



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, August 9, 2022

6:00 PM

Town Hall

1. Call to Order

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

Also present: Planner Andy Acker, Senior Planner Monique Wahba, TDE Don Fletcher (Barton & Loguidice), and TDE Joe Grasso (CHA).

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	Present	
Megan Baker	Board Member	Present	

2. Report of the Planning and Economic Development Director

Planner Andy Acker informed the Board the previously called for Public Hearing for 851-866 First Street was postponed until a later date, due to the status of the project not being ready for review. Senior Planner Monique Wahba provided an update on the 4152 Albany Street project with environmental site work being done with remedial work anticipated and will return once remediated. Ms. Wahba also informed the Board the 33 Vly Road will have an Army Corps of Engineers visit to confirm the delineated wetlands and process permit application for the disturbed areas.

3. Regular Business

a. 12 Airline Dr. CBA Sports Dome.

Prior to this project's proposal, the Chair Steven Heider recused himself due to personal relationship with the applicant and made a motion to appoint Louis Mion chair during this proposal.

Applicant: LaSalle Albany Inc., represented by Greenman-Pedersen, Inc. Sketch plan review for construction of a 214-foot x 310-foot multi-use sports dome with entry building. This site is zoned OR, Office Residential. TDE: Barton & Loguidice (PL-22-00026).

Craig Tripp from Greenman-Pedersen, Inc presented the project on behalf of the applicant. Don Fletcher from Barton and Loguidice provided the TDE comments. The Board discussed the color of the dome, exterior lighting in the back, visual impacts on Shaker Run, whether team events

would be held in the dome and traffic concerns if multiple events were going on at one time. President of CBA, James Schlegel, spoke in regards to track meets not being held within the dome due to requirements needed to do so are not satisfactory to the track association they are a part of.

No action taken.

i. Motion To: Appoint Louis Mion as Temporary Chair.

RESULT:	ADOPTED [5 TO 0]
MOVER:	Kevin M. Bronner, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Ashworth, Mion, Malone, Bronner, Baker
ABSENT:	Craig Shamlan
RECUSED:	Steven Heider

b. 1867-1869 Central Ave. Saber Apartments.

Applicant: Saber Seraj represented by Lynn Sipperly, L. Sipperly & Associates, D.P.C. Sketch Plan review of construction of two, two-story, eight-unit apartment buildings totaling 13,824 square feet. Site is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice. (PL-22-00011).

Lynn Sipperly presented the project on behalf of the applicant and changes made from last Sketch Plan presentation. TDE Don Fletcher from Barton and Loguidice provided the TDE comments. The Board discussed fencing between parking and playground, switching the playground space with the picnic area so it would be further away from Central Ave and adding raised curbing.

c. 997 Loudon Rd. Century House Multifamily.

Applicant: Latham Century Partners, LLC, represented by Hershberg & Hershberg. Sketch plan review for a proposed Planned Development District (PDD) consisting of three, 3-3.5-story buildings containing 130 units. Total building area is 175,280 square feet including the existing hotel to remain. Parking for 273 vehicles. Site is zoned COR, Commercial Office Residential. TDE: CHA Companies (PL-22-00024).

Bill Mafrici from Hershberg & Hershberg presented the project on behalf of the applicant. TDE Joe Grasso from CHA discussed the project and provided a background of PDD's for the Board, it's process and purpose. The Board discussed parking, facade of current hotel compared to new structures, elevator, EV parking spots, potential to provide more handicapped parking, landscaping, phasing of the project and the need for keeping the hotel rather than making the project entirely residential. Jesse Holland and Colin DeMers spoke on behalf of applicant in response to Board comments.

No action was taken.

4. Adjournment

With no further business before the Board, the meeting stood adjourned at 7:13 p.m.