



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110
<https://www.colonie.org/>

Sean M. Maguire
(518) 783-2741

Tuesday, August 11, 2020

6:00 PM

Town Hall

1. Call to Order

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

The Planning Board has implemented certain measures at its meetings to protect public safety during the State of Emergency triggered by COVID-19. This includes increased physical distance between all Board members and attendees, requiring face coverings in the meeting room, and capping seating at 25 people exclusive of the Board and staff in order to provide for 6 feet of space between members of the public.

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	
Kathleen Marinelli	Counsel	Present	
Sean M. Maguire	Director, Planning and Economic Development	Present	

2. Report of the Planning and Economic Development Director

a. 44 Waterford Avenue East. Rezoning.

Applicant: Richard G. Rosetti, LLC; represented by Nia Cholakis. Referral from Town Board to make a recommendation on a request to rezone approximately 2.35 acres located at 44 Waterford Avenue East from Single-Family Residential (SFR) to Multi-Family Residential (MFR) with the intent to construct four two-family homes. The site is zoned SFR, single-family residential. This case was continued from July 21, 2020 in order to provide the applicant the opportunity to notice to all property owners whose properties are located partially or wholly within a 500 foot distance from the perimeter of the subject parcel.

Nia Cholakis and Adam Leonardo representing the applicant presented the project.

1. Motion To: Recommend rezoning of 44 Waterford Avenue East from SFR to MFR.

COMMENTS - Current Meeting:

WRITTEN FINDINGS OF THE TOWN OF COLONIE PLANNING BOARD

44 Waterford Avenue East

WHEREAS on February 13, 2020, Richard G. Rosetti LLC (the "applicant") requested that the Colonie Town Board ("Town Board") rezone 44 Waterford Avenue East from Single-Family Residential to Multi-Family Residential in order to construct four (4) buildings, eight (8) townhomes on the 2.35 acre site; and

WHEREAS in Resolution No. 151 of 2020, the Town Board referred the project to the Town of Colonie Planning Board ("Planning Board") for review and recommendation; and

WHEREAS the Planning and Economic Development Department ("PEDD") has researched the conditions of the site and surrounding neighborhood and has found that the site and surrounding areas are residential in nature with a mix of home styles and types, including the adjacent The Woodlands Apartments; the site does not contain streams, protected watercourses, or wetlands according to its records; and

WHEREAS use and area variances have been granted in this neighborhood to permit the construction of two-family and three-family dwellings; and

NOW THEREFORE, BE IT RESOLVED that the Planning Board recommends approval of the rezoning at 44 Waterford Avenue East from Single-Family Residential to Multi-Family Residential.

This resolution shall take effect immediately and shall be transmitted to the Town Supervisor and Members of the Town Board.

RESULT:	ADOPTED [4 TO 2]
MOVER:	Louis Mion, Board Member
SECONDER:	Paul L. Rosano, Board Member
AYES:	Paul L. Rosano, Frederick Ashworth, Steven Heider, Louis Mion
NAYS:	Peter Stuto, Susan Milstein
ABSENT:	Craig Shamlan

3. Regular Business

a. **2238 Central Avenue. Stanford Heights Fire Station.**

Applicant: Stanford Heights Fire District; represented by Chazen Companies. Sketch plan review of a new 17,450 square foot municipal fire station on a 3.06 acre site (five parcels) between Wilber and Covington Avenues, including 71 new parking spaces, and the demolition of the existing fire station at Central Avenue. TDE: Barton & Loguidice. (PL-20-00012)

Roger Keating from Chazen Companies representing the applicant presented the project. No action was taken.

b. **609 Boght Road. Kim Mixed Use.**

Applicant: S.Y. Kim; represented by Verity Engineering, D.P.C. Sketch plan review of a mixed-use development project comprised of two (2) separate structures - a single-story 3,700 square foot commercial structure and a two-story four-unit 4,613 square foot residential structure. The site is zoned NCOR, neighborhood commercial office residential. TDE: Barton & Loguidice. (PL-20-00004)

Brian Sipperly from Verity Engineering, D.P.C. representing the applicant presented the project. No action was taken.

c. 34 Denison Road. Ridgewood Subdivision.

Applicant: Charlew Construction, Inc, represented by CT Male Associates. Sketch plan update to subdivide 102.79-acre site; 40.15 acres as open space, develop 62.64 acres with 76 residential units, 52.86 acres for stormwater management and preserved open space. TDE: CHA Companies. (PL-19-00019/SD19-027)

Dominick from CT Male representing the applicant presented the project. No action was taken.

4. Adjournment

The meeting was adjourned at 7:57 p.m.