



Planning Board

Regular Meeting

~ Minutes ~

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

Sean M. Maguire
(518) 783-2741

Tuesday, April 27, 2021

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order at 6:02 p.m. by Chair Stuto. The roll was called.

Also present: Zach Harrison, PEDD Planner; Charles Voss, Barton and Loguidice (TDE); Joseph Grasso, CHA Companies (TDE).

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	Absent	
Craig Shamlan	Board Member	Absent	
Sean M. Maguire	Director, Planning and Economic Development	Present	
Kathleen Marinelli	Counsel	Absent	

2. Report of the Planning and Economic Development Director

3. Regular Business

heider, chip, paul, susan

no lou, no craig, no kathleen

a. 1222 Troy Schenectady Road. Rezoning.

Applicant: Martin, Harding and Mazzotti, presented by M&J Engineering and Land Surveying, PC. Make a recommendation to the Town Board regarding request to rezone land at the corner of Troy Schenectady and Vly Roads from SFR, Single-Family Residential to COR, Commercial Office Residential. No TDE assigned. (No PL #) Public hearing has been rescheduled for May 4, 2021.

PEDD Director Sean Maguire informed the Board that the hearing has been postponed at the request of the applicant until May 4, 2021. He explained that the item remained on the agenda

with the note that the hearing was rescheduled for May 4, 2021 to reduce potential confusion with the legal notice that was published about the hearing. The project was not discussed.

No action was taken.

b. 208 Morris Road. Barbera Homes Office/Warehouse.

Applicant: Barbera Homes, presented by ABD Engineers, LLP. One-year extension of project site plan approval for a 10,000 square foot one-story office/warehouse. The site is zoned IND, Industrial. No TDE assigned. (PL-15-00034).

Planner Zach Harrison introduced the project. Frank Barbera of Barbera Homes presented the project. The Board was invited to discuss the project with no comments made. A motion was made to approve a one-year extension to the prior site plan approval.

1. Motion To: Approve a one-year extension of the prior site plan approval.

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

c. 702 Troy Schenectady Road. Latham Ford.

Applicant: Latham Ford, presented by Hershberg & Hershberg. Sketch plan review for construction of a two-story, 42,000 square foot car dealership with 336 vehicle parking spaces. The site is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice. (PL-21-00005).

Planner Zach Harrison introduced the project. Daniel Hershberg of Hershberg and Hershberg presented the project. Charles Voss of Barton and Loguidice provided the Town Designated Engineer's comments. The Board discussed the project including concerns with left turns into and out of the site, in particular across Troy Schenectady Road, building setback, and the possible need for a traffic analysis including the turns in and out of the site. Mr. Voss suggested that the traffic study can be prepared by the applicant and the TDE can review it for accuracy. Paul Lynch, General Manager from Latham Ford was also present, noting that the dealership was sold to a new ownership group last year. The current Latham Ford site is still owned by the former owners of Latham Ford and is leased to the new owners. The dealership is willing to also help educate customers about how to approach the site.

No action was taken.

d. 616 Columbia Street Ext. Minimart.

Applicant: GTB Fuel Corporation, presented by Advance Engineering & Surveying PLLC. Updated Sketch Plan review for construction of a 4,536 square foot Mini Mart building and eight (8) fueling stations. The site is zoned COR, Commercial Office Residential. TDE: CHA Companies. (PL-20-00021).

PEDD Director Sean Maguire introduced the project. Nick Costa of Advanced Engineering and Surveying PLLC presented the project. Joseph Grasso of CHA Companies provided the Town Designated Engineer's comments. The Board discussed the project including concerns with enough space to accommodate delivery trucks larger than a box truck, alignment of the access via Columbia Street Extension related to the curb cut opposite the site, number of fuel pumps on the site, two points of access along Johnson Road, design of the building that matches the Planning Board's requirements for the design of nearby buildings, parking spots on the west end of the site. The project needs to go before the ZBA to appeal a denial of an area variance where a 200 foot buffer is required from the single-family residential (SFR) zone.

No action was taken.

e. 2005 Central Avenue. Stewart's Shop.

Applicant: Stewart's Shop, presented by Scott Kitchner. Concept plan review for construction a 4,124 square foot Stewart's Shop with a 2000 square foot canopy and eight (8) fueling stations. The site is zoned COR, Commercial Office Residential. TDE: CHA Companies. (PL-20-00005).

Planner Zach Harrison introduced the project. Chris Potter of Stewart's Shops presented the project. Joseph Grasso of CHA Companies provided the Town Designated Engineer's comments. The Board discussed the project including concerns about the number of parking spaces and the amount of greenspace on the site, incentive zoning fee due if the project were to allow for additional parking and reduce greenspace below the required 35%.

1. Motion To: Accept the Concept Plan.

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

4. Adjournment

With no further business before the Board, the meeting was adjourned at 7:20 p.m.