



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, June 7, 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: Senior Planner Monique Wahba (PEDD), Planner Andy Acker (PEDD), Planner Michael Tengler (PEDD, 6:35 p.m.), TDE Brad Grant (B&L) 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. Call for Public Hearing

- i. **Motion To:** Call a public hearing for 35 Colonial Green, Open Development Area (ODA) on June 21, 2022.

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

- ii. **Motion To:** Call a public hearing for 4152 Albany St, Keystone Conservation Subdivision on June 21, 2022.

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

3. Public Hearing

Chair Steven Heider indicated he will recuse himself from 271A Troy Schenectady Road due to his business relationship with the developer. A motion was made to appoint a temporary Chair for the purpose of that case.

Motion To: Appoint Louis Mion as Temporary Chair

COMMENTS - Current Meeting:

A motion was made to appoint Louis Mion as Temporary Chair for 271 Troy Schenectady Road, Penfield Subdivision.

RESULT: ADOPTED [6 TO 0]
MOVER: Craig Shamlan, Board Member
SECONDER: Frederick Ashworth, Board Member
AYES: Ashworth, Mion, Shamlan, Malone, Bronner, Baker
RECUSED: Steven Heider

a. 271A Troy Schenectady Road, Penfield Subdivision.

Applicant: The Mary Huban Trust, represented by Advance Engineering & Surveying, PLLC. Final plan review of residential development of five lots on two acres. The site is zoned SFR, Single Family Residential. TDE: Barton & Loguidice (PL-20-00019).

Senior Planner Monique Wahba introduced the project. Nick Costa from Advanced Engineering presented the project. Brad Grant from B&L provided the TDE comments. The Board discussed the project including a condition to be placed on the final approval where no two identical styles or colors of homes shall be adjacent to one another.

- i. **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.**

COMMENTS - Current Meeting:

Director Sean Maguire read the notice of the public hearing. The Board opened the public hearing. No one present provided comments on the project. The hearing was closed.

RESULT: CLOSED [6 TO 0]
MOVER: Frederick Ashworth, Board Member
SECONDER: Craig Shamlian, Board Member
AYES: Ashworth, Mion, Shamlian, Malone, Bronner, Baker
RECUSED: Steven Heider

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

RESULT: ADOPTED [6 TO 0]
MOVER: Frederick Ashworth, Board Member
SECONDER: Craig Shamlian, Board Member
AYES: Ashworth, Mion, Shamlian, Malone, Bronner, Baker
RECUSED: Steven Heider

- iii. **Motion To:** Approve the final subdivision plan.

COMMENTS - Current Meeting:

Conditions of approval include:

1. No two identical styles or colors of homes shall be adjacent to one another.
2. No approval stamps shall be affixed to the plans until all Departments comments have been satisfied.

RESULT: ADOPTED [6 TO 0]
MOVER: Frederick Ashworth, Board Member
SECONDER: Kevin M. Bronner, Board Member
AYES: Ashworth, Mion, Shamlian, Malone, Bronner, Baker
RECUSED: Steven Heider

4. Regular Business

a. **1867-1869 Central Avenue. Saber Apartments.**

Applicant: Saber Seraj represented by Lynn Sipperly, L. Sipperly & Associates, D.P.C. Sketch Plan review of construction of two, two-story, seven-unit apartment buildings and one, two-story, four-unit apartment building totaling 16,524 square feet. Site is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice. (PL-22-00011).

Planner Andy Acker introduced the project. Lynn Sipperly from L. Sipperly & Associates presented the project. Brad Grant from B&L provided the TDE's comments. The Board discussed the project including the cost of rent of the proposed units, the allocation of parking for EV charging stations, concerns about the density of the site with 18 units, the location of the proposed playground and providing enough space for children to play safely, a recommendation to drop the four-unit building, the status of a shared driveway between adjacent commercial properties, the occupancy or vacancy of the existing mobile home park, and location of the nearest bus stop.

No action was taken.

b. 363 Troy Schenectady Rd. Tasaddaq Mixed Use.

Applicant: Muhammad Tasaddaq represented by Advance Engineering & Surveying, PLLC. Final plan review for construction of three buildings with a total footprint of 12,195 square feet: 4,620 square feet for retail and office; 7,135 square feet for apartments; and 300 square feet for storage and garage. The site is zoned COR, Commercial Office Residential. TDE: CHA (PL-18-00013).

Senior Planner Monique Wahba introduced the project. Nick Costa from Advance Engineering presented the project. Joe Grasso from CHA provided the TDE's comments. The Board discussed the project including the elevation of the commercial building, the sidewalk along Route 2 where staff noted that a CDTA stop is immediately east of the site, and the purpose of the 20' x 20' garage which will be used by the applicant to store equipment.

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

COMMENTS - Current Meeting:

RESOLVED that based on a thorough review of the Project by the Planning Board that there will be no significant adverse environmental impacts and no EIS will be required; and be it further

RESOLVED that the attached draft Negative Declaration be adopted in accordance with SEQR Part 617.12.

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

2. Motion To: Approve the final site plan.

COMMENTS - Current Meeting:

Conditions of approval include:

1. No approval stamps shall be affixed to the plans until all Departments comments have been satisfied.

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

c. 340 New Karner Rd. Casale Self Storage Building.

Applicant: Anthony Casale represented by ABD Engineers. Concept Review to subdivide parcel into two lots and construct a three-story 92,676 square foot self-storage building. The site is zoned COR, Commercial Office Residential. TDE: CHA (PL-20-00006).

Planner Michael Tengeler introduced the project. Luigi Palleschi from ABD Engineers presented the project. Joe Grasso from CHA provided the TDE's comments. The Board discussed the project including matching the blue on the building elevation with the neighboring rental business, the crusher run versus pavement, the letter from NYSHPO, plowing and maintaining

the area behind the building which the TDE indicated the crusher run has to be maintained in the winter, the third curb cut on New Karner Road including the one-way marking, landscaping, and allocation of curb cuts and access management.

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

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

5. **Adjournment**

With no further business before the Board, the meeting stood adjourned at 7:34 p.m.