



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, April 12, 2022

6:00 PM

Town Hall

1. Call to Order

Attendee Name	Title	Status	Arrived
Frederick Ashworth	Board Member	Absent	
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	
Jill A. Conway	Counsel	Present	
Sean M. Maguire	Director, Planning and Economic Development	Present	

2. Report of the Planning and Economic Development Director

a. 60 Dunsbach Ferry Road. Serio Subdivision.

i. Motion To: Call for Public Hearing

COMMENTS - Current Meeting:

A public hearing will be called at 6:00 p.m. on April 26, 2022 with public notice published and made.

RESULT: ADOPTED [5 TO 0]
MOVER: Louis Mion, Board Member
SECONDER: Craig Shamlian, Board Member
AYES: Heider, Mion, Shamlian, Malone, Baker
ABSTAIN: Kevin M. Bronner
ABSENT: Frederick Ashworth

b. 144 Wolf Road. Frank Adams Jewelers.

PEDD Director Sean Maguire reported to the Board regarding changes made by the applicant on this project that removes the need for waivers from the design standards with the addition of entrance doors along Wolf Road. There were no questions or comments from the Board.

3. Regular Business

a. 76 Crabapple Lane. Carey Electric Warehouse.

Applicant: Carey Electric, Inc., represented by Advance Engineering & Surveying PLLC. A sketch plan review for the proposed construction of a new one-story, 15,025 square foot warehouse that includes 3,025 square feet of office space. The existing building is to remain. The site is 3.14 acres and is zoned IND, Industrial. TDE: CHA Companies. (PL-22-00008)

Planner Mike Tengeler introduced the project. Nick Costa from Advance Engineering presented the project, with Victor Caponera. Joe Grasso from CHA provided the initial TDE comments. The Board discussed the project including location of the dumpster, look of the new building and plans for future facade improvements for the existing building, location of the stormwater management area, type of traffic generated at the site as it relates to nearby homes, and if the lot will be split or remain as one (the applicant indicated it would remain as one).

No action was taken.

b. 979 Troy Schenectady Road. New Country Lexus/Porsche Albany.

Applicant: New Country LLC, represented by Environmental Design Partnership, LLP. A concept plan review regarding the proposed construction of two (2) full-service/sales facilities to accommodate New Country Lexus (33,671 square feet) and Porsche Albany (27,365 square feet). The site is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice. (PL-21-00012)

Planner Mike Tengeler introduced the project. Victor Caponera presented the project on behalf of the applicant. Brad Grant from B&L provided the initial TDE comments as stated in its letter. The Board discussed the project including access, elevation of the garage in regards to neighbors to the north, signs (EDP believes that it will be a pylon/monument sign), street trees and fencing, providing appropriate enclosures for dumpsters and battery storage, EV charging stations, test drives through residential neighborhoods and limiting their traffic along River Road, Mill Road, and Burhmaster Road.

1. Motion To: Accept the concept site plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Megan Baker, Board Member
SECONDER:	Louis Mion, Board Member
AYES:	Heider, Mion, Shamlan, Malone, Bronner, Baker
ABSENT:	Frederick Ashworth

c. 1148 Troy Schenectady Road. British American Mixed Use.

Applicant: Pepper Woods, LLC, represented by Advance Engineering & Surveying PLLC. Final review of a two-lot merger and development of 180 residential units: two, three-story apartments (78 units); five, two-story apartments (60 units); and twelve, one-story buildings that range from 3-4 cottages (42 units). Also proposed, a clubhouse, parking and multi-use path. The site is zoned CO, Commercial Office.

TDE: Barton & Loguidice. (PL-19-00010).

Senior Planner Monique Wahba introduced the project. Nick Costa from Advance Engineering & Surveying PLLC presented the project on behalf of the applicant, along with Jack Faddegon. Brad Grant from B&L provided the initial TDE comments. The Board discussed the project including the building elevations, maintenance of the private stormwater system, how to implement the ability of the applicant to make minor field changes to conserve or preserve trees, and questions about trees along British American Blvd at proposed Building 2.

1. Motion To: Approve the final site plan.

COMMENTS - Current Meeting:

WHEREAS, Pepperwoods LLC (the ?applicant?), has proposed a major site plan for a two-lot merger and development of 180 residential units at 1148 Troy Schenectady Road, Town of Colonie, Albany County, New York; and

WHEREAS, as proposed the project includes two, three-story apartments (78 units); five, two-story apartments (60 units); and twelve, one-story buildings that range from 3-4 cottages (42 units) along with a clubhouse, parking and multi-use path; and

WHEREAS, on March 23, 2021, Planning Board completed its SEQRA review of the project and has determined this to be a Type I action and makes a negative declaration; and be it further; and

NOW, THERFORE BE IT

RESOLVED, the Planning Board approves the final site plan subject to the following conditions:

1. Allow the PEDD to review and approve minor field changes to the site plan to accommodate conservation and preservation of trees on the site that were not anticipated on the final site plan; and
2. Any changes to elevations presented at the final plan review (Exhibit A) must be reviewed by the Planning Board.
3. All outstanding comments from Town Departments are satisfied prior to affixing the final site plan approval stamp.

RESOLVED, that this resolution be kept in the project file in the office of the Planning and Economic Development Department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis Mion, Board Member
SECONDER:	Megan Baker, Board Member
AYES:	Heider, Mion, Shamlan, Malone, Bronner, Baker
ABSENT:	Frederick Ashworth

4. Adjournment

With no further business before the Board, the meeting was adjourned at 7:30 p.m.