



Planning Board

Regular Meeting

~ Minutes ~

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

Sean M. Maguire
(518) 783-2741

Tuesday, June 29, 2021

6:00 PM

Remote Meeting

1. Call to Order

Attendee Name	Title	Status	Arrived
Paul L. Rosano	Board Member	Present	
Peter Stuto	Chairman	Present	
Frederick Ashworth	Board Member	Absent	
Steven Heider	Board Member	Present	
Susan Milstein	Board Member	Absent	
Louis Mion	Board Member	Present	
Craig Shamlian	Board Member	Present	
Kathleen Marinelli	Counsel	Late	6:10 PM
Sean M. Maguire	Director, Planning and Economic Development	Present	

2. Report of the Planning and Economic Development Director

PEDD Director Sean Maguire noted that item 3.b. 1 West Albany Drive has been pulled from tonight's agenda. He also updated the Board on the public meetings regarding the proposed Sand Creek Road Park.

3. Regular Business

a. 60 Dunsbach Ferry Road. Serio Subdivision.

Applicant: Cillis Builders, Inc. represented by Advance Engineering. Concept extension for a conservation subdivision of 14 residential lots along one new street. The site is zoned SFR, Single-Family Residential. TDE: Barton & Loguidice. (PL-18-00008, SD18-007)

PEDD Director Sean Maguire introduced the project. Nick Costa of Advance Engineering presented the project. The Board discussed the project. A motion was made to approve a one-year extension to concept acceptance.

1. Motion To: Approve a one-year extension to concept acceptance.

COMMENTS - Current Meeting:

The new concept plan expiration date is June 12, 2022.

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

b. 1 West Albany Drive. Storage Shed & Gravel Area Expansion.

Applicant: 1 West Albany Drive LLC, represented by Hershberg & Hershberg. Concept review for construction of a 3,182 square foot storage shed and expansion of gravel area. The site is zoned IND, Industrial. TDE: Barton & Loguidice (PL-21-00002).

This project has been withdrawn from the agenda by the PEDD Director to allow the applicant time to address some questions.

c. 950 Fifth Street (861 First St). Luizzi Office and Warehouse.

Applicant: Peter Luizzi, represented by Advance Engineering. Final Site Plan Amendment Review to increase building size from 15,000 to 20,000 square feet. The site is zoned IND, Industrial. TDE: CHA Companies (PL-18-00010).

Planner Zach Harrison introduced the project. Nick Costa of Advance Engineering presented the project. Joe Grasso of CHA provided the Town-Designated Engineer's comments. The Board discussed the potential impacts of a user that is more intense than a warehouse as currently proposed. A motion was made to approve the site plan amendment subject to conditions.

1. Motion To: Approve the amendment subject to conditions.

COMMENTS - Current Meeting:

Approved subject to conditions that if there is a change of use/tenant that exceeds the current traffic studies, it will be referred back to the Planning Board.

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

d. 17 Commercial Avenue. Warehouse Building.

Applicant: Peter Luizzi, represented by Advance Engineering. Sketch Plan Review for construction of a one-story, 13,000 square foot warehouse building. The site is zoned IND, Industrial. TDE: CHA Companies (PL-21-00011).

Planner Zach Harrison introduced the project. Nick Costa of Advance Engineering presented the project. Joe Grasso of CHA provided the Town-Designated Engineer's comments including proximity of the project to the residential areas, protecting the buffer to Cherry Creek, berming and planting to provide buffers to the residential area, and future changes to the site. The Board discussed the project including the retention pond and what area it will serve, site layout, number of bays on the building, defining the limits of the protected watercourse in the field (e.g. signs or fence), and screening to the residential area.

No action was taken.

e. 2 Lear Jet Lane. Office/Warehouse Buildings.

Applicant: Barry Feinman, represented by Advance Engineering. Concept review of proposed three (3), one-story office buildings, each with dedicated warehouse space. Total building area of the three buildings is 54,000 square feet, of which 21,375 square feet would be for office use. Full access proposed via Lear Jet Lane. The site is zoned COR, Commercial Office Residential. TDE: CHA Companies (PL-20-00014)

Planner Mike Tengeler introduced the project. Nick Costa of Advance Engineering presented the project and noted that the project received a Special Use Permit by the ZBA which allows the project to advance with a warehouse user. He also presented initial elevations to the Board. Joe Grasso of CHA provided the Town-Designated Engineer's comments including the need for waivers including setbacks and parking in the front yard, plans for off-site sidewalk improvements on Wade Road in lieu of on-site sidewalks, definition for truck turning movements on the interior of the site, protection along the boundary of the stream corridor, building appearance along Wade Road which should better match the area's other office buildings. Member Craig Shamlan recused himself on the project. The Board discussed the project including improving the exterior elevation of the office building as it faces Lear Jet Lane and other buildings, how trucks will move on the site and the amount of pavement.

A motion as made to accept the concept plan.

1. Motion To: Accept the concept plan.

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

4. Adjournment

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