



Planning Board

Regular Meeting

~ Minutes ~

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

Sean M. Maguire
(518) 783-2741

Tuesday, November 10, 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), Monique Wahba (PEDD Staff), Charles Voss (TDE, Barton & Loguidice), Joseph Grasso (TDE, CHA)

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

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.

a. Award from the New York Upstate Chapter of the American Planning Association

Director Sean Maguire informed the Board that today, the Town of Colonie was recognized with a Best Practice of 2020 Award from the American Planning Association's New York Upstate Chapter. The award recognizes the Planning Board's implementation of remote public meetings during the initial phase of the COVID-19 pandemic, particularly its design to maximize public engagement when in-person public meetings were prohibited by New York State.

3. Regular Business

a. 271A Troy Schenectady Road. Penfield Conservation Subdivision.

Applicant: Nicholas Huban, presented by Advance Engineering & Surveying, PLLC. Sketch Plan review for the development of a 2.0-acre parcel as a conservation subdivision of seven (7) residential lots. The site is zoned SFR, Single-Family Residential. TDE: Barton & Loguidice. (PL-20-00019, SD 20-019).

Board member Steven Heider recused himself from the case. Director Sean Maguire introduced the project. Nick Costa from Advanced Engineering presented the project. Charles Voss (TDE, Barton & Loguidice) provided initial feedback. The Board discussed the project. Board members expressed concern with the increased density and permanent signage that indicates that the deed restricted areas are protected from development. No action was taken.

b. 4152 Albany Street. Keystone Conservation Subdivision.

Applicant: Allied Associates, LLC, presented by Advance Engineering & Surveying PLLC. Concept review for conservation subdivision of a 109.84-acre parcel into eight (8) residential lots. The site is zoned SFR, Single-Family Residential. TDE: Barton & Loguidice. (PL-20-00009, SD20-005).

Director Sean Maguire introduced the project. Nick Costa from Advanced Engineering presented the project. He noted that after meeting with the Albany Pine Bush Commission, the applicant is prepared to create a 9th lot west of the proposed subdivided lots and gifting it to a land trust for the purpose of conservation. Charles Voss (TDE, Barton & Loguidice) provided initial feedback. The idea of limiting curb cuts with an access road was determined to be unfeasible and would also increase the impervious surface area. He reviewed the configuration of Lot 7, including an adjustment to the rear lot line to accommodate the 9th lot for conservation. The public was invited to make its comments and concerns were raised about stormwater, traffic, dumping. Nick Costa indicated that the wetlands were recently delimited by North Country and mapped the watercourse. The Board discussed the project. Mr. Heider stated he did not believe that Lot 7 should be a building lot. He noted that speeds on town roads are set by state law. Mr. Mion, Mr. Rosano, Ms. Milstein, Mr. Shamlan, and Mr. Stuto also stated their opposition to Lot 7.

1. Motion To: Accept concept plan.

COMMENTS - Current Meeting:

Concept acceptance is not an approval and the applicant will need to address and respond to the questions and concerns that were raised tonight.

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

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

Applicant: Crisafulli Associates, LLC presented by Hershberg & Hershberg. Concept review for the merger of three lots (28 Everett Road Extension, 11 & 12 Duffy Lane) and construction of a new three-story, 113-unit senior living apartment building on a 46,416 square foot building footprint. Access is proposed via a shared access easement through the neighboring Zaloga Post (Everett Road Extension) and a secondary access via Duffy Lane. Forty garages and 128 surface parking spaces are proposed. The site

is zoned PDD, Planned Development District (Resolution 358 of 2020). TDE: CHA Companies. (PL-20-00002)

Board member Steven Heider recused himself from the case. Planner Michael Tengeler introduced the project. Daniel Hershberg from Hershberg & Hershberg presented the project. Joseph Grasso (TDE, CHA) provided initial feedback. The Board discussed the project. Mr. Rosano indicated his support for the project. Ms. Milstein indicated that she would prefer that Duffy Lane not be used for secondary access. Mr. Shamlian indicated his support for the project but asked that the applicant discuss the church parking before changes are made. Mr. Mion indicated his support for the project. Mr. Ashworth indicated his support for the project. Mr. Stuto indicated his support for the project and access via Duffy Lane.

1. Motion To: Accept concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian

d. 579 Troy Schenectady Road. McDonald's.

Applicant: McDonald's USA, LLC, presented by Bohler Engineering. Waiver request seeking relief of 17 parking spaces in conjunction with the administrative review of a new "side by side drive-through" and parking configuration. The site is zoned HCOR, Highway Commercial Office Residential. (Staff review, no TDE assigned).

Director Sean Maguire introduced the project. Steve Wilson from Bohler presented the project. The Board discussed the project. No comments from Mr. Heider and Mr. Mion. Mr. Ashworth asked about seating inside the restaurant commensurate with the reduction in parking and potentially increasing greenspace. No comments from Mr. Rosano and Ms. Milstein. Mr. Shamlian does not agree that interior seating should be reduced at this time but that no parking signs may be warranted outside the entrance to the site. The Planning and Economic Development Department was asked to look at the requirement for no parking signs as part of its minor site plan review.

1. Motion To: Grant waiver from 17 required parking spaces.

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

4. Adjournment

The meeting was adjourned at 8:14 p.m.