



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, February 28, 2023

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order by Planning Board Member Louis Mion at 6:00 p.m. The roll was called.

Also present: Planner Andy Acker (PEDD), Planner Mike Tengeler (PEDD), Associate Town Attorney Kaitlin Vigars, TDE Joe Grasso (CHA), and TDE Brad Grant (Barton & Loguidice).

PEDD Director Sean Maguire noted that the Chair is absent this evening and the Board should appoint a Temporary Chair for the meeting.

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

b. Motion To: Appoint Louis Mion as Temporary Chair for the meeting

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

2. Report of the Planning and Economic Development Director

3. Regular Business

a. 2 Taprobane. 2 Taprobane ODA.

Applicant: Karthik Bala, represented by Coldwell Banker. Sketch plan review of an Open Development Area (ODA) to allow a driveway off a private road and to call for a public hearing. The site is zoned SFR, Single-Family Residential. No TDE. (No PL#). The Board discussed the project including the general location of the driveway. PEDD Director Sean Maguire

summarized the next steps including a public hearing, and if the ODA is recommended, the Town Board would consider it next.

1. Motion To: Call for a public hearing

COMMENTS - Current Meeting:

A public hearing will be called for March 7, 2023.

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

b. 1214 Loudon Rd. Tiny Town Daycare Amendment.

Applicant: Frank Tralongo Jr, represented by Advanced Engineering & Surveying, PLLC. Site plan amendment to update a previously approved two-office building project to just one 12,675 square foot day care building. The site is zoned OR, Office Residential. TDE: Barton & Loguidice (PL-17-00021).

Nick Costa from Advanced Engineering & Surveying, PLLC presented the project on behalf of the applicant including the lack of interest in the project as previously approved but with interest from an existing day care provider located in the Town. He described the changes to the site plan including changes to the design of the stormwater management system. The revised plan does result in a decrease in site disturbance. The applicant has also worked with a neighboring property owner to modify grades to eliminate the need for a retaining wall. The site is located in a conservation overlay zone and the design reflects so.

Brad Grant from Barton & Loguidice provided the TDE comments including a review letter dated February 13, 2023 that he understands have already been addressed. He reviewed comments including adding legends to site plans, addition of certain footnotes to the plan, playground surfaces, addition of two to three trees along the southern limits to provide screening to the adjacent property, questions about the proposed fencing (per applicant black chain link is proposed), and that the project is a less intense use than previously approved.

The Board discussed the project including adding more landscaping along the Loudon Road elevation, if fencing can be included (per applicant not feasible due to utilities), if the drop-off lane is open to just buses are parents as well (per applicant open to all), making the play area fence at least six-feet high and screening the area from view, and adding some detail and design to enhance the building's exterior appearance.

1. Motion To: Approve the amended final site plan

COMMENTS - Current Meeting:

It was noted that SEQRA had been previously determined in the original site plan and the determination remains unchanged.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Megan Baker, Board Member
SECONDER:	Kevin M. Bronner, Board Member
AYES:	Mion, Malone, Bronner, Baker, Leo
ABSENT:	Steven Heider, Craig Shamlian

c. 228 Watervliet Shaker Rd. Bonded Concrete/Verizon Telecommunication Tower Amendment.

Applicant: Cellco Partnership d/b/a Verizon Wireless, represented by Evolution Site Services. Site plan amendment moving telecommunication tower 90 feet southeast from previously approved location. The site is zoned IND, Industrial. TDE: Barton & Loguidice (PL-21-00016)

Chris Cioffi from Evolution Site Services presented the project on behalf of the applicant. During the initial work, it was discovered that the ground under the approved location was geotechnically unsuitable for a foundation which required a shift to the location of the tower. He noted that the ZBA had modified its approval to accommodate the change.

Brad Grant from Barton & Loguidice provided the TDE comments including a review letter dated February 28, 2023. He noted that while the terminal elevation remained unchanged, the shift in location is lower in elevation and a 160 foot tower is required whereas the prior site included a 140 foot tower.

The Board discussed the project including if multiple carriers will be on the tower (per applicant, yes), if the 140 foot tower at a lower elevation would have impacted service (per applicant, yes)

1. Motion To: Approve the amended final site plan

COMMENTS - Current Meeting:

It was noted that SEQRA had been previously determined in the original site plan and the determination remains unchanged.

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

d. 15 Delatour Rd. Climate Controlled Self Storage Buildings.

Applicant: Frank Nigro, represented by Advance Engineering & Surveying, PLLC. Sketch plan review of three, self-storage buildings: one, 3-story 60,000 square foot building fronting Troy Schenectady Road and two, 2-story 30,000 square foot buildings fronting Delatour Road. The site is zoned COR, Commercial Office Residential. TDE: CHA Companies. (PL-22-00040)

Nick Costa from Advanced Engineering & Surveying, PLLC presented the project on behalf of the applicant including an overview of the site and an existing road that was installed as part of

the Stewart's Shop at Delatour Road and Troy Schenectady Road. The next step is to request a Special Use Permit from the Zoning Board of Appeals.

Joe Grasso from CHA provided the TDE comments including the choice of building layout on the site and if it was due to limitations on the site. He noted that as prepared, this appears more like two separate site plans and not an integrated single plan. It was noted that the Troy Schenectady Road facing building is impacted by an existing billboard on the site. The elevations of the site are enhanced from a basic storage building. There is a 15-foot grade change between the two building sites. Areas of the site are constrained with wetlands and slopes.

The Board discussed the project including the why all buildings cannot be located on the same lot (per applicant, site has some limitations), outreach to adjacent homeowners and residents, hours of operation and if 24-hour access is available (per applicant, site is access controlled and most storage is accessible from the interior which would be 24-hours), possible desire for fire department access around all four sides of the single building, lighting, and the elevation of the proposed buildings.

1. No action taken

e. 1273 Central Avenue. Stewart's.

Applicant: Stewart's Shops Corp., represented by Chris Potter. Sketch plan review of construction of a 3,975 square foot mini-mart with a 4,450 square foot fueling canopy with 12 fueling positions. The site is zoned HCOR, Highway Commercial Office Residential. TDE: CHA Companies (PL-22-00031)

Chris Potter from Stewart's Shops Corp. presented the project. He discussed the lot line adjustments that would be needed to complete the project. A special use permit and area variance are needed from the Zoning Board of Appeals to proceed.

Joe Grasso from CHA provided the TDE comments including no significant concerns with the proposal for the Stewart's building however the cafe to the northwest seems integrated on the existing site and could become a concern if isolated to its own lot. The 3-phase utility line that divides the site has its own concerns. Reciprocal easements between the cafe and Stewart's could be proposed but may not be a preferred long-term solution.

The Board discussed the project including concerns that parking at Stewart's could impact the cafe, the number of EV charging sites (per applicant, Tesla is partnering with Stewart's on the site), if the electric grid can support the additional EV charging demand, and if easements are needed for the cafe for access from Stewart's.

1. No action taken

f. 76 Crabapple Lane. Carey Electric Warehouse.

Applicant: Michael Carey, Jr., represented by Advance Engineering & Surveying, PLLC. Final site plan review for a one-story, 15,025 square foot warehouse, 3,025 square feet of which is proposed to be office space. The site is zone IND, Industrial. TDE: CHA Companies (PL-22-00008)

Nick Costa from Advanced Engineering & Surveying, PLLC presented the project on behalf of the applicant including an orientation to the site. He provided an elevation of the proposed building.

Joe Grasso from CHA provided the TDE comments including his letter dated February 20, 2023. It was noted that the long curb cut at the front of the site remains and was unresolved due to the tenants of the existing building. He indicated that the SEQRA review is complete and Parts 2 and 3 have been drafted for the Board's consideration including a negative declaration of this Unlisted action.

The Board discussed the project including how the existing building will be fixed up.

1. Motion To: Approve a SEQRA negative declaration

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kevin M. Bronner, Board Member
SECONDER:	Paul A. Leo, Board Member
AYES:	Mion, Malone, Bronner, Baker, Leo
ABSENT:	Steven Heider, Craig Shamlian

2. Motion To: Approve the final site plan

COMMENTS - Current Meeting:

The final plans shall include a note that no outside storage is allowed on this approved plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kevin M. Bronner, Board Member
SECONDER:	Megan Baker, Board Member
AYES:	Mion, Malone, Bronner, Baker, Leo
ABSENT:	Steven Heider, Craig Shamlian

4. Adjournment

With no further business before the Board, the meeting stood adjourned.