plan Approved.

Loudonville Berkshire Bank 399 Albany Shaker Rd – Sketch Plan Review

The Sketch Plan Review for this project had been approved in 2009. The board addressed the landscaping, fence, sandy soil and lighting and approved the project.

Texas Roadhouse 105 Wolf Rd – Concept Acceptance

Will have lights on Texas and American Flags. The board and the neighbors want restrictions on the outdoor PA system that Texas Roadhouse says is part of their brand. The TDE still wants parking lot connectivity with the 99 parking lot and is negotiating that point with the restaurant. The trees are being retained.

The Shoppes at Latham Circle was postponed for an Open Public Meeting on Oct 23.

Boght Road Apartments 616a Bought Rd - Sketch Plan Review

The project is zoned commercial, so it needs a zoning variance. It will be moved back to the zoning board. The Apartments will be about \$1300 per month.

Staybridge Suites 39 Wolf Road – Sketch Plan Review

Hotel at Colonie Center behind Macy's and Trader Joe's. Open Development Application for a land-locked parcel. An extended stay hotel at 118 Sand Creek Rd. The green space will be well below 35%, and the trees behind Trader Joe's will be removed. It may be The Colonie Center's green space that is being used for this project. The developer proposes an incentive zoning trade of the missing green space. The proposer plans to build men's and women's rooms on the Colonie bike path and Golf Course in lieu of paying fines for inadequate green space on this site. The board recommended keeping the trees and the Plan was not approved.

British American 29 British American Blvd - Open development Proposal

No report

The meeting was moved for adjournment at 8pm by Bob Ulrich, seconded by George Palmer, meeting adjourned.

Minutes respectfully submitted by Laura Weed