



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, October 18, 2022

6:00 PM

Town Hall

1. Call to Order

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	Absent	
E. Guy Roemer	Town Attorney	Present	

2. Report of the Planning and Economic Development Director

3. Regular Business

a. 228 Watervliet Shaker Road. Bonded Concrete Telecommunications Facility

Applicant: Bonded Concrete, Inc., Evolution Site Services, LLC, & Cellco Partnership (Verizon Wireless) represented by Hudson Design Engineering, PLLC. Final plan review for construction of a 140-foot telecommunications tower. Zoning: IND, Industrial. TDE: Barton & Loguidice. (PL-21-00016)

Chris Ciolfi from Evolution Site Services discussed the project on behalf of the applicant. Brad Grant from Barton & Loguidice presented the TDE's comments and discussed the bond that will be included for a decommission plan, updating the drainage plan and visual impacts. The board asked if they will be sharing a driveway via easement, which Chris clarified as yes.

i. Motion To: Approve a Negative Declaration for an Unlisted action under SEQRA.

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

ii. Motion To: Approve the Final Site Plan with conditions.

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

b. 302 Troy Schenectady Road. Woodhaven Mixed Use

Applicant: Woodhaven Land Partners #2, LLC, represented by Environmental Design Partnership, LLP. Concept plan review for construction of a three-story 4,400 square foot mixed-use building. Zoning: COR, Commercial Office Residential. TDE: CHA (PL-21-0004)

Chairman Steven Heider recused himself due to relationship with potential tenant and left the meeting. A made motion to appoint Craig Shamlan interim chair, board approved. Gavin Vuillaume from Environmental Design Partnership presented the project on behalf of the applicant. Joe Grasso from CHA presented the TDE's comments and discussed parking, ZBA variance for base commercial density, updated renderings showing grade change & fencing, and enhancing landscaping for the visibility of structure from Winthrop Ave.

Board allowed public comment, Jim Quirk from 43 Silvan Ave raised concerns that the building would be poaching a business from a neighboring property. Dick Schlansker of Plank Construction spoke on behalf of the applicant and said that no leases have been signed but the personal trainer from a neighboring property intends to be a tenant.

The Board discussed the potential demographics for the apartments and the lack of amenities, entrances, landscaping, snow storage and sidewalks. Board made a motion to accept concept, board approved.

i. Motion To: Appoint Craig Shamlan as Temporary Chair

RESULT:	ADOPTED [6 TO 0]
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Ashworth, Mion, Shamlan, Malone, Bronner, Baker
ABSTAIN:	Steven Heider

ii. Motion To: Accept the concept plan.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Ashworth, Mion, Shamlan, Malone, Bronner, Baker
ABSTAIN:	Steven Heider

4. Adjournment

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