



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110
<https://www.colonie.org/>

Steven Heider

Tuesday, October 8, 2024

6:00 PM

Public Operations Center

1. Call to Order

Also present were Senior Planner, Acting Director Andris Blumbergs (PEDD), Planner Ethan Townsend (PEDD), Assistant Planner Lauren Dryburgh (PEDD), TDE John Frazer (Barton & Loguidice) and TDE Joe Grasso (CHA). Board members Michael J. Malone and Henry J. Rosenzweig were absent.

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Ricahrd Barlette	Board Member	Present	
Kevin M. Bronner	Board Member	Present	
Paul A. Leo	Board Member	Present	
Michael J Malone	Board Member	Absent	
Joanne Maloy	Board Member	Present	
Henry J. Rosenzweig	Board Member	Absent	
Matthew Millea	Counsel	Present	

2. Public Hearing

There was no hearing.

3. Report of the Planning Department

There are tentative plans to hold the first public meeting for the Central Avenue West Corridor Study at the Midway Fire Station on Monday, October 28th. Please contact the Planning Department for more information.

4. Regular Business

a. 1139 Loudon Rd. Boght Veterinary Clinic

Applicant: David Wagoner c/o Boght Oakwood Veterinary Clinic. Represented by L. Sipperly & Associates. Sketch plan update for proposed 10,800 square foot veterinary clinic, 4,800 square foot grooming/boarding facility, three two-story apartment buildings, one 2,400 square foot garage, a relocated single-family house, and site improvements including a dog park. The site is zoned Commercial Office Residential (COR). TDE: Barton & Loguidice. (PL-23-00014).

Lynn Sipperly of L. Sipperly & Associates presented on behalf of the applicant. This project will need a waiver for the front building setback exceeding 25 feet.

Senior Planner, Acting Director Andris Blumbergs spoke on behalf of the Planning Department and asked about access arrangements for the site, building placement on the site, and the possibility of installing buffers along the buildings on site for the adjacent neighbors along Loudon Rd.

TDE John Frazer provided his review.

The Board discussed the project. They asked if the applicant had spoken to nearby residents about the project and discussed maintaining the wooded buffer between the site and its neighbors. They also noted the amount of pavement currently proposed and that the landscaping requirements for the COR zone in the Town Code will apply for this site. They discussed how the private road to the north of the property that provides access to the North Colonie baseball fields becomes very busy certain times of year, and asked the applicant to take this into consideration. Chair Steven Heider noted for the record that the original project description on the agenda listed this project as proposing a 10,800 square foot veterinary clinic. As the building is two stories its gross floor area would be approximately 21,600 square feet. The agenda also noted that this project proposes three two-story apartment buildings; the project actually proposes only one 3-unit apartment building that would be for employees of the veterinary office.

i. Sketch plan update, no action taken.

b. 579 Troy Schenectady Rd. Chick-fil-A

Applicant: Chick-fil-A. Represented by Bohler Engineering. Concept plan update of a site plan proposal that demolishes the existing building and constructs a 5,000 square foot fast food restaurant with outdoor seating and drive-through. The site is zoned Highway Commercial Office Residential (HCOR). TDE: CHA. (PL-21-00014).

Tim Freitag of Bohler Engineering presented on behalf of the applicant along with traffic engineer Gordon Stansbury of GTS Consulting. As the Planning Board did not support the access via Sunset Dr. proposed in the last concept submission, the applicant is now proposing the installation of a roundabout on Erin St. at the Dick's Sporting Goods driveway. This was proposed to address concerns around the left-out movement onto Erin St. from the site. A traffic study was completed for this proposed roundabout and presented by Stansbury. The traffic study indicated there would be minimal queueing for traffic going northbound from the access road and that this queue would not stack past the access road. Southbound traffic from Troy Schenectady Rd. was not found to stack all the way to the roundabout, even at Saturday peak traffic. Slight adjustments to the roundabout design will need to be made to accommodate the left-hand turning traffic from Troy Schenectady Rd., but Stansbury feels that conceptually, this proposal works. Stansbury noted that the simulations showed the roundabout operating at service level "A."

Senior Planner, Acting Director Andris Blumbergs spoke on behalf of the Planning Department. He asked about the amount of parking on the site and if the applicant had been in contact with the Department of Transportation. Tim Freitag indicated that the 98 parking spaces proposed from the last submission has not changed on this submission, and that DOT has been involved but has not yet provided comment on the roundabout proposed in this submission. Acting Director Blumbergs asked if there had been any considerations for adding a curbed island so that only right turns could be made out of the access road leaving Chick-fil-A. The representatives

noted that this had been previously discussed but that as the access road is a service road, trucks still need to have full access out. The proposed signed restriction hours for the left turn out of the access road on to Erin St. would be 11am to 7pm.

TDE Joe Grasso provided his review. Grasso spoke in support of the roundabout as a good alternative to using the Sunset Dr. connection. In discussions with the Department of Public Works and Planning Department, they would like the applicant to consider adding a fourth leg to the roundabout to further improve access. Grasso also spoke in support of an updated traffic study being provided for review based on the roundabout. Rather than time restrictions for turning left out of Chick-fil-A, Grasso spoke in support of a physical splitter island being installed on Erin St. to prevent this movement. Grasso also spoke in support of Chick-fil-A committing to provide on-site traffic control staff long-term to guide traffic, and for a DOT review of the updated traffic study. He encouraged the applicants to use data from other stores in the region to better understand and model the amount of stacking to expect in the drive-throughs on site and whether this may encroach on inbound traffic.

Resident Ned Greeson of 11 Beechwood Dr. expressed concerns about a Chick-fil-A at this location, particularly due to the traffic on Troy Schenectady Rd. He expressed a desire to see a traffic study from DOT. Resident Nancy Bunker who has a medical office at 14 Sunset Dr. noted that Sam's Club had recently built a gas station near this location that will impact traffic. She expressed that this new traffic should be taken into account in any new traffic studies, and expressed concerns generally about this project at this location.

The Board discussed the project and whether or not to move forward with a vote on concept acceptance. They acknowledged that this project will not be finalized until it has approval from the DOT and that a vote to grant concept acceptance will allow the Town the opportunity to further look into the applicant's traffic study. They expressed continued concerns about traffic around the site and queuing at the drive-through. Project representative Tim Freitag noted that the current proposal allows for a 45 car stack at the drive-throughs and that the data indicates a 30 car stack is needed.

Chair Steven Heider asked whether or not there should be a vote for concept acceptance for this project at this meeting. Acting Director Blumbergs and Planner Ethan Townsend indicated that from a procedural point of view, the Board could vote on concept acceptance with the condition that the new traffic study that was presented is provided to the Town and demonstrates that the roundabout can handle the expected traffic. Additionally, they could stipulate that any major change (such as a change potentially requested by the DOT) would require the applicant to come back to the Board with a revised concept submission. TDE Joe Grasso noted that if the Board grants concept acceptance, the applicant is not required to present again to the Planning Board until they are seeking final approval. Chair Heider requested that the applicant come back before the Board again prior to seeking final approval after the Town Designated Engineer has completed their engineering review of the project.

A motion was made.

- i. **Motion To:** Accept updated concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kevin M. Bronner, Board Member
SECONDER:	Ricahrd Barlette, Board Member
AYES:	Heider, Barlette, Bronner, Leo, Maloy

5. Adjournment

With no further business before the Board, the meeting was adjourned at 7:09pm.