



# Planning Board

## Regular Meeting

~ Minutes ~

347 Old Niskayuna Road  
Latham, NY 12110

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

Sean M. Maguire  
(518) 783-2741

Tuesday, July 27, 2021

6:00 PM

Town Hall

### 1. Call to Order

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

Also present: Senior Planner Monique Wahba; Planning Zachary Harrison; Town Attorney Michael Magguilli; Charles Voss, Barton & Loguidice; Joseph Grasso, 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                                | Absent  |         |
| Susan Milstein     | Board Member                                | Absent  |         |
| Louis Mion         | Board Member                                | Present |         |
| Craig Shamlan      | Board Member                                | Absent  |         |
| Sean M. Maguire    | Director, Planning and Economic Development | Present |         |
| Kathleen Marinelli | Counsel                                     | Absent  |         |

### 2. Report of the Planning and Economic Development Director

Director Sean Maguire noted that the presentation on the Lincoln Avenue BOA will be postponed until a later date when all Planning Board members are present. He also noted that the Department has repurposed the Town's Planning Board agenda line to instead receive public comments. With the availability of agendas both in public buildings and online, the agenda line was not being actively utilized. This change will allow the public to provide comments in a variety of ways including in-person at meetings, via letter or email, and now via voice mail. This increases the public engagement options.

### 3. New Business

#### a. 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).

Planner Zach Harrison introduced the project. Dan Hershberg of Hershberg & Hershberg presented the project for the applicant. He reviewed the project and noted that the applicant has also agreed to conduct a video inspection of a section of stormwater pipe to provide the town with data about current infrastructure including its condition and what it connects to. Chuck Voss of Barton & Loguidice provided the Town-Designated Engineer's comments. He noted

that the TDE's letter of June 2, 2021 has been provided, that the project progressed initially without town approvals and they have been working with the applicant to resolve the issues including discharge of stormwater and clearing of trees at the site. It is expected that the video inspection of the stormwater pipe will return next week and the Town and applicant will review those results and if additional steps are needed. The Board discussed the project including overall stormwater system capacity in the area, the crown of the road adjacent to the project site as identified in the TDE letter, how the public benefit contribution from the Crisafulli Senior Housing can address stormwater concerns, and adding to the overall landscaping plan.

A motion was made.

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

|                  |                                                             |
|------------------|-------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                  |
| <b>MOVER:</b>    | Louis Mion, Board Member                                    |
| <b>SECONDER:</b> | Frederick Ashworth, Board Member                            |
| <b>AYES:</b>     | Paul L. Rosano, Peter Stuto, Frederick Ashworth, Louis Mion |
| <b>ABSENT:</b>   | Steven Heider, Susan Milstein, Craig Shamlian               |

**b. 340 New Karner Road. Casale Self Storage.**

Applicant: Casale New Karner, LLC (Tony Casale), represented by ABD Engineers, LLP. Concept plan review for the development of a 3-story 91,200 square foot facility. The site is zoned IND, Industrial. TDE: CHA Companies. (PL-20-00006). Also referred to as 344 New Karner Road by the applicant.

Planner Zach Harrison introduced the project including the Board's prior denial to accept the prior concept plan, changes made to the plan, and elevations provided on the project. Luigi Palleschi of ABD Engineers, LLP presented the project for the applicant. He noted the surrounding conditions including self storage to the southwest and wetlands surrounding the site, overall greenspace, shifting the building on Lot 2 and making the building smaller to eliminate a flag condition to the adjacent lot, access via two existing curb cuts and a proposed third for tractor trailers that will likely utilized climate-controlled storage facility, fire access along the front and northeast side of the building, a flat grading condition at the rear of the building to respond to the concerns of Fire Services, a GFE that is three feet lower than the neighboring Casale Rent-All building. Changes were also made to the elevation removing the garage doors from the front of the building. Renderings of the facility were presented and it was noted that the proposed height of the building at 40 feet seems to be consistent with other large buildings in the area. The applicant proposes stormwater management areas. Joe Grasso of CHA Companies provided the Town-Designated Engineer's comments. He noted that the TDE letter was issued today including that the changes made to the site are significant in regards to the flag lot and required greenspace, street trees were added to the front of the building, removal of the garage doors from the front exterior, the use of finishes on the exterior. Unaddressed concerns include the third curb cut on New Karner Road - where its elimination does create some challenges for truck access, and the overall elevation of a three-story building at the site. The Board discussed the project including the curb cuts, and building height and overall exterior finishes.

A motion was made to table the project.

1. **Motion To:** Table the project.

|                  |                                                             |
|------------------|-------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                  |
| <b>MOVER:</b>    | Louis Mion, Board Member                                    |
| <b>SECONDER:</b> | Frederick Ashworth, Board Member                            |
| <b>AYES:</b>     | Paul L. Rosano, Peter Stuto, Frederick Ashworth, Louis Mion |
| <b>ABSENT:</b>   | Steven Heider, Susan Milstein, Craig Shamlan                |

**c. 34 Denison Rd. Ridgewood Conservation Subdivision.**

Applicant: Charlew Builders, Inc., represented by CT Male Associates. Concept review for conservation subdivision of 79 residential lots, 6 stormwater lots and remaining lands for open space and a pocket park. The site is zoned SFR, Single Family Residential. TDE: CHA Companies (PL-19-00019, SD19-027).

Senior Planner Monique Wahba introduced the project. Andy Brick of Donald Zee presented the project for the applicant. The project was initially proposed as the Oakwood subdivision with 112 lots. The subdivision was later revised as the Ridgewood subdivision with 96 units, which received concept approval. Joe Grasso of CHA provided the Town-Designated Engineer's comments the overall conservation subdivision including the presence of ACOE wetlands and absence of DEC wetlands, presence of steep slopes, the wooded condition of the site and the need for vegetated buffers along existing residential areas, the archaeological sensitive area, and a survey of trees of 24" diameter and greater in the development area to preserve as many large trees as possible. The site would allow for as many as 183 units based on the town code. The Board will need to establish findings for the conservation subdivision at final, with the information being collected now to be used in that statement. The project falls into the Airport Area GEIS area and mitigation costs are required. He also noted the proposed pocket park and its location related to proposed home lots and a HOA-owned trail through the site and conservation areas. A SEQRA determination should be made prior to final approval. A determination of lead agency would be made during the preliminary final review. The Board discussed the project including the size of homes on the lots with concerns about the relationship between lot size and home style/elevation. The Board opened a public comment period and received comments about the project. Materials submitted during public comment were provided to PEDD staff for the working file. Director Maguire responded to public comments about the availability of staff and materials - noting that Town staff is highly accessible to meet and discuss the public's concern and has made great strides making information publicly available on the Town website. The Board discussed the project including parking for the pocket park by using Lot 79 and dropping Lot 1 to provide additional buffering from Denison Road, addressing access to the trails and the park, the application of the conservation principles. Town Supervisor Paula Mahan provided comments about the feasibility of the pocket park as a public park.

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

COMMENTS - Current Meeting:

With the condition that the applicant works with the Town Supervisor and PEDD on the park and trails design and that Lots 79 and 1 are used for parking and a buffer from Denison Road.

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|------------------|-------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                                  |
| <b>MOVER:</b>    | Louis Mion, Board Member                                    |
| <b>SECONDER:</b> | Frederick Ashworth, Board Member                            |
| <b>AYES:</b>     | Paul L. Rosano, Peter Stuto, Frederick Ashworth, Louis Mion |
| <b>ABSENT:</b>   | Steven Heider, Susan Milstein, Craig Shamlian               |

#### 4. Adjournment

The meeting was adjourned at 8:40 p.m.