



Planning Board

Regular Meeting

~ Minutes ~

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

Sean M. Maguire
(518) 783-2741

Tuesday, July 13, 2021

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order at 6:01 p.m. by Chair Peter Stuto. The roll was called.

Also present: Senior Planner Monique Wahba; Planner Zach Harrison; Town-Designated Engineer Joe Grasso of 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 Shamlian	Board Member	Present	
Kathleen Marinelli	Counsel	Present	6:02 PM
Sean M. Maguire	Director, Planning and Economic Development	Present	

2. Report of the Planning and Economic Development Director

Director Sean Maguire noted that the Town has received a draft report for the development of Sand Creek Road Park.

3. Regular Business

a. 855-861 First Street. Lincoln Avenue Development, LLC Phase 1A.

Applicant: Lincoln Ave Development LLC, represented by McFarland Johnson. Concept review for a 28-acre parcel for construction of five warehouse buildings totaling 159,000 square feet. Each building will include a loading dock/storage area and supporting roadway infrastructure. The site is zoned IND, Industrial. TDE: CHA Companies. (PL-20-00020)

Planner Zach Harrison introduced the project. Adam Frisino from McFarland Johnson presented the project, with Chuck Pafundi from the Luizzi Companies. Joe Grasso of CHA Companies presented the Town-Designated Engineer's comments including a need for a Full Environmental Assessment Form for all phases of the project will be a Type I action. The Board discussed the project including the town's intent to accept the roadway being constructed to access the site, an earthen berm to the east adjacent to the neighboring residential areas, emergency access, status of the Lincoln Avenue BOA study and a requested update at a future Planning Board meeting, and traffic generated by the site, reorientation of Building #5.

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

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

b. 44 Sherwood Drive. Sherwood Estates Conservation Subdivision.

Applicant: Daniel OBrien, represented by L. Sipperly & Associates, DPC. Updated sketch plan review for the merger of 44 and 60 Sherwood Drive and subdivision of 17 lots consisting of 15 building lots, 1 existing house lot, and 1 Stormwater management lot on 31.29 acres. The parcels are zoned SFR, Single-Family Residential and ABA, Airport Business Area, respectively. TDE: CHA Companies. (PL-20-00026, SD20-023)

Senior Planner Monique Wahba introduced the project. Lynn Sipperly of L. Sipperly & Associates, DPC presented the project. Joe Grasso of CHA Companies presented the Town-Designated Engineer's comments including the deed restriction for the conservation areas. The Board discussed the project including having the open space conveyed to the Town instead of attaching it to home lots 8 and 9, the number of lots allowed if it were a conventional subdivision which would be 23 lots according to the analysis, the impact of sound from the highway, encroachment of existing homes against the proposed buffer, scale of the homes to be built where a carriage style would be preferred.

No action was taken.

c. 11 Elks Lane. Colonie Senior Services PDD Amendment.

Board Member Lou Mion recused himself from the project and left the meeting.

Applicant: Colonie Senior Services, Inc., presented by Hershberg & Hershberg. Updated sketch plan review of the proposed demolition of the Elks Club and construction of a 125,629 +/- square foot, three-story building accommodating 99 units of affordable senior housing. Parking in 36 garages and 81 parking spaces with 62 banked parking spaces. Walking trail to adjacent senior development (17 Elks Lane) with shared programming. The site is zoned PDD, Planned Development District. TDE: CHA Companies. (PL-21-00010)

Senior Planner Monique Wahba introduced the project. Bill Mafrici of Hershberg & Hershberg presented the project. Joe Grasso of CHA Companies presented the Town-Designated Engineer's comments including the applicant's updates which answer the Board's prior questions, building size and orientation, updates to garage locations to provide for better screening to Abedar Lane, neutral exterior building colors, renderings of the buildings during a leaf-off condition, the applicant's tree survey, the proposed berm and additional screening, roof design to screen RTUs, the amount of parking and banked parking spaces, and a public benefit value of approximately \$175,000. Mr. Grasso also suggest that the approved cell tower and mitigation is shown on the plan and not impacted by the development proposal. The Board discussed the project including the remaining Elks property, the elevations and roof designs for the garages, electric vehicle charging stations, the desire to see future building elevations, trees that may need

to be removed near Abedar Lane (eight due to poor condition, a few others due to conflict with proposed buildings), distance of the garages furthest from the building and if they can be swapped with parking close to Elks Lane, the recommendation from the DPW Commissioner that Elks Lane becomes a private right-of-way, plantings to better improve screening, and the overall public benefit.

No action was taken.

4. Adjournment

With no further business before the Board, the meeting was adjourned at 7:55 p.m.