



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, August 22, 2023

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order at 6:02 p.m. by Acting Chair Craig Shamlian in the absence of Chair Steve Heider. The roll was called.

Also present: Planner Michael Tengeler (PEDD), Planner Andy Acker (PEDD), TDE Bradley Grant (B&L), and TDE Joseph Grasso (CHA).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Absent	
Louis Mion	Board Member	Absent	
Craig Shamlian	Board Member	Present	
Michael J Malone	Board Member	Present	
Kevin M. Bronner	Board Member	Present	
Megan Baker	Board Member	Present	
Paul A. Leo	Board Member	Present	
Sean M. Maguire	Director, Planning and Economic Development	Present	
E. Guy Roemer	Town Attorney	Present	

2. Public Hearing

There were no public hearings for this meeting.

3. Report of the Planning and Economic Development Director

PEDD Director Sean Maguire noted that the Planning Board is expected to relocate its meetings back to the Public Operations Center in September. Announcements will be made through the Town's email newsletter.

4. Regular Business

a. 244 Wolf Road, Multi-Tenant Building.

Applicant: 244 Wolf Road LLC. Presented by Lansing Engineering. Concept Acceptance for a 7,200 square foot multi-tenant building (restaurant, office/retail). Site is zoned COR (Commercial Office Residential). TDE: Barton & Loguidice (PL-22-00021).

The applicant's design professional from Lansing Engineering presented the project and changes made since its initial submission to the Board. The project includes a Subway restaurant and additional unnamed commercial and retail tenants. Brad Grant from B&L provided the TDE's comments as reflected

in its letter dated December 16, 2022. The applicant's traffic engineer from VHB provided details on the traffic study on the project and the full access proposed in this submission.

The Board discussed the project including the proximity of the site to the Wolf Road and Albany Shaker Road intersection and the adjacent gas station, and stacking of vehicles entering and exiting the site. It was asked if the Subway has a patio and the applicant's representative stated it would - it was asked if the fence could be extended along Wolf Road. The Board continued to discuss its concerns about traffic and the overall size of the building on the lot. It discussed updating the study, which was performed in February 2023, to a time of year without the potential for snow or other conditions that may have impacted traffic.

After discussion, the applicant's design professional concurred with the Acting Chair to table to application for potential updates.

1. No action taken.

b. 358 Watervliet Shaker Rd, Watervliet Shaker Subdivision.

Applicant: Jeff Ferraro. Presented by EP Land Services LLC. Sketch Plan review of Merger of 358 Watervliet Shaker Road and 1 East Hills Blvd. Proposed 6 lot single family home subdivision. The site is zoned SFR, Single Family Residential. TDE: Barton & Loguidice (PL-23-00006).

Jamie Easton from EP Land Services LLC presented the project for the applicant. He discussed comments received at the DCC meeting including a private road to respond to the concerns with 911 addressing where the current road does not have the number capacity to add new numbers to the existing street numbering scheme. He summarized a letter from the SHPO regarding the existing home on the site. He stated that there is a small, isolated wetland under the jurisdiction of the ACOE and a jurisdictional determination letter has not yet been received.

Bradley Grant from B&L provided the TDE comments based on his initial observation of the project, but not documented in a letter at this sketch phase.

PEDD Staff provided its comments on the project regarding concerns with the private road and the initial design of the neighborhood and lack of available addresses. PEDD Director Maguire stated these concerns but has not found clear evidence that the project was designed as such to prevent future construction but it may be something the Planning Board may want to consider. Planner Andy Acker reviewed

The Board discussed the project including why the driveways are not on East Hills Blvd and on the private road. Per Mr. Easton it was because Police Communications did not support using addresses that included letters (e.g. 1A, 1B, 1C, and 1D). The Board continued to discuss possible options and alternatives.

Acting Chair Shamlian invited any members of the public interested in providing a comment on the project to come forward. Tony Brankman, a neighborhood resident, presented his concerns including the property that was owned by the Homeowner's Association. He noted that the small strip of land is not part of the open space in the neighborhood. He also stated that the area is very wet after it rains. Mark, an officer from the East Hills HOA, provided comments. Candice Frost, a neighborhood resident, stated concerns with making turns to Route 155.

Acting Chair Shamlian suggested returning with an updated sketch plan.

1. No action taken.**c. 340 New Karner Road, Casale Self Storage Building.**

Applicant. Tony Casale represented by ABD Engineers. Final SEQR Classification and Final Site Plan Approval for a 3-story self-storage building with a 30,400-sf footprint (91,200 sf gross floor area). The site is zoned IND, Industrial. TDE: CHA (PL-20-00006).

Luigi Pallsechi from ABD Engineers presented the project on behalf of the applicant. He reviewed the changes since the concept plan. He acknowledged that there are outstanding technical comments that they can address on the final plan submitted for stamping.

Joe Grasso from CHA provided the TDE comment letter dated July 25, 2023. He noted that they need to address a stormwater comment. He stated that he believes that all outstanding comments have been addressed and ready for approval of the final site plan.

The Board discussed the project including the rendering of the building.

1. Motion To: Approve a SEQRA determination

COMMENTS - Current Meeting:

RESOLUTION OF THE TOWN OF COLONIE PLANNING BOARD PREPARATION OF A NEGATIVE DECLARATION

Casale Self Storage - 344 New Karner Road

WHEREAS, Casale New Karner, LLC (the "Applicant") has submitted to the Town of Colonie Planning Board (the "Board") Casale Self Storage project ("the Project") located at 344

New Karner Road, Colonie, New York; and

WHEREAS, the Project is a Unlisted action under SEQR; and

WHEREAS, the Planning Board has reviewed Part I of the Full Environmental Assessment Form (FEAF) submitted by the Applicant and completed Parts II and III of the FEAF in conjunction with the review of a significant number of documents related to this project that are enumerated in the draft Negative Declaration and maintained in Town files; and

RESOLVED that based on a thorough review of the Project by the Planning Board that there will be no significant adverse environmental impacts and no EIS will be required; and be it further

RESOLVED that the attached Negative Declaration be adopted in accordance with SEQR Part 617.

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

2. Approve a Final Site Plan with Conditions

The conditions include that all outstanding Town and Town Designated Engineer comments shall be resolved prior to stamping.

d. 15 Delatour Road & 188 Troy Schenectady Road, Climate Controlled Storage Buildings.

Applicant: Delatour Partners LLC. Represented by Advance Engineering & Surveying, PLLC. Concept Acceptance for a 3-story 60,000 square foot self-storage building fronting Troy Schenectady Road and two (2) 2-story 30,000 square foot self-storage buildings fronting Delatour Road. The site is zoned COR, Commercial Office Residential. TDE: CHA (PL-22-00040)

Nick Costa from Advanced Engineering presented the project on behalf of the applicant. He reviewed changes made since the sketch plan.

Joe Grasso from CHA provided the TDE comment letter dated August 16, 2023. He noted that this is an Unlisted action under SEQRA. The project would also need to provide a letter from SHPO prior to making any SEQRA determination. The project will need waivers from design standards and parking requirements. He noted that the ZBA in its decision noted a limit to the height of the buildings along Delatour Road.

The Board discussed the project including the two parcels and a lot line adjustment that would be needed. There was a concern about the third story of the building on Troy Schenectady Road. The Board continued to discuss the elevations of the building and elements like roof-top units for HVAC. A question was asked about the wetlands on the site and plans for the remaining acreage on the site.

Acting Chair Shamlian invited any members of the public interested in providing a comment on the project to come forward. Dottie and Pete Piroha provided comments and written comments were added to the project file. Comments included concerns with the items that could be stored in the facility, the design of the sidewalks and berms along Delatour Road (across the street), the proximity of the project to homes on Semons Avenue, low and wet areas, and prior decisions and discussions by the ZBA and prior boards.

The Board continued to discuss the project regarding comments made by the public.

Carol Miller from Semons Avenue provided comments about the slope, existing pools in neighborhood yards, water at the baseball training facility, fencing along Delatour Road, and other concerns with the project.

Nick Costa responded to the fencing with decorative fencing along Delatour Road and fencing around the facility to secure the site. The site plan shows fencing up the slope but it is incorrect and the fence will be limited to the approximate perimeter of the parking lot.

A resident commented about trees added to the top of the slope and that they must be evergreen.

The Board discussed the presence of drive-up units and the applicant responded that there will be some but they have not been fully defined on the plan.

The Board continued to discuss the project including the concerns with water, the drive up storage area, renderings of the proposed buildings from Semons Avenue, vegetative screening and use of pines, concerns with placing the stormwater management area along Delatour Road.

Paul Robatour from Semons Avenue asked if the Board should consider what could happen on the balance of the property. Acting Chair Shamlian noted that unless there is a deed restriction, the applicant has the right to present a plan at a later date.

The applicant concurred with the Board to table the concept plan for an update to be presented later.

1. **No action was taken.**

5. Adjournment

With no further business before the Board, the meeting stood adjourned.