



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, April 4, 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.

Also present: Planner Andy Acker (PEDD), Planner Mike Tengeler (PEDD), and TDE Joe Grasso (CHA).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Louis Mion	Board Member	Present	
Craig Shamlian	Board Member	Present	
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	Absent	
E. Guy Roemer	Town Attorney	Present	

2. Report of the Planning and Economic Development Director

3. Regular Business

a. 1929 Central Avenue. O'Reilly Addition.

Applicant O'Reilly Auto Enterprises, LLC. represented by Bohler Engineering. Sketch plan review for a 12,950 square foot addition to existing O'Reilly Auto Parts store. Site is zoned COR, Commercial Office Residential.

TDE: CHA Companies (PL-23-00007)

i. No action taken.

b. 4 Wellness Way. Medical Office Facility.

Applicant: 4 & 6 Autopark Property, LLC, represented by Hershberg & Hershberg. Final review for construction of 50,000 square foot medical/office building. The site is zoned COR, Commercial Office Residential.

TDE: Barton & Loguidice (PL-22-00032)

i. Motion To: Approve a SEQRA resolution.

COMMENTS - Current Meeting:

Negative declaration of an Unlisted Action.

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

ii. **Motion To:** Approve land use law waiver findings resolution.

COMMENTS - Current Meeting:

Relief from the maximum front setback waiver; relief from waiver prohibiting parking in the front yard.

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

iii. **Motion To:** Approve a final site plan with conditions.

COMMENTS - Current Meeting:

The Board placed a condition on the approval that all outstanding Town Department and Town Designated Engineer comments are fully resolved prior to affixing the final approval stamps to the plan.

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

c. **997 Loudon Rd. Century House PDD.**

Applicant: Latham Century Partners, LLC, represented by Hershberg & Hershberg. Concept plan review for a proposed Planned Development District (PDD) consisting of three, 3-3.5-story buildings containing 130 units. Total building area is 175,280 square feet including the existing hotel to remain. Parking for 273 vehicles. Site is zoned COR, Commercial Office Residential. TDE: CHA Companies (PL-22-00024).

i. **No action taken.**

Board opted to table the concept plan based on its discussion.

4. **Adjournment**