



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, March 7, 2023

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order by Chair Steven Heider at 6:00 p.m. The roll was called.

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), Associate Town Attorney Kaitlin Vigars, TDE Joe Grasso (CHA), and TDE Brad Grant (Barton & Loguidice).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Louis Mion	Board Member	Present	
Craig Shamlan	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	

2. Public Hearing

a. 2 Taprobane. 2 Taprobane ODA.

Applicant: Karthik Bala, represented by Coldwell Banker. Final recommendation for an Open Development Area (ODA) to allow a driveway off a private road. The site is zoned SFR, Single-Family Residential. No TDE assigned.

1. 2 Taprobane. 2 Taprobane ODA. Applicant: Karthik Bala, represented by Coldwell Banker. Final recommendation for an Open Development Area (ODA) to allow a driveway off a private road. The site is zoned SFR, Single-Family Residential. No TDE.

RESULT:	CLOSED [UNANIMOUS]
MOVER:	Louis Mion, Board Member
SECONDER:	Megan Baker, Board Member
AYES:	Heider, Mion, Malone, Bronner, Baker, Leo
ABSENT:	Craig Shamlian

3. Report of the Planning and Economic Development Director

PEDD Director Sean Maguire informed the Board that Senior Planner Monique Wahba has accepted a new position out of the area and her last day in the Department is Thursday, March 9. Chair Heider and other members of the Board extended their appreciation and best wishes to her.

4. Regular Business

a. *14 & 16 Vermont View Dr. Multifamily Building.*

Applicant: Robert Abbatiello, represented by ABD Engineers, LLP. Request for a one-year extension of concept acceptance for a site plan with lot line adjustment to construct a 15-unit, 2-story multifamily building; a single-family home will remain. The site is zoned MFR, Multi-Family Residential. TDE: CHA Companies. (PL-20-00013).

Luigi Palleschi from ABD Engineers, LLP presented the project. The project was delayed due to the COVID-19 pandemic and the applicant is prepared to move forward.

Joe Grasso from CHA did not have any TDE comments on the time extension.

The Board did not have any questions on the time extension.

1. **Motion To:** Approve a one-year extension of the accepted concept plan.

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

b. *2238 Central Avenue. Stanford Heights Fire Station.*

Applicant: Stanford Heights Fire District, represented by Labella Associates (fka Chazen Companies). Concept plan for construction of a 15,428 square foot municipal fire station. The site is zoned SFR, Single Family Residential and COR, Commercial Office Residential. TDE: Barton & Loguidice (PL-20-00012).

Roger Keating from Labella presented the concept plan to the Board including changes to the plan since it was last presented to the Board. Changes include modifications to the parking area

to remove grass pavers, the addition of sidewalk, and working with National Grid to install equipment on a pole and not on the ground.

Board member Mike Malone abstained from the project due to his company's bid on the project.

Brad Grant from B&L provided the TDE's comments that were provided in a letter.

The Board discussed the project including questions about the EV charging stations, addition of decorative fencing along Central Avenue, consideration of moving the traffic light to Wilbur Avenue, questions about public outreach to neighbors and outcomes, favorable comments about the building facade, and the addition of foundation plantings along the building.

1. Motion To: Accept the Concept Plan.

RESULT:	ADOPTED [5 TO 0]
MOVER:	Louis Mion, Board Member
SECONDER:	Kevin M. Bronner, Board Member
AYES:	Heider, Mion, Bronner, Baker, Leo
ABSTAIN:	Michael J Malone
ABSENT:	Craig Shamlan

c. 5 Runway Avenue. Twin Bridges Facility.

Two Girls & A Guy - Runway, LLC, represented by ABD Engineering. Sketch Plan for construction of a 10,720 square foot maintenance garage, 2,500 square foot welding shop, 4,800 square foot cart storage building, and a covered canopy parking area for 90 waste collection trucks. The site is zoned ABA, Airport Business District. TDE: Barton & Loguidice (PL-22-00030)

Luigi Palleschi from ABD Engineers, LLP presented the project. He reviewed the plan and the action by the SEAMAB to grant an variance for the protected watercourse. The facility would be permitted for construction and debris transfer under a NYSDEC permit.

Brad Grant from B&L provided the initial TDE's comments including stormwater design

The Board discussed the project including purpose of plugs (per applicant, block heaters), how many trucks under the canopy (per applicant, about 90), are the trucks stored empty (per applicant, yes), improvements to the facade, concerns about runoff from trash collection, and smells from the facility.

PEDD Director Sean Maguire also recommended that the applicant consult with the Albany International Airport about stormwater discharge into the creek to ensure they are aware of the activity.

1. No action taken.

d. 1201 Troy Schenectady Rd. Riverhill Storage.

Applicant: First Columbia LLC, represented by Advanced Engineering. Sketch Plan for construction of a 63,000 square foot climate-controlled storage unit building and 18,800 square feet of drive-up style storage units on a 16.11-acre site. The site is zoned COR, Commercial Office Residential. TDE: CHA (PL-23-00002)

Chris Better from First Columbia LLC presented the project. He discussed the plan and demand for the storage units. He stated that the project would be built in phases starting with basement storage in an existing building and moving upstairs, adding the drive-up units next, and the final phase would include climate controlled storage.

Joe Grasso from CHA provided the TDE comments. He started by asking the applicant to describe the shared parking on the site. Mr. Bette described some of the access easements that currently exist. Mr. Grasso continued by noting that the conversion of the existing building to storage would drop the demand and requirements for parking. He discussed emergency access at storage facilities and turning movements for trucks. A maximum developable density calculation should be performed. This appears to be an Unlisted action under SEQRA but looking at all plans for development at the site in preparing its environmental assessment form. Finally, Mr. Grasso noted that the Town continues to desire making a connection from Troy Schenectady Road to River Road for a bike/pedestrian trail.

The Board discussed the project including a recognition in the change for demand in office space, the location of the previously proposed car dealership on the site, will #1203 be climate controlled (per applicant, yes), one building being used for RV/vehicle storage, and where excess parking for the proposed dealer will be on the site (per the applicant, it is not in the area of this project).

1. No action taken.**5. Adjournment**

With no further action, before the Board the meeting adjourned at 7:06 p.m.