



# Planning Board

## Regular Meeting

~ Minutes ~

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

Sean M. Maguire  
(518) 783-2741

Tuesday, May 18, 2021

6:00 PM

Town Hall

### 1. Call to Order

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

Also present: Monique Wahba, Senior Planner (PEDD); Michael Tengeler, Planner (PEDD); Joseph Grasso, Town Designated Engineer (CHA Companies).

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

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

PEDD Director Sean Maguire reminded the Board and public about the public input meetings for a potential new park at 620 Sand Creek Road next Tuesday at 7:00 p.m. and next Wednesday at 10:00 a.m. in the Public Operations Center at 347 Old Niskayuna Road.

### 3. Public Hearing

- a. **NOTICE IS HEREBY GIVEN THAT the Town Planning Board of the Town of Colonie, Albany County, New York will meet and conduct a Public Hearing at the Town Hall Main Hearing Room, 534 New Loudon Road, Latham, in said Town of Colonie, County of Albany, New York on the 4th day of May, 2021 at 6:00 P.M. for the purpose of the Town Board Resolution requiring the Planning Board to review and consider the proposed Rezoning of land located at 1222 Troy Schenectady Road Single-Family Residential (SFR) to Commercial Office Residential (COR) in the Town of Colonie, County of Albany.**

HISTORY:

05/04/21

Planning Board

ADJOURNED

Next: 05/18/21

The public hearing was opened and adjourned until May 18, 2021.

## COMMENTS - Current Meeting:

Chair Peter Stuto resumed the public hearing that was opened on May 4, 2021 as previously noticed. Member Craig Shamlian recused himself from the application. PEDD Director Sean Maguire introduced the project and read the previously published legal notice of the public hearing. Mary Beth Slevin of Stockli Slevin, LLP presented the project. Public comments were received. A motion was made to close the public hearing.

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>CLOSED [6 TO 0]</b>                          |
| <b>MOVER:</b>    | Louis Mion, Board Member                        |
| <b>SECONDER:</b> | Frederick Ashworth, Board Member                |
| <b>AYES:</b>     | Rosano, Stuto, Ashworth, Heider, Milstein, Mion |
| <b>RECUSED:</b>  | Craig Shamlian                                  |

#### 4. Regular Business

Applicant: Martin, Harding and Mazzotti, presented by M&J Engineering and Land Surveying, PC. A public hearing regarding 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 #) Continuation of public hearing.

**a. 1222 Troy Schenectady Road. Rezoning.**

Applicant: Martin, Harding and Mazzotti, presented by M&J Engineering and Land Surveying, PC. A public hearing regarding 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 #) Continuation of public hearing.

- i. Motion To:** Recommend that the Town Board rezone 1222 Troy Schenectady Road from SFR to COR.

|                  |                                                           |
|------------------|-----------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                |
| <b>MOVER:</b>    | Louis Mion, Board Member                                  |
| <b>SECONDER:</b> | Frederick Ashworth, Board Member                          |
| <b>AYES:</b>     | Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian |

**b. 1169 Central Ave. Paintworx.**

Applicant: Paintworx Collision Center, presented by Bohler Engineering. Sketch Plan review for waivers associated with the construction of a two-story 4,100 + square foot addition to an auto detail shop on a 0.4-acre parcel. The site is zoned NCOR, Neighborhood Commercial Office Residential. No TDE assigned. (No PL #)

PEDD Planner Michael Tengeler introduced the project. Scott Shearing of Bohler Engineering presented the project. The Board discussed the project including parking, proposed use (detailing versus auto body shop), and the determination that this proposed project is an addition reusing an existing foundation. No action was taken.

**c. 499-507 Albany Shaker Road. Cold Springs Subdivision.**

Applicant: Starlight Development Company, presented by Hershberg and Hershberg. Concept extension for a 40-lot subdivision on 20.96 acres with a 2.55-acre conservation easement and construction of interior roadways to be dedicated to the Town. The site is zoned SFR, Single Family Residential. TDE: Barton & Loguidice. (PL-19-00006).

PEDD Planner Michael Tengeler introduced the project. Daniel Hershberg of Hershberg & Hershberg presented the project. The Board discussed the project. A motion was made.

1. **Motion To:** Approve a one-year extension of the concept plan acceptance.

|                  |                                                           |
|------------------|-----------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                |
| <b>MOVER:</b>    | Paul L. Rosano, Board Member                              |
| <b>SECONDER:</b> | Steven Heider, Board Member                               |
| <b>AYES:</b>     | Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian |

**d. 136 Morris Road. Morris Road Warehouses.**

Applicant: Chris Kotecki, CK Companies LLC, presented by Nick Costa, P.E., Advance Engineering & Surveying, PLLC. Sketch plan review for construction of two (2), one-story warehouse buildings (16,000 square feet and 14,530 square feet respectively) with associated parking, infrastructure and landscaping. There are no jurisdictional wetlands on the site and no waivers requested. The site is zoned IND, Industrial and is located within a Conservation Overlay. TDE: CHA Companies. (PL-21-00007).

PEDD Planner Michael Tengeler introduced the project. Nick Costa of Advanced Engineering & Surveying, PLLC presented the project. Town Designated Engineer Joseph Grasso of CHA Companies provided the TDE comments. The Board discussed the project including aesthetics of the development, the amount of asphalt between the buildings, a row of mature trees and if the plan reflects existing trees or new plantings, use of the warehouse. No action was taken.

**e. 80 Dunsbach Ferry Rd. Dunsbach Subdivision.**

Applicant: 80 Dunsbach Ferry Rd, LLC, presented by Advance Engineering & Surveying PLLC. Sketch Plan update for proposed 11-lot subdivision on 9.65 acres: 10 residential lots served by a cul-de-sac and one conservation lot. The site is zoned SFR, Single-Family Residential. TDE: CHA Companies. (PL-19-00016).

PEDD Senior Planner Monique Wahba introduced the project. Nick Costa of Advanced Engineering & Surveying PLLC presented the project. Town Designated Engineer Joseph Grasso of CHA Companies provided the TDE comments. The Board discussed the project including distance from the homes to the I-87 edge of pavement.

No action was taken.

**5. Adjournment**

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