



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, June 16, 2020

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order at 6:00 p.m.

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 <https://www.governor.ny.gov/news/no-2021-continuing-temporary-suspension-and-modification-laws-relating-disaster-emergency>. 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 meetings to continue with public engagement. Please take note of the following options for viewing or participating in this meeting.

2. Roll Call

Also Present: Zach Harrison (PEDD), Michael Tengeler (PEDD), Joseph Grasso (CHA/Town Designated Engineer)

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 Shamlian	Board Member	Present	
Sean M. Maguire	Director, Planning and Economic Development	Present	
Kathleen Marinelli	Counsel	Present	

3. Report of the Planning and Economic Development Director

Sean Maguire noted that the PEDD continues to process temporary outdoor seating permits. He also noted that DEC is offering a webinar tomorrow on planning for the environment that may be of interest to the Board.

4. Regular Business

a. 1 Residence Inn Dr aka 1070 Troy Schenectady Rd. The Glen Apartments.

Applicant/Owner: F Street Boulder Albany, LLC, presented by ABD Engineers, LLP (Luigi Palleschi). A Waiver Request for parking associated with a change of use and conversion of existing hotel units into apartment units. The site is zoned COR. DPW/PEDD Review.

The applicant presented a revised site plan that includes the addition of 23 parking spaces and 21 banked parking spaces. The Board discussed the application.

1. Motion To: Approve waiver with conditions

COMMENTS - Current Meeting:

RESOLUTION

GLEN APARTMENTS - 1 RESIDENCE INN DRIVE a.k.a. 1070 TROY SCHENECTADY ROAD

LAND USE LAW WAIVER FINDINGS

WHEREAS, F Street Boulder Albany, LLC (the "applicant"), has proposed a change of use at 1 Residence Inn Drive a.k.a. 1070 Troy Schenectady Road, Town of Colonie, Albany County, New York. The project involves the change of use of 112 existing extended stay hotel units to 112 apartment units; and

WHEREAS, the applicant is requesting one waiver from the Town of Colonie Land Use Law, Article X - 190-47 K, Parking Requirements for an apartment use; and

WHEREAS, the Town of Colonie Planning Board (the "Board") may waive these standards to the extent it deems necessary in order to secure a reasonable development of the site; and

WHEREAS, the applicant received a Variance from the Zoning Board of Appeals (ZBA@20-008) to allow for all of the 112 existing units to be retrofitted into apartment units with no increase to the number of units; and

WHEREAS, the breakdown of units as proposed result in 68 studio, 30 one-bedroom and 14 two-bedroom apartment units; and

WHEREAS, the applicant shall construct a sidewalk connecting the parcel to the existing sidewalk network along Troy Schenectady Road,

NOW, THEREFORE BE IT

RESOLVED, that the Board hereby finds that the extent of the requested waiver is not considered substantial; and be it further

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

RESOLVED, that the Board hereby issues the waiver granting an initial relief of 57 parking spaces with the ability to un-bank an additional 21 parking spaces, reducing said relief to 36 spaces, as required in Article X - 190-47, in regards to parking requirements; and be it further

RESOLVED, the Planning and Economic Development Director in consultation with the Town Attorney shall put the business on notice of violation if any related parking complaints are received by the Town of Colonie and may require that up to 21 of the aforementioned banked parking spaces be constructed should a second complaint be received within one year's time from the first complaint; 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.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steven Heider, Board Member
SECONDER:	Louis Mion, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian

b. 579 Troy-Schenectady Rd. Sam's Club Fueling Station.

Applicant/Owner: Latham Farms Owner, LLC c/o Flaum Group, LLC; presented by Dean L. Carlson, P.E. (Keith Moore). A Site Plan application for a fueling station in the southeast corner of the existing Sam's Club parking lot within Latham Farms including a 136 square foot service building and a 4,787 square foot canopy with 16 fueling positions station. The size is zoned HCOR. TDE: CHA Companies.

The applicant presented the site plan for the project including site. Joe Grasso from CHA is the Town Designated Engineer and he presented his summary of the concept plan.

Public comment was opened and one comment was received.

The Board discussed the application.

1. Motion To: Accept the concept plan

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian

5. Adjournment