



Planning Board

Regular Meeting

~ Minutes ~

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

Sean M. Maguire
(518) 783-2741

Tuesday, March 23, 2021

6:00 PM

Town Hall

1. Call to Order

Attendee Name	Title	Status	Arrived
Paul L. Rosano	Board Member	Present	
Peter Stuto	Chairman	Present	
Frederick Ashworth	Board Member	Present	
Steven Heider	Board Member	Present	
Susan Milstein	Board Member	Present	
Louis Mion	Board Member	Present	
Craig Shamlian	Board Member	Present	
Kathleen Marinelli	Counsel	Present	
Sean M. Maguire	Director, Planning and Economic Development	Present	

2. Report of the Planning and Economic Development Director

Director Sean Maguire updated the Board in the plans to return to in-person meetings at Town Hall in April with certain protocols in place to protect public health and safety from community spread of COVID-19. Tonight's meeting has allowed those members of the public who have comments on specific projects to register for the meeting, otherwise the meeting can be viewed on YouTube.

3. Regular Business

a. *1148 Troy Schenectady Road. British American Mixed Use.*

Applicant: Pepper Woods, LLC, represented by Advance Engineering & Surveying PLLC. Concept plan review to merge two parcels and develop 180 residential units as follows: three (2), four-story apartment buildings with one level of parking and a total of 70 apartments; six

(6), two-story apartment buildings with a total of 68 apartments; and twelve (12), onestory buildings ranging from two to four cottages for a total of 42 cottages. A one-story clubhouse is also proposed for use by project residents. The site is zoned CO, Commercial Office. TDE: Barton & Loguidice. (PL-19-00010).

Director Sean Maguire introduced the project including the request by the applicant for the Board's consent under Chapter 177 of the Colonie Town Code and make a SEQRA determination. Nick Costa of Advanced Engineering & Surveying PLLC presented the project. Chuck Voss of Barton & Logiduce (TDE) provided his review. The Board discussed the project.

A motion was made.

1. **Motion To:** Approve a resolution regarding certain actions at 1148 Troy Schenectady Road.

RESULT:	ADOPTED [5 TO 2]
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Mion
NAYS:	Susan Milstein, Craig Shamlian

b. 606 and 608 Loudon Road. Loudon Road Planned Development District.

Applicant: New Loudon Realty Company, LLC, presented by Advance Engineering & Surveying PLLC. Concept acceptance for development of a 26,000 square foot retail/restaurant building; a 4-story, 85-unit senior independent living building; a 3-story, 92-bed senior assisted living building; and 414 parking spaces. The site is zoned Planned Development District (PDD). TDE: CHA Companies (PL-19-00001).

Director Sean Maguire introduced the project including procedural step of accepting the Concept Plan which was generally accomplished when the Board made its recommendation to the Town Board. Nick Costa of Advanced Engineering & Surveying PLLC presented the project. Chuck Voss of Barton & Logiduce (TDE) provided his review. The Board discussed the project.

A motion was made.

1. **Motion To:** Accept concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steven Heider, Board Member
SECONDER:	Louis Mion, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian

c. 5 Arrowhead Lane. Straight Line Industries LLC.

Applicant: P&R Holdings LLC, presented by Brett Steenburgh, P.E. PLLC. Sketch Plan review for construction of a one-story 12,000 square foot (50'x 240') garage, accessory to the existing pavement company. The site is zoned IND, Industrial. TDE: CHA Companies. (PL-21-00003).

Director Sean Maguire introduced the project. Brett Steenburgh, P.E. presented the project. Joe Grasso of CHA (TDE) provided his review.

No action was taken.

d. 1 Mustang Drive, 6 Fonda Road, and 20 Green Mountain Drive. Project Frost.

Applicant: Amazon.com Services Inc., presented by Stantec Consulting Services. Sketch Plan review for renovation of a manufacturing building on Mustang Drive into a warehouse/distribution facility. No change to the building on Green Mountain Drive. Construction of new employee parking area on vacant parcel on Fonda Road. The site is zoned IND, Industrial. TDE: CHA Companies (PL-21-00004).

Director Sean Maguire presented the project. Tom Palumbo of Stantec and Michael Keleher of Amazon presented the project. Joe Grasso of CHA (TDE) provided his comments. He noted that a traffic study should be required. An incentive zoning fee should apply for the reduction in greenspace. The Board discussed the project. Chair Stuto asked about possible green practices including pourous pavement, solar panels. Mr. Keleher noted they need to review the soils and solar panels may not be supported by the existing building's roof design. Mr. Ashworth asked about soloar canopies in the parking lot. Mr. Rosano asked about the number of employees on the site. Mr. Kelleher described the location's planned staffing. Mr. Shamlian asked about transit access for employees. Mr. Maguire noted that there are no current routes serving the site and it is an issue we are discussing with CDTA but it will require participation from employers.

No action was taken.

e. 396 Watervliet Shaker Road. Verizon Wireless Service Facility.

Applicant: Cello Partnership, dba Verizon Wireless, presented by Young/Sommer LLC. Public hearing and final plan review for a new 79-foot stealth monopine telecommunication facility. The site is zoned SFR, Single-Family Residential. TDE: CHA Companies. (PL-20-00017).

Director Sean Maguire and Planner Zach Harrison introduced the project. Dave Brennan of Young/Sommer presented the project. Joe Grasso of CHA (TDE) provided his review. Board Member Lou Mion recused himself from the project. The public hearing was opened at 8:01 p.m. The Board discussed the project. The Board received comments from the public as part of the public hearing. The hearing was closed at 8:38 p.m. Mr. Grasso reviewed the Environmental Assessment Form and a proposed resolution regarding SEQRA and a negative declaration.

A motion was made.

- 1. NOTICE IS HEREBY GIVEN THAT PURSUANT TO Section 276 of Town Law, the Town Planning Board of the Town of Colonie, Albany County, New York will meet and conduct a Public Hearing on the 23rd day of March, 2021 at 6:00 P.M. for the purpose of hearing all persons upon the approval, modification or disapproval of the construction of a 79ft tall stealth monopine telecommunication facility at 396 Watervliet Shaker Road in the Town of Colonie, County of Albany.**

COMMENTS - Current Meeting:

The public hearing was opened at 8:01 p.m. by Chair Peter Stuto and closed at 8:38 p.m.

RESULT:	CLOSED [UNANIMOUS]
MOVER:	Frederick Ashworth, Board Member
SECONDER:	Steven Heider, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian

- 2. Motion To:** Approve a resolution of the Town of Colonie Planning Board preparation of a negative declaration.

COMMENTS - Current Meeting:

Verizon Wireless Service Facility – 396 Watervliet Shaker Road

WHEREAS, Cellco Partnership d/b/a Verizon Wireless. (the “Applicant”) has submitted to the Town of Colonie Planning Board (the “Board”) Verizon Wireless Service Facility (“the Project”) located at 396 Watervliet Shaker Road, Colonie, New York; and

WHEREAS, the Project is a Unlisted action under SEQR; and

WHEREAS, the Planning Board has reviewed Part 1 of the Full Environmental Assessment Form (FEAF) submitted by the Applicant and completed Parts 2 and 3 of the FEAF in conjunction with the review of a significant number of documents related to this project that are enumerated in the draft Negative Declaration and maintained in Town files; and

RESOLVED that based on a thorough review of the Project by the Planning Board that there will be no significant adverse environmental impacts and no EIS will be required; and be it further

RESOLVED that the attached draft Negative Declaration be adopted in accordance with SEQR Part 617.12.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Frederick Ashworth, Board Member
SECONDER:	Craig Shamlian, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian

3. Motion To: Grant final approval.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Frederick Ashworth, Board Member
SECONDER:	Steven Heider, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Shamlian
NAYS:	Susan Milstein
RECUSED:	Louis Mion

4. Adjournment

The next Planning Board meeting will be held on April 13, 2021 starting at 6:00 p.m. at Memorial Town Hall. With no further business before the Board, the meeting was adjourned at 8:44 p.m.