



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

<https://www.colonie.org/>

Sean M. Maguire
(518) 783-2741

Tuesday, August 8, 2023

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order at 6:00 p.m. by Chair Steve Heider. The roll was called. All members were present.

Also present: Planner Andy Acker (PEDD), and TDE Joe Grasso (CHA).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Louis Mion	Board Member (former)	Present	
Craig Shamlian	Board Member (former)	Present	
Michael J Malone	Board Member	Present	
Kevin M. Bronner	Board Member	Present	
Megan Baker	Board Member	Present	
Paul A. Leo	Board Member	Present	

2. Regular Business

a. 1929 Central Avenue, O'Reilly Addition.

Applicant: O'Reilly Motor Co. represented by Bohler Engineering. Concept Acceptance. Construction of a 13,000-sf addition to existing O'Reilly Auto store. Merger of lands, landscaping, parking, and modified stormwater management associated with proposal. The site is zoned COR, Commercial Office Residential. TDE: CHA (PL-23-00007).

Tim of Bohler Engineering spoke on behalf of the applicant.

Joe Grasso the TDE from CHA discussed the waivers and setbacks, the materials of the proposed fence (Vinyl vs. Wood) and the fact that it should be 6 ft. high and the need for proper landscaping and trees as a buffer to the residents next door.

The Board discussed the need for a landscaping buffer and fencing.

i. Motion To: Accept concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis Mion, Board Member (former)
SECONDER:	Craig Shamlian, Board Member (former)
AYES:	Heider, Mion, Shamlian, Malone, Bronner, Baker, Leo

b. 1093 Kings Road aka 245 Morris Road, Precision Industrial Maintenance.

Applicant: Todd Kilburn represented by Advance Engineering. Concept Acceptance. Construction of a 23,500-sf warehouse/office building with associated, landscaping, parking, and access drives. The site is zoned IND, Industrial and within a Conservation Overlay District. TDE: Barton & Loguidice. (PL-23-00010).

Nick Costa of Advanced Engineering spoke on behalf of the applicant.

TDE Brad Grant of Barton & Loguidice discussed how the redevelopment would improve the run-down look of the site, lack of bat survey and that the environmental evaluations performed by involved agencies were 7-8 years old and that the applicant should reach out for confirmation that those findings are still relevant. Also discussed the need for a note on final plans with procedures for reporting potential contaminants encountered for contractors redeveloping the site and inquired about the amount of vegetation/trees to be removed, along with the 40% conservation of land required by being located in the Conservation Overlay District.

The Board discussed working with the Albany Pine Bush Commission, the architecture, potential storage of chemicals (which the applicant responded by saying any chemicals on site are never unpacked or opened which is required by DEC). The Board also discussed traffic from deliveries, the improvement of the lot in general from its current state, and requested updated renderings.

Neil Gifford from the Albany Pine Bush Commission spoke on behalf of the Commission.

i. Motion To: Accept concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Paul A. Leo, Board Member
SECONDER:	Megan Baker, Board Member
AYES:	Heider, Mion, Shamlian, Malone, Bronner, Baker, Leo

c. 784 Troy Schenectady Road, Porsche Latham.

Applicant: New Country Realty Co. represented by Environmental Design Partnership LLP. Sketch plan review. Construction of a 2-story 25,320 sf automobile sales and service building on a 3-acre parcel. The site is zones COR, Commercial Office Residential. TDE: Barton & Loguidice (PL-23-00038).

Victor Caponera of Caponera Law Firm & Dan Tompkins of EDP discussed the project on behalf of the applicant and updated the Board on why it decided to deviate from an original discussion of sharing a space with Lexus further up Rt. 7, which was overall cost being prohibitive. Also discussed that they will be seeking LEED Silver certification with their green building design.

TDE Brad Grant of Barton & Loguidice discussed the support of the LEED certification, car wash pre-treatment, fencing, and potential for test drive routes.

The Board discussed fencing and their desire to not have delivery trucks unloading on Rt. 7.

i. Sketch plan review, no action taken.

d. 979 Troy Schenectady Road. Lexus Latham.

Applicant: New Country Realty Co. represented by Environmental Design Partnership LLP. Sketch Plan/Board Update. Construction of a new 2-story automobile sales and service building on a 10.88 acre parcel. The site is zones COR, Commercial Office Residential. TDE Barton & Loguidice. (PL-21-00012).

Dan Tompkins of EDP discussed the project on behalf of the applicant.

TDE Brad Grant of Barton & Loguidice discussed stormwater management, car wash pre-treatment, test drive routes, delivery truck access and maneuverability.

The Board discussed truck access, parking design, test drives, desire to not have delivery trucks unloading on Rt. 7 and that this would be a much nice addition to the property than the run-down motel.

i. Sketch plan review, no action taken.

3. Adjournment

With no further business before the Board, the meeting stood adjourned at 7:00pm.