



Planning Board

Regular Meeting

~ Minutes ~

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

Sean M. Maguire
(518) 783-2741

Tuesday, October 6, 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: Zachary Harrison (PEDD Staff), Michael Tengeler (PEDD Staff), Brad Grant (TDE, Barton & Loguidice)

Attendee Name	Title	Status	Arrived
Paul L. Rosano	Board Member	Absent	
Peter Stuto	Chairman	Present	
Frederick Ashworth	Board Member	Present	
Steven Heider	Board Member	Present	
Susan Milstein	Board Member	Present	
Louis Mion	Board Member	Absent	
Craig Shamlian	Board Member	Present	
Sean M. Maguire	Director, Planning and Economic Development	Present	

2. Report of the Planning and Economic Development Director

Director Sean Maguire reminded the Board and general public about the Planning Board meeting procedures to help prevent community contact transmission of COVID-19 including masks and social distancing.

3. Regular Business

a. 1209 Troy Schenectady Road, Lecce Retail/Office.

Applicant: Lecce Law Firm, presented by MJ Engineering. Amended Final Plan for the review of final elevations for a two-story 11,610 square foot Office/Retail Building. Review to focus on building elevations. TDE: None, staff review. (PL-16-00011)

Director Sean Maguire introduced the project. The Board discussed the elevations and offered changes, as reflected in the motion to approve the elevation.

1. **Motion To:** Approve the new elevation of the proposed 2 story building at 1209 Troy Schenectady Road

COMMENTS - Current Meeting:

Approve the new elevation of the proposed two-story building at 1209 Troy Schenectady Road. This elevation shows a brown stone first floor facade with an off white stucco second floor facade separated by a brown banner. There will be three curved canopies/awning along the south side of the building and a large curved awning over the west side entrance of the building. In addition, there will be a brown border below the roof line matching the banner in color and size above the three canopies. The elevations are approved as shown in the elevation submitted by the applicant as designed by Mackenzie Architects, dated October 1st 2020.

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

b. 979 Troy Schenectady Road. Porsche Albany.

Applicant: Country Realty Co., presented by Environmental Design Partnership, LLP. Sketch plan review for the development of a 25,254 +/- square foot automotive dealership with service facility for Albany Porsche, on a 10.8-acre parcel previously developed as a hotel with an accessory restaurant use. Existing buildings are proposed to be demolished and the new building located on the western portion of the site with future development anticipated east of the Porsche dealership. The site is zoned COR, commercial office residential. TDE: Barton & Loguidice. (PL-20-00016)

Director Sean Maguire introduced the project. The project was presented by the applicant's representative from Environmental Design Partnership, LLP. The Board discussed the project, including concerns with the large amount of parking, shared access with neighboring properties. Brad Grant (TDE, Barton & Loguidice) suggested increasing the water main to 8" and site lighting. No action was taken.

c. 46 Fuller Road. Multi-Tenant Commercial Building.

Applicant: Colleen Marcella, presented by Vision Planning Consultants LLC and Advance Engineering & Surveying PLLC. Sketch plan update for the construction of a one-story 4,900 square foot commercial building with approximately three tenants. The site is zoned COR, commercial office residential. TDE: Barton & Loguidice. (PL-20-00015)

Director Sean Maguire introduced the project. Nick Costa from Advanced Engineering presented the project. Brad Grant (TDE, Barton & Loguidice) provided initial feedback. The Board discussed the project. No action was taken.

d. 261 Troy Schenectady Road. Valente Commercial / Retail Plaza.

Applicant: Dean Marotta, presented by Advance Engineering & Surveying PLLC. Concept plan review for the construction of a one-story 4,600 square foot commercial building. The site is zoned COR, commercial office residential. TDE: Barton & Loguidice. (PL-19-00015)

Director Sean Maguire introduced the project. Nick Costa from Advanced Engineering presented the project. Brad Grant (TDE, Barton & Loguidice) provided feedback, including an overview of its letter from September 15, 2020. The Board discussed the project.

1. **Motion To:** Accept concept plan.

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

4. **Adjournment**

The meeting was adjourned at 7:14 p.m.