



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, August 23, 2022

6:00 PM

Town Hall

1. Call to Order

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

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

Note: Due to technical difficulties, video for this meeting starts during the presentation of 4298 Albany Street.

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

2. Report of the Planning and Economic Development Director

PEDD Director Sean Maguire updated the Board on an Open Development Area request for 855-861 First Street and scoping for the Lisha Solar 1 and Lisha Solar 2 SEQRA review.

- a. **Motion To:** Call for Public Hearing: 855-861 First Street. Lincoln Avenue Development ODA

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Ashworth, Heider, Mion, Shamlian, Malone, Bronner, Baker

3. Regular Business

- a. **4298 Albany St. Kim Warehouse/Office.**

Applicant: Eugene Kim, represented by ABD Engineers, LLP. Concept plan review of proposed construction of a single-story, 8,500 square foot office/warehouse building. The site is zoned IND, Industrial. TDE: Barton & Loguidice (PL-21-00023).

The project was presented on behalf of the applicant by Dave Kimmer from ABD Engineers. The TDE comments were reviewed by Bradley Grant from B&L. The Board discussed the project including a guiderail near the underground infiltration system, prohibiting trucks from backing out of the site onto Albany Street, the jurisdiction of wetlands, the ramp off the back of the building, a ramp/slope at the back of the building, the elevation (design) of the building which is predominantly grey, the location of employee parking on the site being unfavorable, additional guardrails at all of the underground chambers to prevent encroachment on the site's wetlands, comments from Pine Bush interested organizations, the tight fit of the site in regards to the building and truck movements, the unknown type of user that may be a tenant in the future, the size of the water service should a fire sprinkler be required, and turning movements of trash pickup.

1. Motion To: Accept the concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Craig Shamlian, Board Member
SECONDER:	Louis Mion, Board Member
AYES:	Ashworth, Heider, Mion, Shamlian, Malone, Bronner, Baker

b. 62 Sand Creek Rd. Abate Apartments.

Applicant: Mario Abate, represented by Eugene Kim. Parking waiver request to allow new parking within the front yard setback. The site is zoned COR, Commercial Office Residential. DPW/PEDD Review

The project was introduced by PEDD Planner Michael Tengeler. This project is a redevelopment project with the site plan subject to administrative review and waivers under the jurisdiction of the Planning Board. Because the proposed parking lot is presented in the front yard of the existing building, it requires a waiver of the design standards. Mr. Tengeler presented comments from Fire Services to relocate trees proposed adjacent to the one-story addition to Russell Road. Mr. Tengler noted that the applicant was unable to attend due to an unexpected family matter. The Board discussed the project including a crosswalk from the lot across Sand Creek Road to the building or other means to promote a safe crossing, placing parking in the rear of the building, improving screening to neighboring residential, and removal of the extended pavement at Russell Road that used by the school previously. Director Maguire recommended that the Board set action aside until the applicant can be in attendance to receive the Board's comments and respond. The Chair agreed. No action was taken.

c. 600 Troy Schenectady Rd. Hudson Valley Credit Union.

Applicant: Hudson Valley Credit Union, represented by LaBella Associates. Sketch plan review for proposed construction of a one-story, 4,600 square foot financial institution with detached drive-through. The site is zoned HCOR, Highway Commercial Office Residential. TDE: Barton & Loguidice (PL-21-00025).

The project was presented on behalf of the applicant by Sean Farrell from LaBella Associates. The TDE comments were reviewed by Bradley Grant from B&L. Charlie Thompson from HVCU responded to the TDE's question about line-of-sight to the drive-thru. The Board discussed the project including the sidewalk coming from Route 7 to the parking lot centered on

the doors to the building, fencing along the road (per HCOR standards), EV charging stations, location of sidewalks east of the site, banking parking spaces (applicant indicates that it can anticipate up to 15 employees at peak), and right-in/right-out movements.

No action was taken.

4. Adjournment

With no further business before the Board, the meeting stood adjourned at 7:01 p.m.