



Planning Board

Regular Meeting

~ Minutes ~

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

Sean M. Maguire
(518) 783-2741

Tuesday, August 25, 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.

Also present: Zach Harrison (PEDD Staff), Michael Tengeler (PEDD Staff), and Dr. Laura Weed (CAC Member).

Attendee Name	Title	Status	Arrived
Paul L. Rosano	Board Member	Present	
Peter Stuto	Chairman	Present	
Frederick Ashworth	Board Member	Late	6:23 PM
Steven Heider	Board Member	Present	
Susan Milstein	Board Member	Present	
Louis Mion	Board Member	Present	
Craig Shamlan	Board Member	Present	
Kathleen Marinelli	Counsel	Present	
Sean M. Maguire	Director, Planning and Economic Development	Present	

2. Report of the Planning and Economic Development Director

3. Regular Business

a. 208 Morris Road. Barbera Homes Office/Warehouse.

Applicant: Barbera Homes; presented by ABD Engineers, LLP. Extension (one-year) of project site plan approval for a 10,000 square foot one-story office/warehouse. The site is zoned IND, industrial. No TDE assigned. (PL-15-00034).

- i. **Motion To:** Approve one-year extension of the site plan approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis Mion, Board Member
SECONDER:	Paul L. Rosano, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlan

b. 28 Everett Road Extension. Crisafulli Senior Living PDD.

Applicant: Crisafulli Associates, LLC; presented by Hershberg & Hershberg. Application to rezone approximately 10 acres located at 28 Everett Road Extension from Neighborhood Commercial Office Residential (NCOR) to Planned Development District (PDD) with the intent to develop a 3-story building with a 46,416 square foot footprint for 113 independent senior apartments with 128 surface parking and 49 garage parking spaces. The site is zoned NCOR, neighborhood commercial office residential. TDE: CHA Companies. (PL-20-00002)

Dan Hershberg of Hershberg & Hershberg presented the project and the changes made since the last meeting, including a reduction in the project's size. Joe Grasso from CHA presented his review and letter dated August 24, 2020 as the TDE assigned to the project. Public comment was opened with comments provided by five members of the public. The Planning Board discussed the project. The written findings of the Colonie Planning Board were read.

1. Motion To: Amend the written findings of the Colonie Planning Board.

COMMENTS - Current Meeting:

A motion was made to amend the written findings of the Colonie Planning Board to amend Item 1 to read "The applicant shall contribute \$357,500 to the Town to benefit the surrounding areas in the following priority order, which includes but is not necessarily limited to:" and to strike Item 2 regarding the watermain of Duffy Street.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Milstein, Board Member
SECONDER:	Craig Shamlan, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlan

2. Motion To: Approve written findings of the Colonie Planning Board as amended.

COMMENTS - Current Meeting:

PLANNED DEVELOPMENT DISTRICT

COLONIE LAND USE LAW - WRITTEN FINDINGS OF THE COLONIE PLANNING BOARD

Crisafulli Senior Living PDD

28 Everett Road Extension

WHEREAS, Crisafulli Associates LLC (hereinafter referred to as the applicant) made application to the Colonie Town Board for Planned Development District (PDD) approval for a project that consist of a three story, approximate 139,248 square foot building with 113 independent senior apartments on a 10.0 acre parcel of land (hereinafter referred to as the project); and

WHEREAS; the Colonie Town Board (Town Board) referred the project to the Town of Colonie Planning Board (Planning Board) for review and recommendation; and

WHEREAS; pursuant to Chapter 190-13 of the Colonie Land Use Law, entitled Planned Development Districts, the Planning Board shall develop written findings that document the facts and information relied upon to reach its conclusions in rendering a decision on a PDD; and

WHEREAS the project is consistent with the purpose and intent of this Chapter including the Design Standards; and

WHEREAS the project is compatible with the surrounding neighborhood context and character and is in conformance with the Comprehensive Plan; and

WHEREAS the requirements of SEQRA will be completed by the Town Board prior to making a determination on the project, and the project will mitigate potential undue adverse environmental impacts as set forth during the SEQRA review to the maximum extent practicable; and

WHEREAS the project will add to the long-term assets of the community and will not erode the livability or economic viability of the existing neighborhood areas; and

WHEREAS the project is conceptually sound in that it meets local and area-wide needs and it conforms to accepted design principals in the proposed functional roadway and pedestrian system, land use configuration, open space system, drainage system and scale of elements, both absolutely and to one another; and

WHEREAS there are adequate community facilities, services and utilities available or proposed to be made available in the construction of the development; and

WHEREAS the traffic will not have an adverse impact on the adjoining transportation system.

NOW THEREFORE, BE IT RESOLVED THAT, the Planning Board recommends approval of the Crisafulli Senior Living Planned Development District for the subject property subject to the following minimum public benefits being proposed by the Applicant which will add to the long-term assets of the community:

1. The applicant shall contribute \$357,500 to the Town to benefit the surrounding areas in the following priority order which includes but is not necessarily limited to:

- a. The study and/or mitigation of exiting flooding issues within the Sand Creek watershed and adjacent to the project site.

- b. Public improvements to streets, sidewalks, parks and other public infrastructure in the West Albany neighborhood.

- c. A contribution to the Town of Colonie Local Development Corporation to support local economic development.

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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Paul L. Rosano, Board Member
SECONDER:	Craig Shamlian, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian

c. 635 Columbia Street Ext. Starlite Retail.

Applicant: Starlite Associates, LLC, presented by Hershberg & Hershberg. Sketch plan update for the proposed construction of three-story 60,344 square foot office/retail building including a bank and restaurant on a 6.1 acre site. The site is zoned COR, commercial office residential. TDE: CHA Companies. (PL-19-00005)

Dan Hershberg of Hershberg & Hershberg presented the project and the changes made since the last meeting.

The Planning Board discussed the project.

d. 2 Lear Jet Ln. Office/Warehouse Building.

Applicant: Barry Feinman, presented by Advance Engineering & Surveying, PLLC. Sketch Plan review for the proposed construction of three (3) one-story office buildings with dedicated space for warehousing/distribution, a total building area of 54,000 square feet. The site is zoned COR, commercial office residential. TDE: CHA Companies. (PL-20-00014)

Nick Costa of Advanced Engineering presented the project. Craig Shamlian recused himself from the discussion. The Planning Board discussed the project. No action was taken.

e. 514 Old Loudon Road. Millview Extended Care Facility.

514 Old Loudon Road. Millview Extended Care Facility. Applicant: Millview of Latham Realty Holding Company, LLC; represented by Advance Engineering & Surveying PLLC. Concept site plan approval for the proposed construction of a 20,000 square foot one-story extended care building with parking, sidewalks, and associated utilities. The site is zoned SFR, single family residential. TDE: Barton & Loguidice. (PL-19-00014)

Victor Caponera presented the project. Public comment was opened with comments provided by one member of the public. The Planning Board discussed the project and possible screening for homes, specifically 6 Nottingham Way, using white fir, Norway spruce or a similar evergreen tree.

i. Motion To: Motion to accept the concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Paul L. Rosano, Board Member
SECONDER:	Steven Heider, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian

4. Adjournment

The meeting was adjourned at 8:38 p.m.