



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, April 22, 2025

6:00 PM

Public Operations Center

1. Call to Order

The meeting was called to order at 6:00 p.m. by member Paul Leo. The roll was called. Chair Steven Heider, member Kevin M. Bronner and member Henry J. Rozenzweig were absent.

Also present were Senior Planner, Acting Director, Andris Blumbergs (PEDD), Planner Jacob Landis (PEDD), Assistant Planner Lauren Dryburgh (PEDD), Planning Aide Noah Savastio (PEDD), and TDEs John Frazer (B&L), and Joe Grasso (CHA).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Absent	
Henry J. Rosenzweig	Board Member	Absent	
Paul A. Leo	Board Member	Present	
Michael J Malone	Board Member	Present	
Kevin M. Bronner	Board Member	Absent	
Ricahrd Barlette	Board Member	Present	
Joanne Maloy	Board Member	Present	
Matthew Millea	Counsel	Present	

2. Public Hearing

a. Public Hearing

Public Hearing in connection to a local proposed development at 46 Fuller Road for a Multi-Tenant Commercial Building pursuant to local law §190-56: Zoning and Land Use, Major Site Plan Review.

Richard Bovee of 4 Dorlyn Road expressed concern over the outlet of a nearby pond becoming blocked, influencing the water-table for the surrounding area. He also expressed concern over traffic flow.

Jeff Schoonmaker of 8 Cherry street expressed concern over the lighting, hours of operation, as well as what type of business would be permitted.

i. Motion To: Open the Public Hearing.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

- ii. **Motion To:** Close the Public Hearing.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J Malone, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

3. Report of the Planning Department

There was no report.

4. Regular Business

a. **447 Albany Shaker Road. Learning Experience - Colonie**

447 Albany Shaker Road. Learning Experience - Colonie. Applicant: The Benchmark Group. Represented by Labella Associates. Sketch plan review for the construction of a 1-story, 10,000 square foot day-care center with a 5,031 square foot playground and associated parking. The site is zoned Neighborhood Commercial Office Residential (NCOR). TDE: Barton and Loguidice. (PL-25-00011).

Roger Keating of Labella Associates presented on behalf of the applicant.

Town Designated Engineer John Frazer provided comments. He expressed concern over the turning radius on the rear side of the building. He also recommended bollards in front of the playground to provide protection from cars.

The Board discussed the project. Board member Michael Malone expressed concern over the size of the drop-off location potentially causing stacking in the parking area. Board member Richard Barlette suggested the applicant construct the dumpster enclosure out of a higher quality material such as brick or stone. Board member Joanne Maloy expressed concern over the aesthetic of the side of the building facing the road.

A motion was made.

- i. **Motion To:** Accept Concept Plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J Malone, Board Member
SECONDER:	Ricahrd Barlette, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

b. **144 Old Niskayuna Road. Verizon Wireless Communications Facility**

144 Old Niskayuna Road. Verizon Wireless Communications Facility. Applicant: Celco Partnership d/b/a Verizon Wireless. Represented by Young / Sommer LLC. Sketch plan review for the proposed construction of a 124-foot-tall monopole telecommunications facility and associated ground equipment and utilities. The site is zoned Single Family Residential (SFR). TDE: Barton and Loguidice. (PL-23-00185).

Dave Brennan of Young / Sommer LLC presented on behalf of the applicant. In order to comply with FAA regulations the tower location has been moved, and the height has been reduced from 124 to 108 feet in order to provide good service but not require a light on top or FAA approval. It will be a stealth monopine to blend in with surrounding trees. A balloon fly will be done in the coming weeks so that pictures can be taken from multiple locations in the viewshed of the tower.

TDE John Frazer provided his review.

The Board discussed the project. Board members wondered about comments from neighbors and suggested they reach out to address any concerns.

A motion was made.

- i. **Motion To:** Accept Sketch Plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

c. **46 Fuller Road. Multi-Tenant Commercial Building**

46 Fuller Road. Multi-Tenant Commercial Building. Applicant: Ben Cardella. Represented by: Advance Engineering and Surveying, PLLC. Public Hearing. Final site plan review, SEQRA Determination, and consideration of waivers for a proposed 4,900 SF commercial building and 25 parking spaces. The project has received area variances from the ZBA. The project has received a variance from SEAMAB for work within a Watercourse Protected Area. The site is split zoned, Commercial Office Residential (COR) and Single Family Residential (SFR). TDE: Barton & Loguidice. (PL-20-00015).

Nick Costa of Advance Engineering and Surveying, PLLC presented the project on behalf of the applicant.

The Board discussed the project.

A motion was made.

i. Motion To: Approve a negative declaration under SEQRA.

COMMENTS - Current Meeting:

WHEREAS, Ben Cardella ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Multi-Tenant Commercial Building project located at 46 Fuller Road ("Project"). The proposal is for the construction of a 4,900 square foot commercial building and 25 parking spaces; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQR (State Environmental Quality Review Act); and

WHEREAS, the Planning Board has reviewed Part I of the Short Environmental Assessment Form (SEAF) submitted by the Applicant, and completed Parts II and III of the SEAF in conjunction with the review of a number of documents related to this Project that are enumerated in the attached Negative Declaration and maintained in the town files; and

WHEREAS, the Project shall be completed in accordance with the requirements set forth by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED that based on a thorough review of the Project by the Planning Board, there will be no significant adverse environmental impacts as a result of the Project and no Environmental Impact Statement will be required; and be it further

RESOLVED that the attached Negative Declaration is hereby adopted, and, in accordance with 6 NYCRR Part 617.12, the same shall be kept on file with the Town of Colonie Planning and Economic Development Department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joanne Maloy, Board Member
SECONDER:	Michael J Malone, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

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

COMMENTS - Current Meeting:

WHEREAS, Ben Cardella ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Multi-Tenant Commercial Building project located at 46 Fuller Road ("Project"). The proposal is for the construction of a 4,900 square foot commercial building and 25 parking spaces; and

WHEREAS, the Applicant is requesting a waiver from the Town of Colonie Land Use Law, Article IX - Chapter 190-40, Design Standards, for the Commercial Office Residential (COR) zone related to the following: (1) exceeding the 20-foot minor road setback; and (2) parking within the front yard; and

WHEREAS, the Planning Board may waive these standards to the extent it deems necessary in order to secure a reasonable development of the site. In such case, the Applicant must establish that there are no practical alternatives to the proposed waiver that would conform to the standard, and the Planning Board shall issue a written finding stating the extent and justification of the waiver;

WHEREAS, the project site is an undeveloped commercial parcel and the Project as proposed by the Applicant represents a desirable development of a site that is currently vacant and underutilized; and

WHEREAS, the proposal is consistent with commercial proposals bordering a Single-Family Residential zone found within the Town which allows for a further setback from the road to accommodate customer parking and traffic flow while maintaining community character; and

WHEREAS, the proposed site layout is designed to provide parking in the front yard as is common of retail stores within the Town; and

NOW, THEREFORE BE IT, RESOLVED, that the Planning Board hereby finds that the extent of the requested waivers is not considered substantial; and be it further

RESOLVED, that the Planning Board finds the Applicant has established that there are no practical alternatives to the proposed waivers that would conform to the standards and that the waivers are necessary in order to secure reasonable development of the project site; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the prohibition on exceeding the 20-foot minor road setback; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the prohibition on parking in the front yard; and be it further

RESOLVED, that these waiver findings be a condition of site plan approval of the Project and the same shall be kept in the project file in the Office of the Planning and Economic Development Department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joanne Maloy, Board Member
SECONDER:	Michael J Malone, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

iii. Motion To: Approve the final plan.

COMMENTS - Current Meeting:

WHEREAS, Ben Cardella ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Multi-Tenant Commercial Building project located at 46 Fuller Road ("Project"). The proposal is for the construction of a 4,900 square foot commercial building and 25 parking spaces; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQR (State Environmental Quality Review Act); and

WHEREAS, pursuant to 6 NYCRR Part 617, the Planning Board issued a SEQR Negative Declaration on April 22, 2025, determining there will be no significant adverse environmental impacts; and

WHEREAS, a referral was sent to the Albany County Planning Board ("ACPB") on March 18, 2022 in accordance with N.Y. General Municipal Law §239; a review by the ACPB dated April 21, 2022 was received and such recommendations have been duly implemented; and

WHEREAS, the Project has been previously before the Planning Board on September 8, 2020, October 6, 2020, and September 13, 2022. The Project plans have been extensively reviewed by

the Town's professional staff and consultants by and through the Development Coordination Committee, Completeness Review, and Preliminary Final Review; and

WHEREAS, the Planning Board has again considered and carefully reviewed the applicable requirements of the Colonie Town Code (the "Code") relative to site plan review, the unique needs of the Town due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area, the Project in light of the Town's Comprehensive Plan and its compliance therewith; and

WHEREAS, on April 22, 2025, the Planning Board duly considered the proposed site plan in accordance with the provisions of §190 of the Code including, but not limited to, concerns addressing site drainage, lighting, nearby residences, landscaping, parking, buffering, screening, driveways, and any potential on and off-site environmental impacts, and upon due consideration thereof and deliberation thereby the Planning Board adopts the resolution(s) herein set forth.

NOW, THEREFORE, BE IT RESOLVED, the Town of Colonie Planning Board hereby approves the proposed site plan for 46 Fuller Road - Multi-Tenant Commercial Building.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

d. 579 Troy Schenectady Road. Chick-fil-A

579 Troy Schenectady Road. Chick-fil-A. Applicant: Chick-fil-A. Represented by Bohler Engineering. Final site plan review, SEQRA Determination, and consideration of waivers for a site plan proposal that demolishes the existing building and constructs a 5,000 square foot fast food restaurant with outdoor seating and drive-through. The site is zoned Highway Commercial Office Residential (HCOR). TDE: CHA. (PL-21-00014).

Timothy Freitag of Bohler Engineering presented the project on behalf of the applicant.

TDE Joe Grasso provided his review, including the recommendation that additional signage be added on Route 9.

The Board discussed the project. Senior Planner Acting Director Andris Blumbergs stated that prior to the issuance of a Certificate of Occupancy the roundabout must be fully completed and functional.

A motion was made.

i. Motion To: Approve a negative declaration under SEQRA.

COMMENTS - Current Meeting:

WHEREAS, Chick-fil-A, Inc. ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Chick-fil-A project located at 579 Troy Schenectady Road ("Project"). The proposal is for the demolition of the existing building and the construction of a 5,000 square foot fast food restaurant with outdoor seating and drive-through; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQR (State Environmental Quality Review Act); and

WHEREAS, the Planning Board has reviewed Part I of the Short Environmental Assessment Form (SEAF) submitted by the Applicant, and completed Parts II and III of the SEAF in conjunction with the review of a number of documents related to this Project that are enumerated in the attached Negative Declaration and maintained in the town files; and

WHEREAS, the Project shall be completed in accordance with the requirements set forth by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED that based on a thorough review of the Project by the Planning Board, there will be no significant adverse environmental impacts as a result of the Project and no Environmental Impact Statement will be required; and be it further

RESOLVED that the attached Negative Declaration is hereby adopted, and, in accordance with 6 NYCRR Part 617.12, the same shall be kept on file with the Town of Colonie Planning and Economic Development Department.

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Joanne Maloy, Board Member

SECONDER: Ricahrd Barlette, Board Member

AYES: Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

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

COMMENTS - Current Meeting:

WHEREAS, Chick-fil-A, Inc. ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Chick-fil-A project located at 579 Troy Schenectady Road ("Project"). The proposal is for the demolition of the existing building and the construction of a 5,000 square foot fast food restaurant with outdoor seating and drive-through; and

WHEREAS, the Applicant is requesting a waiver from the Town of Colonie Land Use Law, Article IX - Chapter 190-41, Design Standards, for the Highway Commercial Office Residential (HCOR) zone related to the following: (1) Buildings must present main façade and entrance towards the street; (2) Prohibition of drive-through access aisles and stacking spaces within the front yard; (3) Minimum of 20 square feet of landscaped island included in the interior of parking area for each stall in parking areas with greater than 20 stalls; and

WHEREAS, the Planning Board may waive these standards to the extent it deems necessary in order to secure a reasonable development of the site. In such case, the Applicant must establish that there are no practical alternatives to the proposed waiver that would conform to the standard, and the Planning Board shall issue a written finding stating the extent of and justification for the waiver; and

WHEREAS, the project site is a previously developed commercial parcel, and the Project as proposed by the Applicant represents a desirable redevelopment of a site that is currently vacant and underutilized; and

WHEREAS, the proposal is consistent with other commercially developed properties found within the Town which have frontage on more than one street; and

WHEREAS, the proposed site layout is designed to provide a drive-through and vehicle stacking in the front yard as is common of fast-food establishments in the Town, and which shall allow for off-street parking in the rear of the project site; and

WHEREAS, the proposed site layout is designed to provide adequate parking and drive-through lanes for customers on an already developed commercial parcel in the Town.

NOW, THEREFORE BE IT, RESOLVED, that the Planning Board hereby finds that the extent of the requested waivers is not considered substantial; and be it further

RESOLVED, that the Planning Board finds the Applicant has established that there are no practical alternatives to the proposed waivers that would conform to the standard and that the waivers are necessary in order to secure reasonable development of the project site; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the requirement that the building present its main façade and entrance toward the street; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the prohibition of drive-through access aisles and stacking spaces within the front yard; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the requirement of providing a minimum of 20 square feet of landscaped island to be included in the interior of the parking area for each stall in parking areas with greater than 20 stalls; and be it further

RESOLVED, that these waiver findings be a condition of site plan approval of the Project and the same shall be kept in the project file in the Office of the Planning and Economic Development Department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J Malone, Board Member
SECONDER:	Ricahrd Barlette, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

iii. Motion To: Approve the final plan.

COMMENTS - Current Meeting:

WHEREAS, Chick-fil-A, Inc. ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Chick-fil-A project located at 579 Troy Schenectady Road ("Project"). The proposal is for the demolition of the existing building and the construction of a 5,000 square foot fast food restaurant with outdoor seating and drive-through; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQR (State Environmental Quality Review Act); and

WHEREAS, pursuant to 6 NYCRR Part 617, the Planning Board issued a SEQR Negative Declaration on April 22, 2025, determining there will be no significant adverse environmental impacts; and

WHEREAS, a referral was sent to the Albany County Planning Board ("ACPB") on January 24, 2025 in accordance with N.Y. General Municipal Law §239; a review by the ACPB dated February 20, 2025 was received and such recommendations have been duly implemented; and

WHEREAS, the Project has been previously before the Planning Board on September 7, 2021, March 26, 2024, October 8, 2024, and January 21, 2025. The Project plans have been extensively reviewed by the Town's professional staff and consultants by and through the Development Coordination Committee, Completeness Review, and Preliminary Final Review; and

WHEREAS, the Planning Board has again considered and carefully reviewed the applicable requirements of the Colonie Town Code (the "Code") relative to site plan review, the unique needs of the Town due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area, the Project in light of the Town's Comprehensive Plan and its compliance therewith; and

WHEREAS, by resolution dated April 22, 2025, the Planning Board granted waivers of certain design standards pursuant to Chapter 190-41 of the Code; and

WHEREAS, on April 22, 2025, the Planning Board duly considered the proposed site plan in accordance with the provisions of Chapter 190 of the Code including, but not limited to, concerns addressing site drainage, lighting, nearby residences, landscaping, parking, buffering, screening, traffic generation, driveways, and any potential on and off-site environmental impacts, and upon due consideration thereof and deliberation thereby the Planning Board adopts the resolution(s) herein set forth.

NOW, THEREFORE, BE IT RESOLVED, the Town of Colonie Planning Board approves the proposed site plan for 579 Troy Schenectady Road - Chick-fil-A, subject to the following conditions:

- a. Applicant shall address all outstanding Town Department and Town Designated Engineer comments prior to the issuance of a building permit.
- b. A Certificate of Occupancy will not be issued by the Building Department until the Roundabout is completed and functioning, and if the applicant wishes to open before, a reappearance before the Planning Board is required

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J Malone, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

e. 15 Delatour Road and 188 Troy Schenectady Road

15 Delatour Road and 188 Troy Schenectady Road. Climate Controlled Storage. Applicant: Delatour Partners LLC. Represented by Advance Engineering & Surveying PLLC. Final site plan review, SEQRA Determination, and consideration of waivers for the proposed construction of three climate controlled self-storage facilities. The project includes a two-story, 23,459 square foot footprint building on 188 Troy Schenectady Road. Two (2) additional building are proposed at 15 Delatour Road both to be twostories with 15,000 square foot footprints. The site is zoned Commercial Office Residential (COR) TDE: CHA (PL-22-00040).

Nick Costa of Advance Engineering presented on behalf of the applicant.

TDE Joe Grasso provided his review.

The Board discussed the project.

Residents Dottie and Pete Piroha of 25 Delatour Road stated they would like the berm to be completed as per the site plan.

A motion was made.

i. Motion To: Approve a negative declaration under SEQRA.

COMMENTS - Current Meeting:

WHEREAS, Delatour Partners LLC. ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Climate Controlled Storage project located at 15 Delatour Road and 188 Troy Schenectady Road ("Project"). The proposal is for the construction of a 23,459 square foot footprint building at 188 Troy Schenectady Road and two (2) additional buildings at 15 Delatour Road both to be two-stories with 15,000 square foot footprints; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQR (State Environmental Quality Review Act); and

WHEREAS, the Planning Board has reviewed Part I of the Short Environmental Assessment Form (SEAF) submitted by the Applicant, and completed Parts II and III of the SEAF in conjunction with the review of a number of documents related to this Project that are enumerated in the attached Negative Declaration and maintained in the town files; and

WHEREAS, the Project shall be completed in accordance with the requirements set forth by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED that based on a thorough review of the Project by the Planning Board, there will be no significant adverse environmental impacts as a result of the Project and no Environmental Impact Statement will be required; and be it further

RESOLVED that the attached Negative Declaration is hereby adopted, and, in accordance with 6 NYCRR Part 617.12, the same shall be kept on file with the Town of Colonie Planning and Economic Development Department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

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

COMMENTS - Current Meeting:

WHEREAS, Delatour Partners LLC. ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Climate Controlled Storage project located at 15 Delatour Road & 188 Troy Schenectady Road ("Project"). The proposal is for the construction of a 23,459 square foot footprint building at 188 Troy Schenectady Road and two (2) additional buildings at 15 Delatour Road, both to be two stories with 15,000 square foot footprints; and

WHEREAS, the Applicant is requesting a waiver from the Town of Colonie Land Use Law, Article IX - Chapter 190-40, Design Standards, for the Commercial Office Residential (COR) zone related to the following: (1) exceeding the 20-foot major road setback; (2) parking within the front yard; (3) 80% frontage buildout along Delatour Road; and

WHEREAS, the Planning Board may waive these standards to the extent it deems necessary in order to secure a reasonable development of the site. In such case, the Applicant must establish that there are no practical alternatives to the proposed waiver that would conform to the standard, and the Planning Board shall issue a written finding stating the extent of and justification for the waiver; and

WHEREAS, the project site is an undeveloped commercial parcel and the Project as proposed by the Applicant represents a desirable development of a site that is currently vacant and underutilized; and

WHEREAS, the proposal is restricted in Lot 1 due to a large billboard and access driveway impeding the placement of a building closer to the property line. The proposal is restricted on Lot 2 due to restrictions from stormwater runoff and site topography; and

WHEREAS, the proposed site layout is designed to provide parking in the front yard as is common of self-storage facilities within the Town having similar site restrictions; and

WHEREAS, the proposed site layout will cover only a portion of the total street frontage of the parcel along Delatour Road.

NOW, THEREFORE BE IT, RESOLVED, that the Planning Board hereby finds that the extent of the requested waivers is not considered substantial; and be it further

RESOLVED, that the Planning Board finds the Applicant has established that there are no practical alternatives to the proposed waivers that would conform to the standards and that the waivers are necessary in order to secure reasonable development of the project site; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the prohibition on exceeding the 20-foot major road setback; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the prohibition on parking in the front yard; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the requirement of an 80% frontage build-out of 15 Delatour Road; and be it further

RESOLVED, that these waiver findings be a condition of site plan approval of the Project and the same shall be kept in the project file in the Office of the Planning and Economic Development Department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joanne Maloy, Board Member
SECONDER:	Michael J Malone, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

iii. Motion To: Approve the final plan.

COMMENTS - Current Meeting:

WHEREAS, Delatour Partners LLC ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Climate Controlled Storage project located at 15 Delatour Road and 188 Troy Schenectady Road ("Project"). The proposal is for the construction of a 23,459 square foot footprint building at 188 Troy Schenectady Road and two (2) additional buildings at 15 Delatour Road both to be two-stories with 15,000 square foot footprints; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQR (State Environmental Quality Review Act); and

WHEREAS, pursuant to 6 NYCRR Part 617, the Planning Board issued a SEQR Negative Declaration on April 22, 2025, determining there will be no significant adverse environmental impacts; and

WHEREAS, a referral was sent to the Albany County Planning Board ("ACPB") on July 18, 2023 in accordance with N.Y. General Municipal Law §239; a review by the ACPB dated August 17, 2023 was received and such recommendations have been duly implemented; and

WHEREAS, the Project has been previously before the Planning Board on February 28, 2023, August 22, 2023, January 9, 2024, and March 25, 2025. The Project plans have been extensively reviewed by the Town's professional staff and consultants by and through the Development Coordination Committee, Completeness Review, and Preliminary Final Review; and

WHEREAS, the Planning Board has again considered and carefully reviewed the applicable requirements of the Colonie Town Code (the "Code") relative to site plan review, the unique needs of the Town due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area, the Project in light of the Town's Comprehensive Plan and its compliance therewith; and

WHEREAS, on April 22, 2025, the Planning Board duly considered the proposed site plan in accordance with the provisions of §190 of the Code including, but not limited to, concerns addressing site drainage, lighting, nearby residences, landscaping, parking, buffering, screening, driveways, and any potential on and off-site environmental impacts, and upon due consideration thereof and deliberation thereby the Planning Board adopts the resolution(s) herein set forth.

NOW, THEREFORE, BE IT RESOLVED, the Town of Colonie Planning Board hereby approves the proposed site plan for 15 Delatour Road and 188 Troy Schenectady Road, Climate Controlled Storage, subject to the following conditions:

a. Applicant shall address all outstanding Town Department and Town Designated Engineer comments prior to the issuance of a building permit.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Paul A. Leo, Michael J Malone, Ricahrd Barlette, Joanne Maloy

5. Adjournment

With no further business before the Board the meeting was adjourned at 7:21 pm.