



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, July 25, 2023

6:00 PM

Town Hall

1. Call to Order

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

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Louis Mion	Board Member	Present	
Craig Shamlian	Board Member	Absent	
Michael J Malone	Board Member	Present	
Kevin M. Bronner	Board Member	Present	
Megan Baker	Board Member	Present	
Paul A. Leo	Board Member	Present	
Sean M. Maguire	Director, Planning and Economic Development	Absent	
E. Guy Roemer	Town Attorney	Present	

2. Report of the Planning and Economic Development Director

3. Regular Business

a. 855-861 First Street. Lincoln Avenue Phase 1A Amendment.

Applicant Peter Luizzi & Bros Contracting Inc, presented by McFarland Johnson. Proposed site plan amendment to modify building placement and associated changes. The site is zoned IND, Industrial. TDE: CHA. (PL-20-00020).

Applicant Presentation: Chuck Pafundi spoke on behalf of Peter Luizzi & Bros Contracting, Inc describing the changes to the previously approved site plan. Changes include rotating building #2 parallel to building (1 Pennsylvania Ave); constructing the berm along Ninth Avenue all the way down to the Watervliet Arsenal to mitigate noise, visual and dust pollution; and the JMT noise study. Ed Davidson of JMT spoke in more detail about the noise study.

Joe Grasso from CHA provided the TE's comments and stated that he was comfortable with the amendment changes now that the concerns have been addressed, many of which were done so with the installation of the berm. Mr. Grasso also described that the changes were not significant enough to warrant updating SEQRA.

The Board discussed the project along with the noise study, landscaping and contingencies preferred.

i. **Motion To:** Approve the final site plan amendment with conditions.

COMMENTS - Current Meeting:

Conditions include:

No vehicle or truck horns shall be used in parking lots or loading docks.

PEDD will approve the final landscaping plan and ensure all town comments have been satisfied prior to stamping or final plans.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis Mion, Board Member
SECONDER:	Kevin M. Bronner, Board Member
AYES:	Heider, Mion, Malone, Bronner, Baker, Leo
ABSENT:	Craig Shamlan

b. 109 Wolf Road, Determination of Refuse Area Location

Applicant: Wolf 109 LLC/Wolf Diamonds LLC. Referral to Planning Board regarding the proposed location of the refuse area serving 109 and 111 Wolf Road. The site is zoned COR, Commercial Office Residential. PEDD/DPW Review.

Owner of property Jeff Weiss spoke about the property and his new proposal for dumpster locations.

Chair Heider invited public comment from those interested in the project. Neighboring property owners from Kenlyn Drive - located directly behind the Wolf Road businesses - discussed their concerns for the overall locations of the dumpsters directly behind their homes, noise from trucks picking up the waste and sometimes as early as 4am-7am, the smell from the grease and discarded food waste, trash that sullied their properties and surrounding areas, along with rat problems due to dumpsters.

The Board discussed location, where the dumpsters were originally proposed to be located, options for trying to remedy the problems such as masonry dumpster enclosures, signage indicating pick up hours and landscaping. When conversation between Mr. Weiss and neighbors continued it was decided that discussions should continue with PEDD to iron out a plan that works best and table the discussion until further notice.

i. No action taken.

c. 2871 Curry Road. Barbera Office/Warehouse Building

Applicant: Ryan Barbera, Presented by ABD Engineers, LLP. Sketch plan review for the proposed construction of a 5,000 square foot office/warehouse building. The site is zoned ABA, Airport Business Area. TDE: CHA. (PL-23-00013)

Luigi Palleschi from ABD Engineers discussed the project on behalf of the applicant. Joe Grasso from CHA provided the TDE's comments including how this proposal addresses the concerns of the previous proposal on this property with the conservation overlay. Mr. Grasso also discussed the need to carefully plan the landscaping, fencing and so on near the neighboring property to the west which is a single-family home.

The Board discussed buffing to the neighboring home, driveway location, architecturally pleasing design and landscaping. Two save the pine bush representatives discussed the cumulative impact of developing 1 acre at a time around the Pine Bush that it is in a recommended full protection area. Also discussed any replacement of plants should be replaced with native species and that perhaps the town should acquire the property instead to preserve it.

1. **No action was taken.**

4. Adjournment

With no further business before the Board, the meeting stood adjourned at 7:05 p.m.