



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, July 26, 2022

6:00 PM

Town Hall

1. Call to Order

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

Also present: Planner Andy Acker, Planner Michael Tengeler.

Attendee Name	Title	Status	Arrived
Frederick Ashworth	Board Member	Present	
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	Absent	
Megan Baker	Board Member	Absent	
Sean M. Maguire	Director, Planning and Economic Development	Present	
Jill A. Conway	Counsel	Absent	

2. Report of the Planning and Economic Development Director

a. SEQRA Lead Agency Update: Lisha Solar 1 and Lisha Solar 2

PEDD Director Sean Maguire informed the Board that it has received a letter from the Zoning Board of Appeals regarding the coordinated SEQRA review for this Type I project. The Planning Board indicated its desire to serve as lead agency during the coordination and the ZBA does not object. PEDD will work with CHA in its capacity as a Town-Designated Engineer. This will come back to the Board for future action.

3. Regular Business

a. 2871 Curry Rd. Held Flex Warehouse.

Applicant: Jay Raymond, represented by ABD Engineers, LLP. Sketch plan review of proposed construction of a single-story, 10,000 square foot office/warehouse building. The site is zoned ABA, Airport Business Area. TDE: CHA (PL-22-00013).

Luigi Palleschi from ABD Engineers, LLP presented the project on behalf of the applicant. He stated that they have designed the project in consideration of the comments that were received from the Town and interested/involved agencies. He recognized that the building will need an area variance from the Zoning Board of Appeals for relief from the rear setback requirement. Joe Grasso from CHA provided the TDE's comments. The project is an Unlisted action under SEQRA; no coordinated review is required. The site is located in the conservation overlay

district. The Board discussed the project including reducing to a single curb-cut (two are shown for circulation), number of signs (there could be signs for each tenant), design and materials, stormwater needs, overhead doors visible from Curry Road, altering the design to move the overhead doors to the rear of the structure, concerns with adding additional warehouse space to an area that does not appear to fit the neighborhood, the loss of trees and vegetation and replaced with a building.

No action was taken.

b. 4093 Albany Street. National Grid Control Building.

Applicant: National Grid, Represented by Environmental Design & Research. Concept plan review regarding construction of a new one-story, 1,540 square foot Control House and associated site work to upgrade the existing substation. The site is zoned SFR, Single Family Residential. TDE: CHA (PL-21-00019).

A representative from Barclay Damon presented the project for the applicant. Joe Grasso from CHA provided the TDE's comments. The project is classified as an Unlisted action under SEQRA and the applicant has provided a Full Environmental Assessment Form. The Board discussed the project including aesthetics (National Grid had indicated that it is willing to provide some vegetative screening for neighbors but is limited), the impact of not improving this site (National Grid stated that it would need to inform the Public Service Commission as to why the work was not performed and it would need to look at other sites to update), and updating the design of the building exterior.

1. Motion To: Accept the concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Frederick Ashworth, Steven Heider, Louis Mion, Michael J Malone
ABSENT:	Craig Shamlan, Kevin M. Bronner, Megan Baker

c. 228 Watervliet Shaker Rd. Bonded Concrete Telecommunication Facility.

Applicant: Cellco Partnership d/b/a Verizon Wireless, represented by Evolution Site Services, LLC. Concept plan review regarding the construction, operation and maintenance of a new unmanned, 140-foot tall, Wireless Communication Facility (lattice tower) located within the 32.6-acre parcel occupied and owned by Bonded Concrete. The site is zoned IND, Industrial. TDE: Barton & Loguidice (PL-21-00016).

Chris Ciolfi from Evolution Site Services, LLC presented the project for the applicant. Planner Michael Tengeler provided the PEDD's comments. Bradley Grant from B&L provided the TDE's comments. He noted that the applicant has provided an Environmental Assessment Form. PEDD Director Sean Maguire noted that the project is classified as an Unlisted action under SEQRA. The Board discussed the project including the need for an aircraft warning light (per applicant, FAA does not require it and the FAA has provided a letter), and how power is provided (underground).

1. Motion To: Accept the concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Frederick Ashworth, Steven Heider, Louis Mion, Michael J Malone
ABSENT:	Craig Shamlan, Kevin M. Bronner, Megan Baker

d. 10 South Family Dr. Islamic Community Center.

Applicant: Islam Shia Ithna-Ashri Jamatt, represented by Advance Engineering & Surveying, PLLC. Sketch plan review regarding construction of a two-story 21,000 square foot community building, accessory to the existing use (mosque). The site is zoned OR, Office Residential. TDE: Barton & Loguidice (PL-22-00020).

Nick Costa from Advance Engineering presented the project for the applicant. Brad Grant from B&L provided the TDE's initial feedback. The Board discussed the building design, when events occur, parking, and landscaping.

No action was taken.

4. Adjournment

With no further business before the Board, the meeting stood adjourned at 7:19 p.m.