



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, September 27, 2022

6:00 PM

Town Hall

1. Call to Order

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

Also present: Senior Planner Monique Wahba

Attendee Name	Title	Status	Arrived
Frederick Ashworth	Board Member	Present	
Steven Heider	Chairman	Present	
Louis Mion	Board Member	Present	
Craig Shamlan	Board Member	Present	
Michael J Malone	Board Member	Present	6:02 PM
Kevin M. Bronner	Board Member	Present	
Megan Baker	Board Member	Present	
Sean M. Maguire	Director, Planning and Economic Development	Present	

2. Report of the Planning and Economic Development Director

The Planning Board meeting scheduled for October 4, 2022 has been cancelled. The next meeting is October 18, 2022.

3. Regular Business

a. 947 Troy Schenectady Rd. Viscusi Mixed Use PDD.

Applicant: Viscusi Holdings LLC, represented by Hershberg & Hershberg. Sketch plan review of construction of three, four-story apartment buildings of 72 units total with 122 parking spaces. Existing 6,000 square foot commercial building to remain with 27 parking spaces. Demolition of garage. The site is zoned COR, Commercial Office Residential. TDE: Barton and Loguidice. (PL-22-00028)

Nick Daniels from Hershberg & Hershberg presented the project on behalf of the applicant. Brad Grant from Barton and Loguidice presented the TDE's initial comments including location of buildings along the ravine, site amenities including a playground area and picnic tables, the public benefits required with a PDD, the visual impact of the proposed 4-story buildings to neighboring residential and golf course, reuse of areas existing on the site, slopes and soils, consider additional trees along Mill Road.

The Board discussed the project including the GEIS mitigation fees, public benefit determination, identifying a tenant for the commercial building, unfavorable access at Mill Road, number of trips generated from the proposed use and density, access to and from Troy Schenectady Road, the dog park or tenant amenities would not be considered a public benefit, the site plan is overdeveloped, buildings are too tall, as proposed there appears to be too much density, and the height of the proposed apartment units.

PEDD Director Sean Maguire noted that the zoning would allow for 29 residential units if the project could be scaled back.

No action was taken.

b. 2238 Central Avenue. Stanford Heights Fire Station.

Applicant: Stanford Heights Fire District, represented by Chazen Companies. Sketch plan update for proposed 23,004 square foot fire station. The site is zoned SFR, Single Family Residential and COR, Commercial Office Residential. TDE: Barton and Loguidice. (PL-20-00012)

Roger Keating from LaBella Associates presented the project for the applicant. He noted that the bond referendum has passed in the fire district. The project would consolidate a number of lots into a single site with frontage on three streets. The project has been shrunk down from the prior plan that was presented to the Board, including a reduction of one apparatus bay and a reduction to the hardscape on the site. The emergency vehicles will have pull-through bays which will allow vehicles to exit on Wilber Avenue and return on Covington Avenue. Brad Grant from Barton and Loguidice provided the TDE's comments including questions about if the site is a polling place for elections, community use of the facility, maximum demand for parking, and overflow weir from the catch basin proposed on the site along Covington Avenue.

The Board discussed the project including a parapet wall to screen rooftop units (RTU), overall greenspace calculation and grasspave parking area, backing out the grasspave area from the overall greenspace calculation, the location of the flashing traffic light and if it would be moved, the width of the streets, the addition of EV charging stations on the site, a pedestrian walk between the remote lot and the building, the need for a waiver for parking in the front yard, and the likelihood that people will park along the street if parking isn't close and convenient causing congestion on the residential streets. PEDD Planner Andy Acker asked about the stacked parking area and how vehicles will get out if double stacked.

No action was taken.

c. 952 Troy Schenectady Road. TS Latham Warehouse.

Applicant: TS Latham, LLC, represented by Hershberg & Hershberg. Sketch plan review for construction of an 18,700 square foot warehouse. The site is zoned COR, Commercial Office Residential. TDE: CHA Companies. (PL-22-00012)

Nick Daniels from Hershberg & Hershberg presented the project on behalf of the applicant. Joe Grasso from CHA provided the TDE's comments including proximity to the western property line and need for screening, proposed building on an existing stormwater management area.

The Board discussed the project including its visual impact to the neighboring commercial property on Kennette Road and size of the building.

No action was taken.

d. 857 First Street. Lincoln Avenue Development Phase 2.

Applicant: Lincoln Avenue Development LLC, represented by McFarland Johnson. Sketch plan review of a mixed-use development to include 435,00 square feet of warehouse/office space (7 buildings) with internal roadway system. The site is zoned IND, Industrial. TDE: CHA Companies. (PL-22-00029).

Board member Megan Baker recused herself from the project due to an existing business relationship with the applicant and exited the meeting.

Adam Frosino from McFarland Johnson presented the project on behalf of the applicant. Chuck Pafundi who works for the applicant noted some of the unique circumstances with the brownfield condition on the site where Phase 2 has documented contamination where earlier phases did not. Joe Grasso from CHA provided the TDE's comments including providing an updated master plan for the entire site, the berm along 9th Avenue and its overall height, the use of the slab for storage related to Luizzi Brothers business including its current use for screening and processing materials, general circulation and the last run of P and L Road, and traffic generation by use.

The Board discussed the project including an bypass road for 1st Street as identified in the Lincoln Avenue BOA study, the amount of parking (potentially more than needed or required), the extent of the brownfield area and contamination, the impact of redevelopment on neighbors, location of air quality monitors on the site during redevelopment, and the opportunity to add screening along Lincoln Avenue.

No action was taken.

4. Adjournment