Planning Board

Regular Meeting

~ Minutes ~

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

Sean M. Maguire
(518) 783-2741

Tuesday, December 5, 2023 **6:00 PM** **Town Hall**

1. Call to Order

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

2. Public Hearing

There was no hearing.

3. Report of the Planning and Economic Development Director

There was no report.

4. Regular Business

a. 1979 Central Avenue. KDP Automotive Facility.

Applicant: KDP Albany LLC. Represented by Advance Engineering & Surveying, PLLC. Sketch plan review of a proposed 30,000 square foot automotive facility with associated parking. The size is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice. (PL-23-00124).

Nick Costa presented on behalf of the applicant.

Brad Grant from Barton & Loguidice presented the Town Designated Engineer's comments. This site requires waivers for the front yard setback and for parking in the front yard setback. Ingress and egress was discussed, as well as stormwater management, and landscaping. There were concerns about the number of parking spaces proposed versus what will be needed on the site.

The Board discussed concerns about the proposed area reserved for future development noted on the plan. The applicant indicated any additional building added to the site would likely be 2,000-3,000 square feet. There were questions about the fact that this dealership will not provide test drives and whether or not cars are shipped to customers (they will be). They asked about the

frequency of deliveries of cars to the site (the applicant said they anticipated about one every four days). They also asked if the site would provide car service as well. They expressed concerns about EV battery service and fire risk (the applicant said fires are very rare). They expressed concerns about neighbors having concerns about the project, especially with nighttime lighting, noise on the site, and the amount of vehicle dealerships in the area already. They recommended that the applicant reach out to the nearby residents. The Board expressed concerns about the access point on Culver Ave, and the number of parking spaces.

1. Sketch plan review, no action taken.

b. 944 Loudon Road. Tri-City Fitness.

Applicant: Joseph Clemente. Represented by Arico Associates. Sketch plan review for a proposed 13,800 square foot addition for two additional tennis courts at the existing facility, including a request to consider an Open Development Area at the site. The site is zoned HCOR, Highway Commercial Office Residential. TDE: Barton & Loguidice. (PL-22-00019).

Dominick Arico presented on behalf of the applicant. Based on conversations with the Director of the Department of Planning and Economic Development, the applicant decided to reduce the width of the building to 106 feet to help with fire access, which means a variance is no longer needed.

The Board discussed whether or not the site has enough parking spaces and recommended adding landscaping to the site.

1. Sketch plan review, no action taken.

5. Adjournment

With no further business before the Board, the meeting adjourned at 6:48pm.