



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, September 12, 2023

6:00 PM

Town Hall

1. Call to Order

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Paul A. Leo	Board Member	Present	
Megan Baker	Board Member	Present	
Kevin M. Bronner	Board Member	Present	
Louis Mion	Board Member (former)	Present	
Craig Shamlian	Board Member (former)	Absent	
Michael J Malone	Board Member	Present	
Sean M. Maguire	Director	Present	
E. Guy Roemer	Town Attorney	Present	

2. Public Hearing

There was no hearing.

3. Report of the Planning and Economic Development Director

The Department welcomes new Assistant Planner Ethan Townsend who recently joined the Planning and Economic Development Department.

4. Regular Business

a. 1139 Loudon Road, Boght Veterinary Clinic.

1139 Loudon Road, Boght Veterinary Clinic. Applicant: David Wagoner, DVM. Represented by Lynn Sipperly & Associates, D.P.C. Sketch plan review for a proposed 10,800 square foot veterinary hospital; 6,400 square foot animal grooming/boarding facility; 2,400 square foot garage; and a 3-unit apartment building. The site is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice (PL-23-00014).

Lynn Sipperly presented on behalf of the applicant. The site would also include a dog park of 150 feet by 160 feet enclosed by a 6 foot tall fence that would be open for public use. This site would need a variance to allow animal runs within 300 feet of the Single Family Residential (SFR) zoning boundary, and 200 feet from a property line. The applicant otherwise tried to orient the plan to create separation from the residential neighbors to the site.

Planner Andy Acker spoke on behalf of the Planning and Economic Development Department. He noted that Fire Services had recommended that a second access road be included on the site.

TDE Brad Grant from Barton & Loguidice discussed concerns about site distance from the road as it is on Rt. 9. As the site is on the east side of Rt. 9, turning movements for vehicles turning south may be impacted, particularly in the morning. Confirmation was requested for the percentage of residential to commercial development in order to meet Town zoning requirements. Septic systems will be required as there is no public sewer access on the site. Concerns for pet hair catchment and system impacts must be addressed. There were questions about what is proposed for stormwater water quality treatment. The applicant was asked to elaborate on the runoff rate of stormwater on the site. The applicant was also asked to note that the site is close to the Town landfill on site plans. There were questions about how often pet waste is removed from the property and about where and how long it is stored to avoid disturbing neighbors.

The Board discussed the square footage of the building. While the footprint is 10,800 square feet, with the second floor and the basement the square footage will be approximately 20-25,000 square feet. The Board expressed concerns about the size of the proposed dog park, that it does not have separate areas for small and large dogs, and that it is located in the front of the property. They expressed that having the park in the back may afford the owner more control over it. There were also concerns about whether or not the proposed plan provides enough parking for the public coming to the dog park as well as owners coming to the clinic. They also asked if the grooming and boarding facility would have outside fencing for the dogs. (The applicant indicated there were no plans for this.) The Board asked if there were any plans to develop on the land in the southern portion of the site, and to see what those plans might be as things move forward. The Board inquired about the length of shifts at the clinic and if emergency services would be provided 24/7 (they will not). They suggested adding amenities outside the apartments such as picnic tables and play areas for children. They also asked about the number of cars the applicant plans on parking in the garage on site. They also indicated that they would like to see a bigger buffer between the property and the residences near the property. The Board also expressed concerns about people parking at the clinic and walking to the ball field adjacent and recommended putting in a fence to deter this. They also expressed concerns about cutting down trees on the property.

i. Sketch plan review, no action taken.

b. 612 Watervliet Shaker Rd. Self-Storage Facility.

612 Watervliet Shaker Rd. Self-Storage Facility. Applicant: Rocky Patel. Represented by L. Sipperly & Associates, D.P.C. Sketch plan review regarding the construction of a 3-story, 72,870 sq ft climate controlled self-storage building. Canopy area and merger of two lots are included in scope. The site is zoned COR, Commercial Office Residential. TDE: CHA (PL-23-00009).

Lynn Sipperly presented on behalf of the applicant.

TDE Joe Grasso from CHA discussed that this use of the site is relatively benign commercial use, but storage uses in the COR zoning district do require special use permits from the Zoning Board of Appeals. This use is well-suited to this site as it does not generate much traffic. Grasso spoke in support of a third curb cut on Denise Dr. and eliminating a curb cut on the access road which would allow for more landscaping on the site. There was discussion about the grading and landscaping of the site and the height of the building (1-stories) as compared to the surrounding 1-story buildings on Watervliet Shaker Rd. This site will require a waiver for the maximum front yard setback which would allow the building to be set back further from Watervliet Shaker Rd. and allow for more landscaping.

The Board discussed concerns about the appearance of the site in the context of the neighborhood, especially the height of the building. The applicant wants to stay below or at the height of the building next door at about 34 ft. The Board also expressed concerns about traffic flow in the area, and the fact that there are residences adjacent to the site. They advised the applicant to discuss their plans with the adjacent property owners. They spoke in favor of removing the curb cut on Watervliet Shaker Rd and placing it on Denise Dr. They suggested that Fire Services might have concerns about the width of the access road around the building (Planner Andy Acker noted that Fire Services had not commented at that time). They also made aesthetic and landscaping recommendations for the building. They asked if there were plans to allow car storage on the site (there are not).

- i. **Sketch plan review, no action taken.**

5. Adjournment

With no further business before the Board, the meeting adjourned at 7:08pm.