



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, November 30, 2021

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order at 6:02 p.m. by Chairman Peter Stuto. The roll was called.

Also present: Senior Planner Monique Wahba, PEDD; Planner Michael Tengeler, PEDD; Joe Grasso, CHA Companies (TDE); and Brad Grant, B&L (TDE).

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	Absent	
Louis Mion	Board Member	Present	
Craig Shamlian	Board Member	Present	
Kathleen Marinelli	Counsel	Absent	
Sean M. Maguire	Director, Planning and Economic Development	Present	

2. Report of the Planning and Economic Development Director

Director Sean Maguire reminded all that the Town requires masks in public meetings to protect public health against community spread of COVID-19.

3. Regular Business

a. **11 Elks Lane. Colonie Senior Services PDD Amendment.**

Applicant: Colonie Senior Services, Inc., represented by Hershberg & Hershberg. Final plan review for the proposed demolition of the Elks Club and construction of a 127,500 +/- square foot, three-story building accommodating 99 units of affordable senior apartments (with 162 beds), a senior center, a wellness center, and other common areas. 105 parking spaces with 43 banked. Walking trail connecting adjacent senior development (17 Elks Lane) with pavilion for shared programming. The site is zoned PDD, Planned Development District. TDE: CHA Companies. (PL-21-00010)

Senior Planner Monique Wahba introduced the project. Director Sean Maguire noted that the Town Board recently passed a resolution determining that this final plan is substantially similar with the concept plan that was used to establish the PDD. Dan Hershberg of Hershberg and Hershberg presented the project on behalf of the applicant. Joe Grasso of CHA Companies reviewed the Town Designated Engineer's comments. Public comments were received from residents Ann Sage of Abedar Lane, Russ Sage of Abedar Lane, and Michael Stapleton of

Starlight Road. Planning Board member Lou Mion recused himself from the project. The Board discussed the project including the siding on the garage where the applicant clarified that the design calls for siding to cover the exposed concrete with the siding, how the PEDD monitors sites for requirements regarding landscaping, and final approval conditions.

1. Motion To: Motion to approve the Final Plan with conditions

COMMENTS - Current Meeting:

The motion was passed with the following conditions:

1. The project shall maintain landscaping on the site in accordance with arborist recommendations.
2. Meeting outstanding requirements of the Planning and Economic Development Department.

RESULT:	ADOPTED [5 TO 0]
MOVER:	Paul L. Rosano, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Shamlan
ABSENT:	Susan Milstein
RECUSED:	Louis Mion

b. 616 Columbia Street. Minimart and Restaurant.

Applicant: Sandeep Singh, represented by Advance Engineering and Surveying, PLLC. Concept review for construction of a 4,536 square foot mini-mart with four islands (eight (8) fueling stations). The site is zoned COR, Commercial Office Residential. TDE: CHA Companies. (PL-20-00021)

Senior Planner Monique Wahba introduced the project. Nick Costa of Advance Engineering and Surveying, PLLC presented the project on behalf of the applicant. Joe Grasso of CHA Companies reviewed the Town Designated Engineer's comments. Planning Board member Craig Shamlan recused himself from the project. The Board discussed the project including the number of parking spaces and the possibility of banked spaces, access and curb cuts, restricted access in and out of the site, truck movements on the site (e.g. gas tanker), and wetlands on the site which were noted as NYS jurisdiction and subject to a 100 foot buffer. A motion was made.

1. Motion To: Motion to accept the Concept Plan.

RESULT:	ADOPTED [5 TO 0]
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Mion
ABSENT:	Susan Milstein
RECUSED:	Craig Shamlian

c. 4093 Albany Street. National Grid Control Building.

Applicant: National Grid, represented by EDR and National Grid. Sketch plan review for construction of a one-story, 1,540 square foot control building to support the existing electric substation. The site is zoned SFR, Single-Family Residential. TDE: CHA Companies. (PL-21-00019)

Planner Michael Tengeler introduced the project. Director Sean Maguire noted that while it wasn't reflected in the Building Department's comments, Section 62-45 of the Colonie Town Code requires that the proposed barbed wire fence is subject to a special permit per Section 190-57. Andrew Leja of Barclay Damon LLP presented the project on behalf of the applicant. Joe Grasso of CHA Companies reviewed the Town Designated Engineer's initial comments. The Board discussed the project including the status of other upgrades to National Grid's infrastructure, the treatment of stormwater, and location of the small building on-site.

No action was taken on the project.

d. 1203 Loudon Road. Self-Storage Buildings.

Applicant: Guns Realty, LLC, represented by Advance Engineering and Surveying, PLLC. Sketch plan review for construction of eight (8), one-story buildings (total of 39,492 square feet) for use as cold self-storage. The site is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice (PL-21-00018)

Planner Michael Tengeler introduced the project. Nick Costa of Advance Engineering and Surveying, PLLC presented the project on behalf of the applicant. Brad Grant of Barton and Loguidice reviewed the Town Designated Engineer's initial comments. The Board discussed the project including sewers in the area, multiple points of egress, and elevations of the storage units. Director Maguire noted that this project is in the COR area and subject to the design standards which discourages metal buildings and requires building fenestration.

No action was taken on the project.

4. Adjournment

The meeting was adjourned at 7:58 p.m.