



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, May 17, 2022

6:00 PM

Town Hall

1. Call to Order

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

Also present: Planner Andy Acker (PEDD), and TDE Joe Grasso (CHA).

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

2. Report of the Planning and Economic Development Director

- a. **Motion To:** Call a public hearing for the Penfield Subdivision on June 7, 2022.

COMMENTS - Current Meeting:

NOTICE IS HEREBY GIVEN THAT PURSUANT TO Section 276 of Town Law, the Town Planning Board of the Town of Colonie, Albany County, New York will meet and conduct a Public Hearing at Town Hall Main Hearing Room, 534 New Loudon Road, Latham, in said Town of Colonie, County of Albany, New York on the 7th day of June, 2021 at 6:00 P.M. for the purpose of hearing all persons upon the approval, modification or disapproval of a certain residential subdivision plat in the Town of Colonie, County of Albany known as Penfield Subdivision, consisting of 2.0 acres of land located at 271A Troy Schenectady Road to be divided into five (5) residential buildings lots.

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

3. Regular Business

a. *956 Loudon Road. Stewart's Shops Corp.*

Applicant: Chris Potter of Stewart's Shops Corp. Sketch Plan Review for the proposed construction of a one-story, 3,975 square foot mini-mart and two fueling canopies totaling 4,460 square feet. Site is zoned HCOR, Highway Commercial Office Residential. TDE: CHA. (PL-22-00016)

Tyler Fronte from Stewart's Shops Corp. presented the project. Joe Grasso from CHA provided the TDE's initial comments including the proposed access arrangement includes full access on Autopark Drive (Wellness Way) and Route 9 where full access via Route 9 is not recommended. A right in/right out would be preferred. Regarding Autopark Drive, it was identified to add another turn lane in the GEIS and additional right of way may be necessary. It is recommended that land be set aside for future conveyance to the town for this improvement purpose. Proposed waivers for design standards appear consistent with similar projects. There are a 16 fueling dispensers proposed and split between two canopies. This is a Type II action under SEQRA because the non-residential building is less than 4,000 square feet. The Board discussed the project including the location of EV charging stations and the accessible parking space, how much space will be required for the GEIS-anticipated turning lane, timing for the GEIS improvement, show conceptually on the location of the GEIS turning lane, the side of the building including windows and tables along Autopark Dr/Wellness Way, concerns with full access at Route 9, how the corner will look after the GEIS improvements, relocation of the propane exchange, rotating the building to a 45 degree angle, and the location of future sidewalks.

No action was taken.

4. Adjournment

With no further business before the Board, the meeting stood adjourned at 6:41 p.m.