



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, November 9, 2021

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order at 6:02 p.m. by Acting Chair Craig Shamlian. The roll was called.

Also present: Planner Michael Tengeler, PEDD; Brad Grant, Barton & Loguidice (TDE); and Joe Romano, CHA Companies (TDE)

Attendee Name	Title	Status	Arrived
Paul L. Rosano	Board Member	Absent	
Peter Stuto	Chairman	Absent	
Frederick Ashworth	Board Member	Present	
Steven Heider	Board Member	Present	
Susan Milstein	Board Member	Present	
Louis Mion	Board Member	Present	
Craig Shamlian	Board Member	Present	

2. Report of the Planning and Economic Development Director

Director Sean Maguire said he had no report tonight.

3. Regular Business

a. *31 Wade Rd. Imperial Pools Warehouse.*

Applicant: John V & Cathi Ann Maiucorro, represented by Advance Engineering. Sketch plan review for construction of a one-story, 60,000 square foot warehouse. The site is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice. (PL-21-00017).

Planner Michael Tengeler introduced the project. Nick Costa from Advance Engineering presented the project on behalf of the applicant. Brad Grant from Barton & Loguidice presented the Town-Designated Engineer's comments. The Board discussed the project including the feasibility of sharing a single stormwater management area with the neighboring property that is also under review for potential development; the size of the proposed new building (large) and its proximity to existing office buildings; setting the building further back from Wade Road and providing an improved elevation; the number of tractor trailers at the site each day; the distance between the rear of the building and the stormwater pond at the rear of the site; and asking the PEDD to look at the feasibility of shared infrastructure.

No action was taken.

b. 702 Troy Schenectady Rd. Latham Ford.

Applicant: Latham Ford-F, LLC, represented by Hershberg & Hershberg. Concept review for construction of a two-story, 42,000 square foot auto sales and repair facility with a mezzanine. The site is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice. (PL-21-00005)

Planner Michael Tengeler introduced the project. Dan Hershberg from Hershberg & Hershberg presented the project on behalf of the applicant including the overall site layout, building elevations, traffic movements and turning, waivers requested. Brad Grant from Barton & Loguidice presented the Town-Designated Engineer's comments. The Board discussed the project including location of all retention basins, left-hand turns in and out at Troy Schenectady Road, amount of EV charging stations (too few), signage on the site both brand and traffic direction, directing traffic to enter the site via Wade Road, how car carriers will access the site, and banking parking.

1. Motion To: Accept the concept plan with conditions.

COMMENTS - Current Meeting:

The concept plan is accepted with the condition that the access via Troy Schenectady Road is restricted to right in/right out movements.

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

c. 17 Commercial Ave. Warehouse Building.

Applicant: P&L 49 LLC, represented by Advance Engineering. Concept review for construction of a one-story, 13,000 square foot warehouse building. The site is zoned IND, Industrial. TDE: CHA Companies. (PL-21-00011)

Planner Michael Tengeler introduced the project. Nick Costa from Advance Engineering presented the project on behalf of the applicant. Chuck Pafundi from P&L 49 LLC (Luizzi Companies) joined Mr. Costa. Joe Romano from CHA presented the Town-Designated Engineer's comments including that this is an Unlisted Action under SEQRA and the Planning Board should make its final determination prior to final approval. The Board discussed the project including the potential need for SEAMAB review if work exceeds the limits allowed in a protected watercourse, the use of the space adjacent to the protected watercourse and measures to be taken to protect it, the number of parking spaces requested, request for a color rendering of the building and materials sample, and the comments from the Conservation Advisory Council regarding protection of mature trees on the site. One tree that the CAC identified is in conflict

1. Motion To: Accept the concept plan.

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

4. Adjournment

With no further business before the Board, the meeting was adjourned at 7:13 p.m.