



# Planning Board

## Regular Meeting

~ Minutes ~

347 Old Niskayuna Road  
Latham, NY 12110

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

Sean M. Maguire  
(518) 783-2741

Tuesday, August 10, 2021

6:00 PM

Town Hall

### 1. Call to Order

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

Also present: Monique Wahba, Senior Planner; and Brad Grant, Barton & Loguidice.

| 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                                | Absent  |         |
| Sean M. Maguire    | Director, Planning and Economic Development | Present |         |
| Kathleen Marinelli | Counsel                                     | Late    | 6:04 PM |

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

PEDD Director Sean Maguire updated everyone on changes to masking protocol. Masks are required in public meetings as of August 11, 2021. A sign is posted prior to entry into the room and a box of masks is available for those who may require one.

### 3. Regular Business

#### a. 3 Cerone Commercial Drive. Apartments Addition.

Applicant: See The Moon, LLC, represented by Advance Engineering & Surveying, LLP. Sketch Plan Review for the addition of 16 senior apartment units into an existing commercial building. The site is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice (PL-21-00013).

PEDD Director Sean Maguire introduced the project. Nick Costa, Advanced Engineering presented the project for the applicant. Nancy Kupiec, See the Moon LLC provided additional comments about the renovation and the future of the massage school that is the current tenant, including the school's decision to downsize. She noted that St. Paul's Center will operate the affordable senior housing and provide supportive services for seniors including social workers and overnight monitoring. Brad Grant, B&L provided the TDE's comments including the applicability of the redevelopment section of the stormwater regulations, asked questions about emergency egress, increases in greenspace (northeast area), placement of roof-mounted solar, and energy code. The Board discussed the project including the garden-style of the residential

units and the number of exterior doors as it relates to overall security, the style of the architecture, the placement of residential units above the commercial instead of around the building, the utilization of an on-site monitor, and the number of units that the ZBA has allowed the applicant to seek approval for.

No action was taken.

**b. 1214 Loudon Road. Tralongo Office Complex.**

Applicant: Tralongo Builders, Inc., represented by Advance Engineering & Surveying, LLP. Final approval including SEQR determination for construction of two office buildings: a three-story, 33,084 square foot building with a 11,329 square foot parking garage on the first level, and a one-story, 5,671 square foot building with 106 parking spaces. The site is zoned OR, Office Residential. TDE: Barton & Loguidice. (PL-17-00021).

Senior Planner Monique Wahba introduced the project. Nick Costa, Advanced Engineering presented the project for the applicant. Brad Grant, B&L provided the TDE's comments. The Board discussed the project including the building elevation, location of the emergency gate, and snow removal/storage. The Board reviewed the TDE's SEQRA recommendations including that the project should be determined to be an Unlisted Action and the action will not a significant adverse environmental impact. There was no one from the public who appeared to provide comments on the final plan. The following motions were made.

- 1. Motion To:** Determine that the project is an Unlisted action under SEQRA and will not have a negative effect on the environment.

**COMMENTS - Current Meeting:**

The Lead Agency (Town of Colonie Planning Board) has reviewed the application, site plans, project description, and all supporting documentation, and conducted such further investigation of the Project and its environmental effects as the Lead Agency has deemed appropriate. Based on this review, the Lead Agency has determined that the action will have no significant effects on the environment.

An environmental impact statement therefore will not be required.

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

- 2. Motion To:** Approve waivers as indicated.

**COMMENTS - Current Meeting:**

The following waivers are approved:

1. Parking lot landscaping requirement to have a minimum of 20 square feet of landscaped island per total parking spaces.
2. Request to bank 11 parking spaces from the 128 parking spaces required.
3. Maximum front yard setback greater than 20 feet.

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

**3. Motion To:** Accept final plan submission with conditions.

COMMENTS - Current Meeting:

The final plan is approved with the following conditions, to be approved by the Planning Board.

1. The applicant shall return with emergency gate details.
2. The applicant shall return with final elevations including materials.
3. The applicant shall return with final landscaping detail.

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

**4. Adjournment**

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