



# Planning Board

## Regular Meeting

~ Minutes ~

347 Old Niskayuna Road  
Latham, NY 12110

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

Sean M. Maguire  
(518) 783-2741

Tuesday, May 10, 2022

6:00 PM

Town Hall

### 1. Call to Order

The meeting was called to order at 6:00 p.m. by Chair Steven Heider. The roll was called.

Also present: Planner Michael Tengeler (PEDD), Senior Planning Monique Wahba (PEDD), TDE Brad Grant (Barton & Loguidice), TDE Joseph Grasso (CHA).

| Attendee Name      | Title                                       | Status  | Arrived |
|--------------------|---------------------------------------------|---------|---------|
| Frederick Ashworth | Board Member                                | Present |         |
| Steven Heider      | Chairman                                    | Present |         |
| Louis Mion         | Board Member                                | Present |         |
| Craig Shamlan      | Board Member                                | Present |         |
| Michael J Malone   | Board Member                                | Present |         |
| Kevin M. Bronner   | Board Member                                | Present |         |
| Megan Baker        | Board Member                                | Absent  |         |
| Sean M. Maguire    | Director, Planning and Economic Development | Present |         |

### 2. Report of the Planning and Economic Development Director

PEDD Director Sean Maguire informed the Planning Board that the Town Board recently approved the renaming of Autopark Drive to Wellness Way.

### 3. Regular Business

#### a. 2054 Central Avenue. JSC Motorsports Redevelopment.

Applicant: GSC, represented by Lansing Engineering. Greenspace Waiver and Incentive Zoning Request for a change of tenant. The site is zoned COR, Commercial Office Residential. DPW/PEDD Review.

Scott Lansing from Lansing Engineering presented the project. Planner Mike Tengeler presented the Planning and Economic Development Department's comments. He noted that the application is an Unlisted action under SEQRA. The PEDD Director has determined that there will be no significant impact and has made a negative declaration. The Board discussed the project including the incentive zoning payment, a buffer to the residential area, conditions regarding test drives into the residential neighborhoods, if any concerns have been received from neighbors (Mike Tengeler noted that PEDD has received none), and the size of the side road.

#### i. Motion To: Approve a land use law waiver findings resolution.

## COMMENTS - Current Meeting:

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

RESOLVED, the Board finds that granting the waivers will still result in a reasonable and safe development of the site and will not hinder any town infrastructure, school districts, natural resources or scenic viewscape; and be it further

RESOLVED, that the Board hereby issues waivers in regards to the aforementioned COR Design Standards as contained in 190 - General References, Dimensional Table Attachment 1: and be in further

RESOLVED, that the Board hereby grants the Incentive Zoning request, equating to a one-time payment of \$28,685.58 as required in Article IV 190-27 D, in regards to Incentive Zoning Units; and be it further

RESOLVED, that these Waiver Findings be kept in the project file in the office of the Planning and Economic Development Department.

|                  |                                                  |
|------------------|--------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Louis Mion, Board Member                         |
| <b>SECONDER:</b> | Frederick Ashworth, Board Member                 |
| <b>AYES:</b>     | Ashworth, Heider, Mion, Shamlan, Malone, Bronner |
| <b>ABSENT:</b>   | Megan Baker                                      |

**b. 331 Vly Rd. Vly Subdivision.**

Applicant: Richard G. Rosetti, represented by Advance Engineering & Surveying. Concept Plan Review for the subdivision of a 4.973+/- acre parcel into two lots. The site is zoned SFR, Single-Family Residential. TDE: Barton & Loguidice. (PL-21-00025)

Planning Board Member Craig Shamlan recused himself from the project for professional reasons.

Mary Beth Slevin from Slevin & Associates, PLLC presented the project. Senior Planner Monique Wahba presented the Planning and Economic Development Department's comments. Brad Grant from Barton & Loguidice provided the TDE's comments. The Board discussed the project including any future plans for development.

**i. Motion To:** Accept the concept plan.

**RESULT:** ADOPTED [5 TO 0]  
**MOVER:** Louis Mion, Board Member  
**SECONDER:** Frederick Ashworth, Board Member  
**AYES:** Ashworth, Heider, Mion, Malone, Bronner  
**ABSTAIN:** Craig Shamlan  
**ABSENT:** Megan Baker

**c. 1201 Troy Schenectady Road. NYSIF Office Building.**

Applicant: Chris Bette, represented by Advanced Engineering and Surveying. Final Site Plan Review for demolition of a one-story office building and construction of a four-story, 107,000 square foot office building. The site is zoned COR, Commercial Office Residential. TDE: CHA Companies. (PL-21-00015)

Chris Bette from First Columbia presented the project. Joe Grasso from CHA provided the TDE's comments. The Board discussed the project including lighting in the rear parking lot, how the project can expand EV charging stations on the site in the future if demand warrants, banking or reducing parking at the site,

Director Sean Maguire provided additional comments from the Planning and Economic Development Department including a request to require First Columbia and any future owners to cooperate with the Town to provide an easement for a bike and pedestrian trail to improve/provide connection to River Road and the Mohawk-Hudson Bike-Hike Trail should the Town obtain site control in the area to facilitate the connection by noting this requirement on an approved site plan. Public comment was heard from Ed Brennan regarding the bike-hike trail connection.

**i. Motion To:** Approve a negative declaration for the Unlisted action.

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

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

COMMENTS - Current Meeting:

Waivers granted from the maximum front building setback of twenty-five feet; from the prohibition against parking in the front yard; from the prohibition against parking within ten feet of the side or rear yards; and from the required number of parking spaces.

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

**iii. Motion To:** Approve the final site plan.

## COMMENTS - Current Meeting:

1. As a condition of the site plan approval, First Columbia and any future owners shall cooperate with the Town to provide an easement for a bike and pedestrian trail to improve/provide connection to River Road and the Mohawk-Hudson Bike-Hike Trail should the Town obtain site control in the area to facilitate the connection by noting this requirement on an approved final site plan.
2. The applicant shall bank parking spaces on the east-end of the east parking lot.
3. No approval stamps shall be affixed to the plans until all Departments comments have been satisfied.

|                  |                                                  |
|------------------|--------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Louis Mion, Board Member                         |
| <b>SECONDER:</b> | Frederick Ashworth, Board Member                 |
| <b>AYES:</b>     | Ashworth, Heider, Mion, Shamlan, Malone, Bronner |
| <b>ABSENT:</b>   | Megan Baker                                      |

#### 4. Adjournment

With no further business before the Board, the meeting was adjourned.