



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, October 22, 2024

6:00 PM

Public Operations Center

1. Call to Order

Also present were Senior Planner, Acting Director Andris Blumbergs (PEDD), Assistant Planner Lauren Dryburgh (PEDD) and TDE Joe Grasso (CHA). Board member Joanne Maloy was absent.

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Henry J. Rosenzweig	Board Member	Present	
Paul A. Leo	Board Member	Present	
Michael J Malone	Board Member	Present	
Kevin M. Bronner	Board Member	Present	
Ricahrd Barlette	Board Member	Present	
Joanne Maloy	Board Member	Absent	
Matthew Millea	Counsel	Late	6:05 PM

2. Public Hearing

There was no hearing.

3. Report of the Planning Department

There was no report.

4. Regular Business

a. 2056 Central Avenue. Bul Auto/Karma Albany Expansion

Applicant: 2056 Realty LLC. Represented by Verity Engineering. Sketch plan review for proposed Construction of a 10,951 square foot building expansion. Expanded parking and proposed loading access driveway. Widening of Marilou Street for improved delivery access. Site is zoned Commercial Office Residential (COR) and Single Family Residential (SFR). TDE: CHA. (PL-24-00280).

Brian Sipperly of Verity Engineering presented on behalf of the applicant.

Senior Planner, Acting Director Andris Blumbergs provided comments on behalf of Town staff. He noted that this project is in the Lishakill GEIS area, that there are a handful of requested waivers for this project, and that EV charging stations are required for this project per Town Code.

TDE Joe Grasso provided his review. He discussed access to the site and how deliveries of new vehicle inventory will be handled at this site. He encouraged the applicant to commit to not using any public roadways for vehicle deliveries as part of project approval and noted that display areas at car dealerships can impede emergency access areas so the display areas on the site should be clearly laid out on future plans. He expressed concerns about the proposed exit from the dealership onto Lisha Kill Rd. He noted that this property abuts the SFR zone and consideration should be taken regarding the residential neighbors to the site. The applicant proposes adding a sidewalk along Lisha Kill Rd. that the town would maintain. Grasso suggested that the sidewalk go up to the curb cut on Lisha Kill Rd.

The Board discussed the project. They asked if the current car dealership has received any complaints from neighbors. The Board also expressed concerns about the proposed exit onto Lisha Kill Rd. from the proposed building addition and about the amount of parking proposed. They asked about how the applicant plans to use Marilou St. and encouraged the applicant to show landscaping along Central Ave. in any future submissions. They encouraged the applicant to keep the aesthetics of the buildings in mind, especially the side that faces the residential neighborhood on Lisha Kill Rd.

i. Sketch plan review, no action taken.

b. 681 Albany Shaker Road. QuickChek Mini-Mart

Applicant: Broad & Thomas Partners LLC. Represented by Advance Engineering & Surveying. Sketch plan review for proposed Construction of a 6,730 square foot building to be utilized as a mini-mart with a proposed 6,225 square foot fuel canopy and 16 fueling stations. Site is zoned Airport Business Area (ABA). TDE: CHA. (PL-24-00291).

Nicholas Costa of Advance Engineering & Surveying presented on behalf of the applicant.

Senior Planner, Acting Director Andris Blumbergs provided comments on behalf of Town staff. He noted that this project is in the Airport GEIS area and located in one of the last agricultural districts in the Town. The applicant is requesting waivers for this project, and EV charging stations are not required for this project but are encouraged. He also suggested that the applicant remove the proposed grass island at the entrance to the site.

TDE Joe Grasso provided his review. He encouraged the Board to be consider this project as part of other projects that may occur on this large parcel in the future. The site is constrained by wetlands at the north of the site, but could be built out along the Albany Shaker road frontage. He discussed access to the site, particularly regarding the proposed road on the northwest corner of the property which could connect to a rear access road in the future. He spoke in support of a sidewalk being installed along Albany Shaker Rd.

The Board discussed the project including access off Albany Shaker and at the back of the site, landscaping, and the aesthetics of the proposed building, particularly the use of bollards rather than curbs outside the building. They asked the applicant to provide more information on the plan for the overall site along Albany Shaker Rd. moving forward.

i. Sketch plan review, no action taken.

5. Adjournment

With no further business before the Board, the meeting was adjourned at 7:07pm.