

**TOWN OF COLONIE
PLANNING BOARD**

**PLANNING BOARD MEETING
TUESDAY, APRIL 21, 2020 at 6:00 p.m.**

NOTE: To protect public safety during the State of Emergency triggered by COVID-19, the Planning Board will conduct its meetings remotely in accordance with [Executive Order 202.1](#). Meetings of the Planning Board will not be held at Memorial Town Hall until further notice. The Town has implemented business continuity measures that allows for meetings to continue with public engagement. Please take note of the following options for viewing or participating in this meeting.

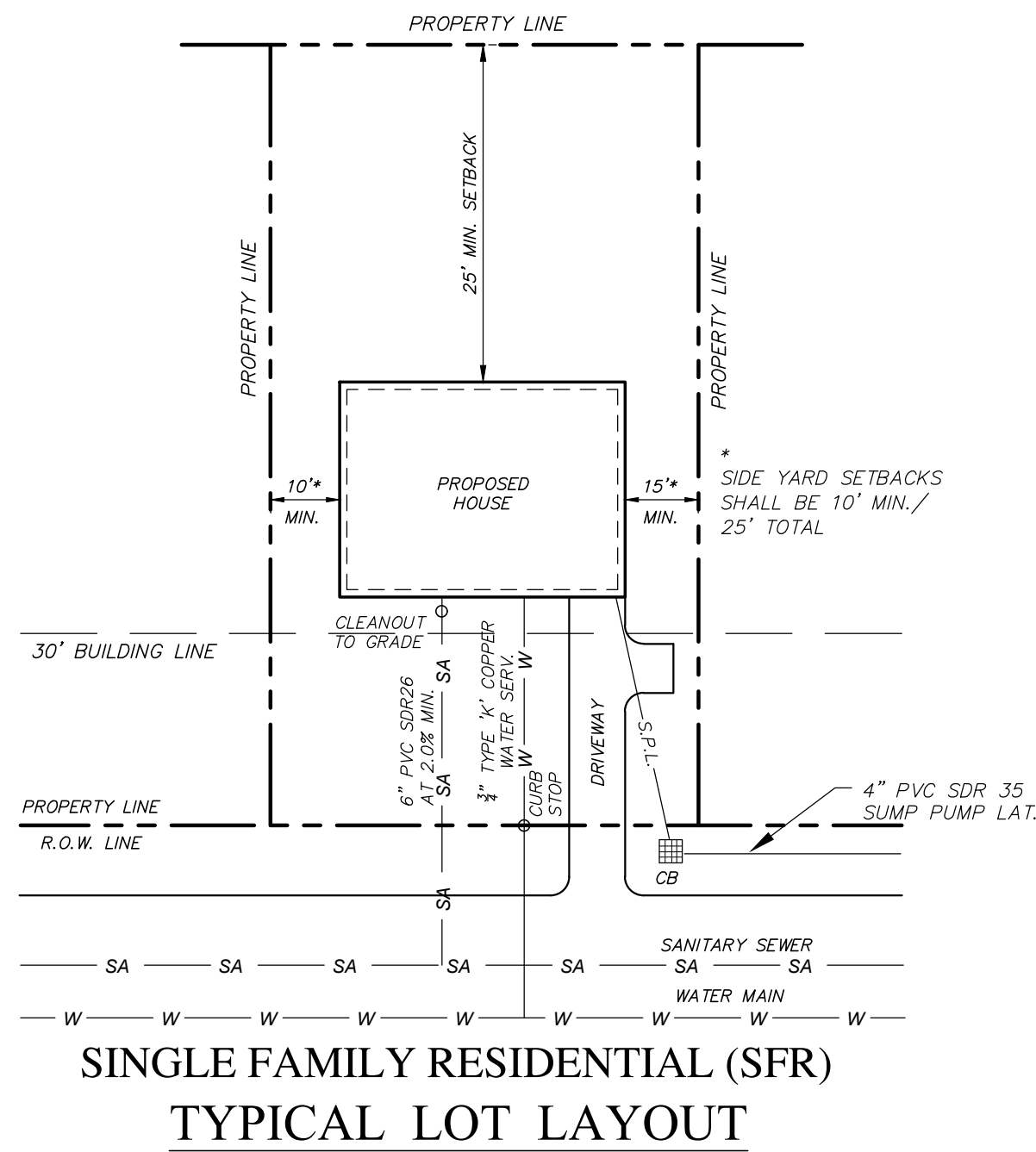
To view the meeting, please visit the Town's YouTube channel using the following link and you will be able to watch a live stream. <https://www.youtube.com/channel/UCAEwclK0-Rthar8R38fU2Kg>

To provide public comments at this meeting, please register with the following link and you will receive additional instructions. <https://zoom.us/meeting/register/vJUucO2urDgsYaeDBbM92GeisRYaUpsnwg>

NOTE: The time for this meeting has been adjusted from 7:00 p.m. to 6:00 p.m.

1. Call to Order
2. Roll Call
3. Report of the Planning and Economic Development Director
 - a. Recommendation for the rezoning request at 1222 Troy Schenectady Road, from SFR to COR. Was previously zoned BUS E prior to rezoning in 2007.
4. Regular Business
 - a. Sketch Plan Review
 - i. [6:00 p.m.] **80 Dunsbach Ferry Road. Dunsbach Subdivision.**
Applicant: Anthony Casale, represented by Advance Engineering. Originally presented as a 12-lot single family residential subdivision. Revised to an 12-lot conservation subdivision. TDE: CHA Companies. (PL-19-00016/SD19-020)
 - b. Concept Plan Review
 - i. [6:15 p.m.] **635 Columbia Street Ext. Starlite Retail.**
Applicant: Starlite Associates, LLC (Paul Fallati), represented by Hershberg & Hershberg. Original application was for a two-story 39,000 square foot office/retail building and two pads for a 4,020 square foot building and a 4,000 square foot building. Concept is revised to include a 3-story office/retail building with 60,000 total square feet. TDE: CHA Companies. (PL-19-00005)
5. Adjournment

\\ns131\share\land use\2017\17046-80 adirondack_northway.dwg, 4/20/2020, 1:40:26 PM, CUSTIA, 11



LATHAM WATER DISTRICT NOTES:

1. WATER MAINS, HYDRANTS, AND ALL APPURTENANCES SHALL BE INSTALLED, TESTED, AND ACCEPTED IN ACCORDANCE WITH LATHAM WATER DISTRICT'S STANDARD DETAILS AND SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEM.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL WATER SERVICES IN ACCORDANCE WITH THE LATHAM WATER DISTRICT SPECIFICATIONS.
3. HYDRANTS THAT ARE PROPOSED AT THE END OF DEAD END RUNS REQUIRE RESTRAINT ON THE LAST 3 FULL LENGTH SECTIONS OF THE WATER MAIN.
4. ALL PLANTS, FENCES, TRANSFORMERS, ETC. SHALL BE KEPT OFF WATER MAINS AND UTILITY EASEMENTS.

ZONING AND LAND USE: CHAPTER 190 ATTACHMENT 2

TOWN OF COLONIE
DIMENSIONAL TABLE
[AMENDED 6-28-2007 BY L.L. No. 10-2007; 8-28-2008 BY L.L. No. 8-2008;
5-21-2009 BY L.L. No. 4-2009; 4-11-2013 BY L.L. No. 5-2013]

DISTRICT	MAXIMUM HEIGHT ¹ (feet)	MAXIMUM BUILDING FOOTPRINT (square feet)	LOT AREA (square feet)	LOT WIDTH AND FRONTAGE (feet)	BUILDING AND LOT REQUIREMENTS	YARD REQUIREMENTS ²
SFR (SINGLE FAMILY RESIDENTIAL)	40	30% OF LOT AREA	18,000 ⁵	80	MINIMUM GREEN SPACE COVERAGE ³ 35% BASE RESIDENTIAL DENSITY (units/acre) 2 ⁴ BASE COMMERCIAL DENSITY (square feet/acre) -----	FRONT SETBACK ⁴ MINIMUM (feet) 40 SIDE SETBACK MINIMUM OF TWO SIDES (feet) ⁵ 10/25 REAR SETBACK MINIMUM (feet) ⁶ 25

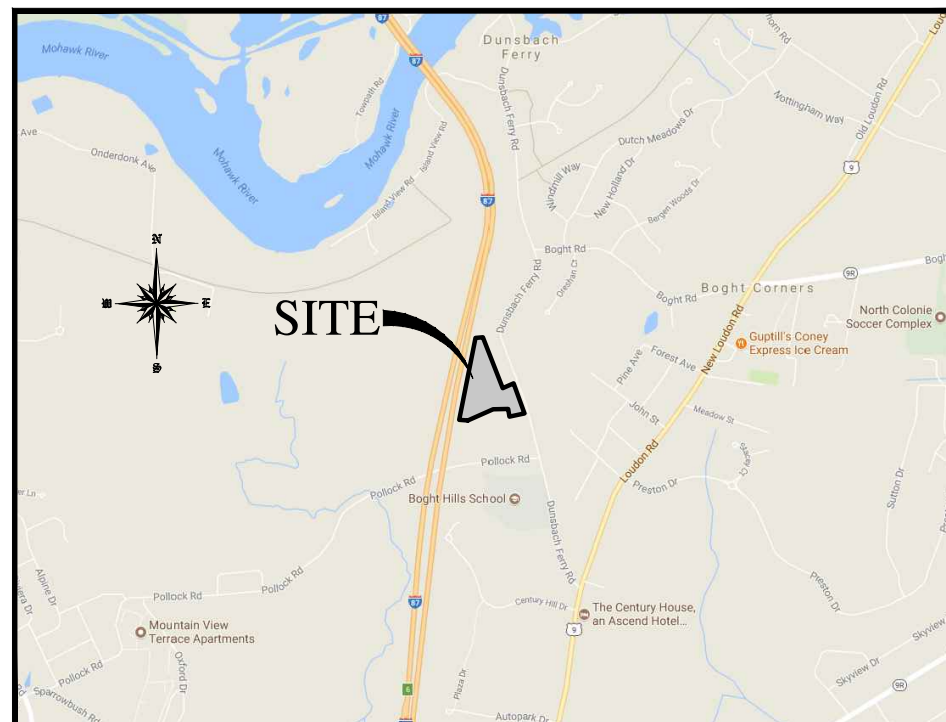
ADIRONDACK
(LATHAM - CLIFTON PARK SECTION)
INTERSTATE ROUTE NO. 502
NORTHWAY

STANDARD SUBDIVISION NOTES:

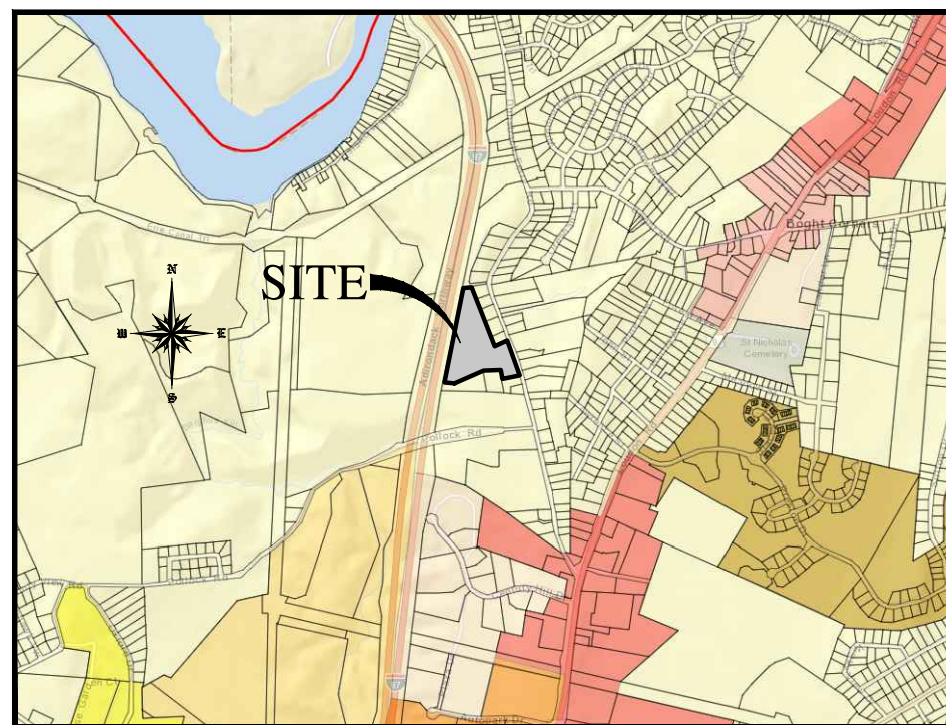
1. SUBDIVISION CONSISTS OF 9.65± ACRES OF LAND DIVIDED INTO 12 LOTS AND ONE STORM WATER MANAGEMENT LOT.
2. SUBDIVISION IS LOCATED IN AN SFR ZONING DISTRICT.
3. APPLICANT'S NAME IS 80 DUNSBACH FERRY RD. LLC.
4. THE SUBDIVISION LIES WITHIN THE NORTH COLONIE SCHOOL DISTRICT AND THE BOOTH COMMUNITY FIRE DISTRICT.
5. THE PROPOSED BUILDING SIZE, SHAPE AND LOCATION AND BUILDING SETBACK LINES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES, BASED ON CURRENT LAND USE LAW REQUIREMENTS, AND ARE NOT INTENDED TO REPRESENT CONDITIONS OF APPROVAL OF THE SUBDIVISION.
6. ALL ELEVATIONS SHOWN HEREON ARE RELATED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
7. THE SUBDIVISION LIES WITHIN THE LATHAM WATER DISTRICT.
8. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQ), FRESHWATER WELLS PERMIT REGULATIONS, THE TOWN GRADING LAW, THE TOWN INTERCOURSE AREA MANAGEMENT LAW, AND THE TOWN FLOOD PLANS MANAGEMENT LAW.
9. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE OF DEBRIS, SOIL, AND OTHER MATERIAL WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
10. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING SHALL BE NOTIFIED PRIOR TO ISSUANCE OF ANY GRADING PERMIT OR ANY SOIL DISTURBANCE.
11. NO SLOPE SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE SHOWN ON THESE PLANS.
12. BACKFILL USED IN TRENCHES EXCAVATED IN EXISTING ROADWAYS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
13. BACKFILL MATERIAL AROUND PROPOSED OR EXISTING STRUCTURES SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
14. BUILDINGS WITH BASEMENTS OR CRAWL SPACES WILL BE ALLOWED ONLY ON LOTS WITH DIRECT ACCESS TO A STORM SEWER CATCH BASIN OR ANCHOR BOX AND SHALL HAVE A PLASTIC PIPE WITH A CHECK VALVE FOR A SUMP CONNECTION.
15. NO SUMP PUMP, CELLAR OR FOOTING DRAIN SHALL BE CONNECTED TO ANY SANITARY SEWER.
16. ALL PLANT MATERIALS INSTALLED PURSUANT TO THIS SUBDIVISION PLAN SHALL CONFORM TO THE AMERICAN STANDARD NURSERY STOCK (ANSI Z60.1-1986) OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT RECOGNIZED STANDARD, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE.
17. A MINIMUM OF TWO TREES OF 2 1/2" MINIMUM CALIPER (DECIDUOUS TREES) OR 6" MINIMUM HEIGHT (EVERGREEN TREES) SHALL BE PRESERVED OR PLANTED IN EACH FRONT YARD.

APPLICANT/DEVELOPER
80 DUNSBACH FERRY RD. LLC
20 HEATHER RIDGE RD.
TROY, N.Y. 12180

PLANNING AND ECONOMIC DEVELOPMENT
DEPARTMENT



SITE LOCATION MAP
N.T.S.



ZONING MAP
N.T.S.

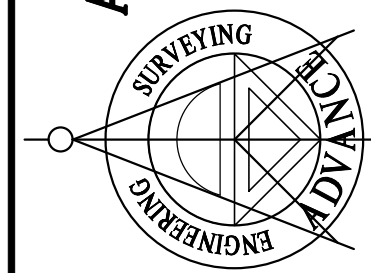
SURVEY NOTES:

1. BOUNDARY EVIDENCE, TOPOGRAPHIC AND PLANNING INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC IN OCTOBER 2017 AND NOVEMBER 2017 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THOSE OCCASIONS.
2. THE MAP DESIGNATION: 9-02-3-111.
3. THE SURVEY OR DIVISIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENTS.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
6. RIGHT-OF-WAY AS DESCRIBED IN LBBR 2716 OF DEEDS AT PAGE 732 RELEASED BY LBBR 2002 OF DEEDS AT PAGE 301.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.

MAP REFERENCES:

1. "MANICED HOGAN SUBDIVISION FOR NANCY L. HOGAN 68 DUNSBACH FERRY RD, FINAL SUBDIVISION PLAN, TOWN OF COLONIE, ALBANY COUNTY, NY," PREPARED BY C.T. MALE ASSOCIATES, P.C., DATED JUNE 28, 1994 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON OCTOBER 6, 1996 IN DRAWER 172 AS MAP NO. 10345.
2. "HOGAN SUBDIVISION FOR NANCY L. HOGAN 68 DUNSBACH FERRY RD, FINAL PLAN, TOWN OF COLONIE, ALBANY COUNTY, NY," PREPARED BY C.T. MALE ASSOCIATES, P.C., DATED JUNE 28, 1994 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON OCTOBER 6, 1996 IN DRAWER 172 AS MAP NO. 10284.
3. "REVISION OF A PORTION OF HOGAN SUBDIVISION (68 DUNSBACH FERRY RD), APPLICANT: KATHY HOGAN DEVELOPER, TOWN OF COLONIE, ALBANY COUNTY, NY," PREPARED BY S.Y. KIM LAND SURVEYOR P.C., DATED DECEMBER 18, 1997, LAST REVISED JANUARY 22, 1998 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON AUGUST 11, 1998 IN DRAWER 172 AS MAP NO. 10910.
4. "TO & A MANOR (440 DUNSBACH FERRY RD) FINAL PLAN, APPLICANT: SAM A. DISIBIO, DEVELOPER, SAM A. DISIBIO, TOWN OF COLONIE, ALBANY COUNTY, NY," PREPARED BY S.Y. KIM LAND SURVEYOR P.C., DATED JULY 22, 1996, LAST REVISED NOVEMBER 14, 1997 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON OCTOBER 23, 1998 IN DRAWER 172 AS MAP NO. 10905.
5. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, INTERSTATE ROUTE NO. 502 (LATHAM-CLIFTON PARK SECTION), COUNTY OF ALBANY, MAP NO. 425, PARCEL NO. 54, FRANK E. AND HARRY E. JONES TRUSTED OWNERS, DATED MAY 07, 1998.
6. "LOT 100 SUBDIVISION FOR LANDS OWNED BY NANCY L. HOGAN & KATHLEEN H. ZIBRO, ST. NO. 80 DUNSBACH FERRY ROAD, TOWN OF COLONIE, COUNTY OF ALBANY, STATE OF NEW YORK, DATED DECEMBER 13, 2017, LAST REVISED DECEMBER 13, 2017, AS PREPARED BY ADVANCE ENGINEERING & SURVEYING, PLLC."

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
11 HERBERT DRIVE, LATHAM, N.Y. 12110
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E-MAIL: NCS@APEmail.com



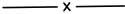
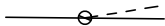
SKETCH RENDER
PROPOSED CONSERVATION SUBDIVISION
ST. NO. 80 DUNSBACH FERRY RD. TOWN OF COLONIE
COUNTY OF ALBANY STATE OF NEW YORK
DATE: SEPTEMBER 5, 2019
SCALE: 1" = 40'

SHEET NO.
REND

PROPOSED SITE COVERAGE STATISTICS			
description	s.f.	acres	%
building area	20,000	0.46	7.5
green area	138,363	3.18	52.1
pave./conc. area	107,219	2.46	40.4
total area	265,582	6.10	100.0

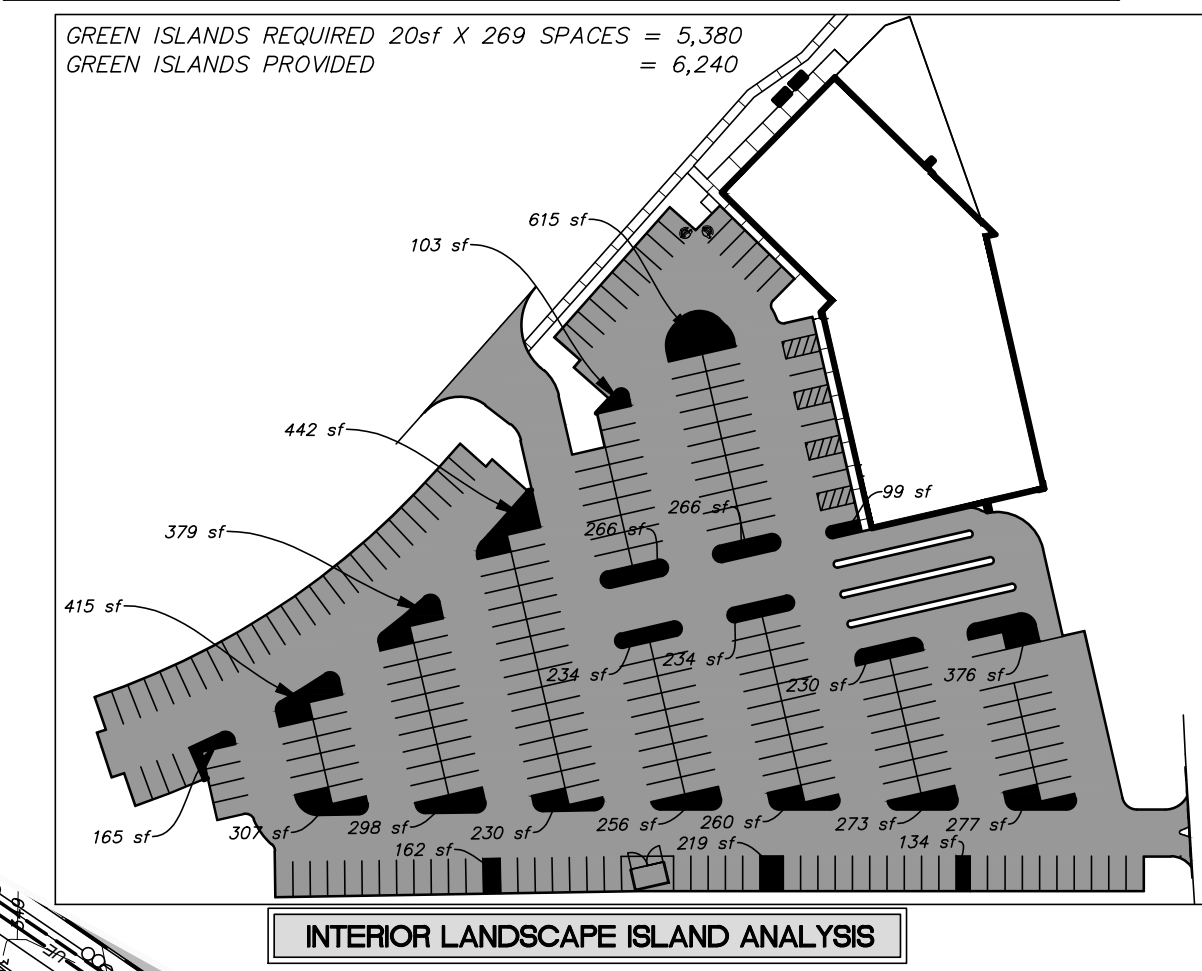
R.O.W.	RIGHT OF WAY
No.	NUMBER
enc.	ENCROACHMENT
P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET
N/F	NOW OR FORMERLY
N	NORTH
S	SOUTH
E	EAST
W	WEST
tel.	TELEPHONE
elec.	ELECTRIC
L.	LIBER
P.	PAGE
	HANDICAPPED PARKING SPACE
0	PARKING METER

LEGEND

	MONUMENT		<u>EXISTING_COMBINED SEWER</u>
	IRON ROD		<u>EXISTING_GAS_MAIN</u>
	MANHOLE		<u>EXISTING_SANITARY_LINE</u>
	CATCHBASIN		<u>EXISTING_STORM_LINE</u>
	SIGN		<u>EXISTING_TEL_LINE</u>
	BOLLARD		<u>EXISTING_WATER_LINE</u>
	FENCE LINE		<u><i>FENCELINE_CL_Proposed</i></u>
	OVERHEAD WIRE, UTILITY POLE & GUY WIRE		<u><i>ROOF_DRAIN_Proposed</i></u>
	TRAFFIC FLOW ACCESS AREA		<u><i>SANITARY_MAIN_Proposed</i></u>
	WATER SHUT OFF		<u><i>STORM_SEWER_Proposed</i></u>
	WATER MAIN		<u><i>WATER_MAIN_Proposed</i></u>



PLANT MATERIAL SCHEDULE				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHRUBS				
JG	'JUNIPERUS CHINENSIS' 'SEA GREEN'	SEA GREEN JUNIPER	18" HT.	B & B
RO	RHODODENDRON 'OLGA MEZITT'	OLGA MEZITT RHODODENDRON	3'-4" HT.	B & B, NYNS
ROL	RHODODENDRON 'ORCHID LIGHTS'	ORCHID LIGHTS AZALEA	24"-30" HT.	B & B, NYNS
TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24" HT.	B & B
TH	TAXUS X MEDIA 'HICKSI'	HICKS UPRIGHT YEW	2'-2 1/2' HT.	B & B
TREES				
AB	ABIES CONCOLOR	WHITE FIR	5'-6" HT.	B & B
CD	CERCIS CANADENSIS	EASTERN REDBUD	2"-2 1/2" CAL.	B & B
MD	MALUS 'ADAMS'	ADAMS CRABAPPLE	2.5"-3" CAL.	B & B



APPLICANT:
STARLITE ASSOCIATES LLC.

STARLITE RETAIL
NO. 635 COLUMBIA STREET
TOWN OF COLONIE. ALBANY COUNTY, NEW YORK

FILE: 170158

SCALE: 1"=40'

BY: 3McC

CHK: DRH

DATE: 1/6/20

170158-1.DWG

