

**TOWN OF COLONIE
PLANNING BOARD**

**PLANNING BOARD MEETING
TUESDAY, APRIL 28, 2020 at 6:00 p.m.**

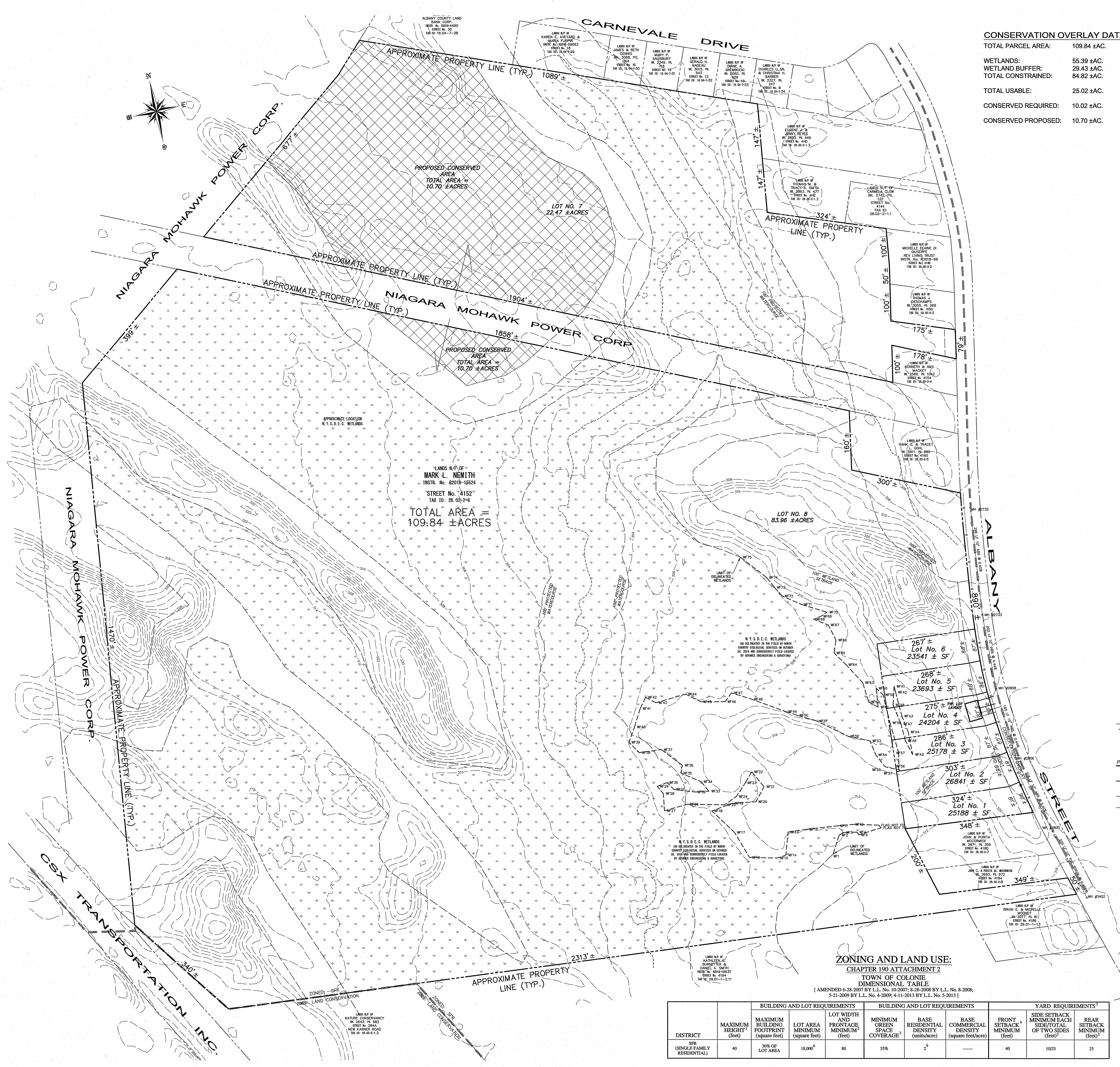
NOTE: To protect public safety during the State of Emergency triggered by COVID-19, the Planning Board will conduct its meetings remotely in accordance with [Executive Order 202.1](#). Meetings of the Planning Board will not be held at Memorial Town Hall until further notice. The Town has implemented 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/UCAEwcIkO-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/tJUqdO2sqTlo0qgE98cPfb6W7y-JE42Bkw>

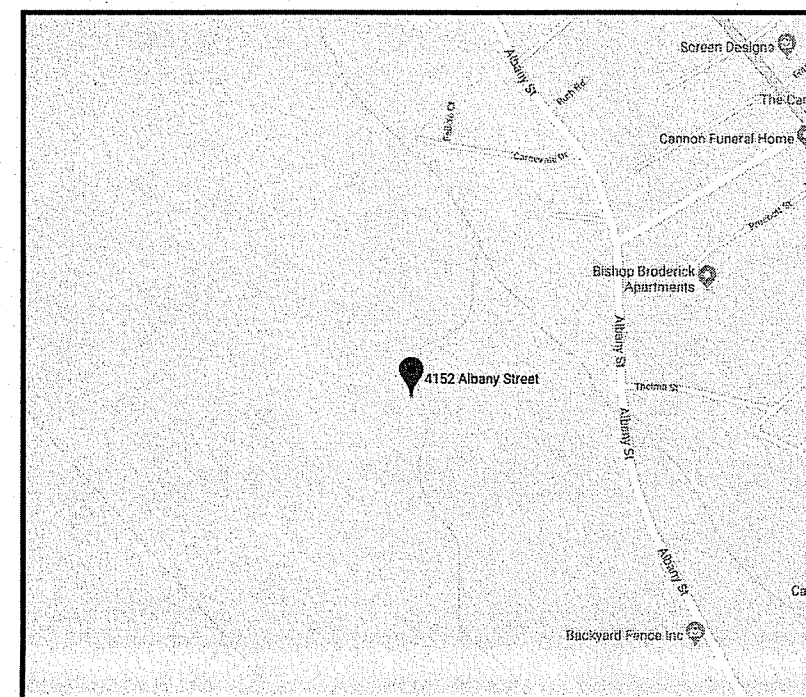
NOTE: The time for this meeting has been adjusted from 7:00 p.m. to 6:00 p.m.

1. Call to Order
2. Roll Call
3. Report of the Planning and Economic Development Director
4. Regular Business
 - a. Sketch Plan Review
 - i. [6:00 p.m.] **4152 Albany Street. Proposed Conservation Subdivision.**
Applicant: Keystone Homes, Inc., represented by Advance Engineering & Surveying PLLC. Subdivide the 109.84 acres parcel into eight residential lots which results in a density of 0.07 units/acre. The site is zoned Single Family Residential (SFR) – Conservation Overlay. TDE: Barton & Logiudice. PL-20-00009
 - b. Concept Plan Review
 - i. [6:15 p.m.] **450 Old Niskayuna Road. Philips Medical Systems Phase 2.**
Applicant: Philips Medical Systems MR, Inc. represented by Advance Engineering & Surveying PLLC. The applicant proposes a building addition (Phase 2) which encompasses approximately 37,667 square feet to the Phase 1 Building addition that is being constructed. The proposed building would be one-story and match the height of the existing building. The site is zoned Airport Business Area (ABA). TDE: CHA Companies. PL-20-00010
5. Adjournment

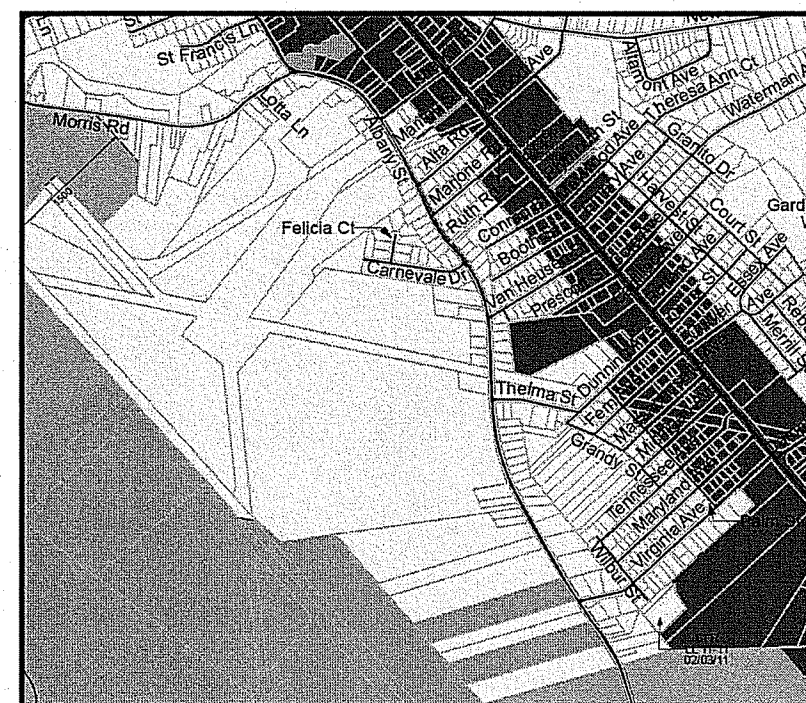


CONSERVATION OVERLAY DATA:

TOTAL PARCEL AREA: 109.84 ± AC.
WETLANDS: 55.39 ± AC.
WETLAND BUFFER: 29.43 ± AC.
TOTAL CONSTRAINED: 84.82 ± AC.
TOTAL USABLE: 25.02 ± AC.
CONSERVED REQUIRED: 10.02 ± AC.
CONSERVED PROPOSED: 10.70 ± AC.



SITE LOCATION MAP



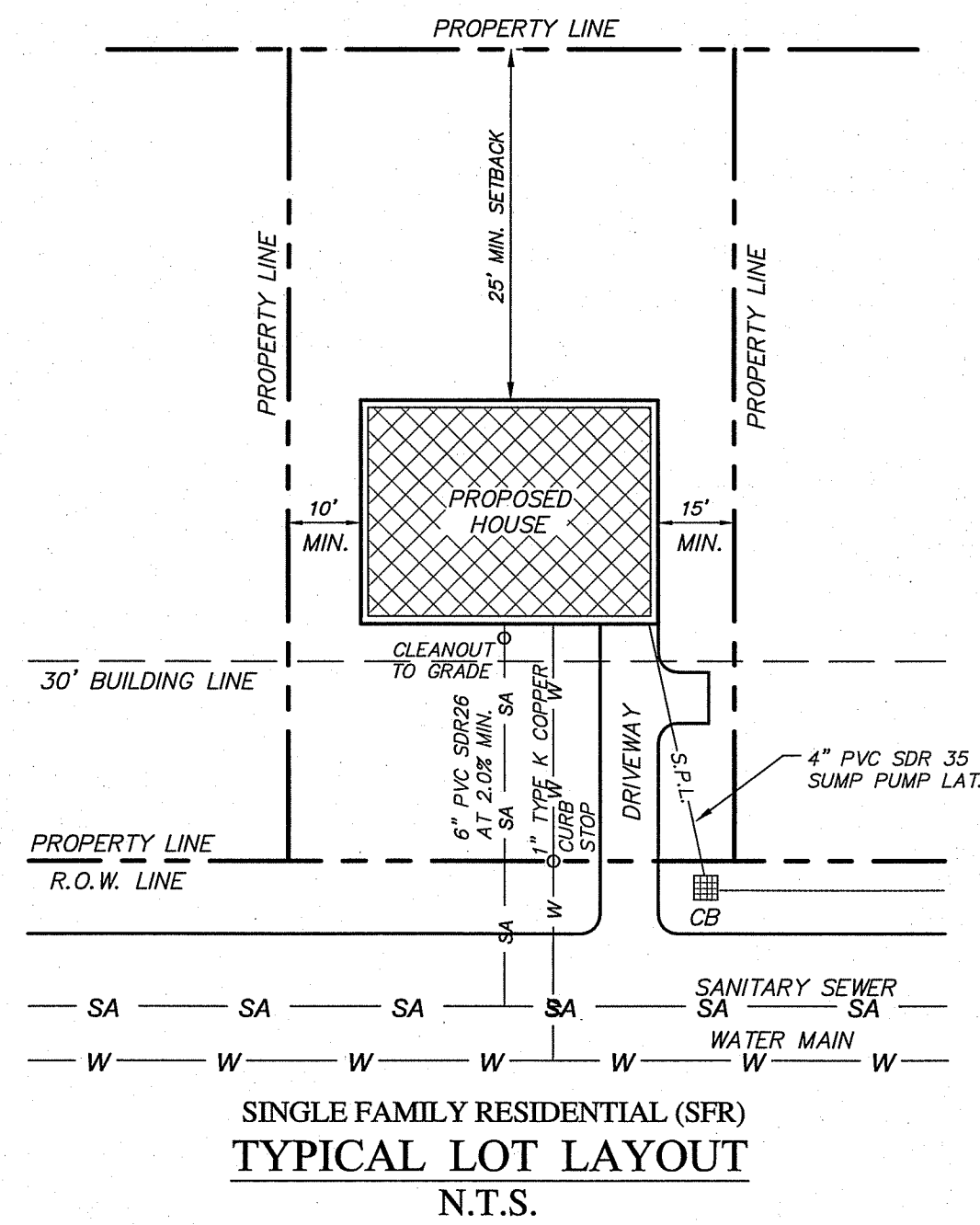
ZONING MAP

MAP NOTES:

- BOUNDARY AND PLANNING INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC.
- TAX MAP DESIGNATION: 28.02 - 2 - 6.
- TOPOGRAPHIC INFORMATION SHOWN HEREON OBTAINED FROM NYSDOS CLEARHOUSE FILE DATABASES OF VECTOR TWO FOOT CONTOURS FOR ALBANY COUNTY DEEMED 2008 DATA AND DOES NOT CONSTITUTE AN ACTUAL SURVEY BY ADVANCE ENGINEERING & SURVEYING, PLLC.

SITE DATA:

- EXISTING:
PROPERTY ADDRESS: 4152 ALBANY STREET
AREA: 109.84 ± ACRES
TAX MAP PARCEL NO.: 28.02-2-6
FRONTAGE: 940' ALONG ALBANY STREET
EXISTING LAND USE: UN-DEVELOPED VACANT LAND
TOPOGRAPHY: GENTLY TO MODERATELY SLOPING
UTILITIES: MUNICIPAL WATER AND SANITARY SEWER AVAILABLE ALONG ROAD FRONTAGE
EXISTING PARKING SPACES: 0
- THE PROPERTY IS LOCATED WITHIN THE LATHAM WATER DISTRICT.
 - THE PROJECT SITE IS SUBJECT TO ROADWAY TRAFFIC NOISES AND ODORS; IT IS NOT SUBJECT TO ANY OTHER SIGNIFICANT SOURCES OF SMOKE, NOISE, ODORS OR OTHER EMISSIONS.
 - THE PROJECT SITE IS NOT SUBJECT TO ANY SIGNIFICANT OR UNUSUAL VISUAL FEATURES SUCH AS SMOKE STACKS, BORROW PITS, OVERHEAD UTILITY LINES, JUNK YARDS, REFUSE AREAS AND BILLBOARDS.
 - THE SUBJECT PROPERTY LIES IN A SINGLE FAMILY RESIDENTIAL (SFR) ZONING DISTRICT.
 - THE SUBJECT PROPERTY CONTAINS NYS WETLANDS BUT DOES NOT CONTAIN FEDERAL WETLANDS.
 - THE SUBJECT PROJECT SITE IS LOCATED IN THE SOUTH COLONIE SCHOOL DISTRICT.
 - THE SUBJECT PROJECT SITE IS LOCATED IN THE MIDWAY FIRE DISTRICT.



APPLICANT/ DEVELOPER:
KEYSTONE HOMES INC.
5946 CURRY RD. EXT.
SCHENECTADY, N.Y. 12303

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; 4-11-2015 BY L.L. No. 5-2015]

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

ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING AND DEVELOPMENT
COMMERCIAL AND RESIDENTIAL
11 HERBERT DRIVE, LATHAM, N.Y. 12110
PHONE: (518) 688-3772
E-MAIL: MDS@AESURV.COM

SKETCH MAJOR CONSERVATION SUBDIVISION
LOCATED AT
STREET No. 4152 ALBANY STREET
TOWN OF COLONIE
COUNTY OF ALBANY
STATE OF NEW YORK
DATE: JANUARY 21, 2020
SCALE: 1" = 10'

SHEET NO.
SKETCH
1 of 1 19011-SKETCH2

