



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, December 3, 2024

6:00 PM

Public Operations Center

1. Call to Order

Also present were Senior Planner, Acting Director Andris Blumbergs (PEDD), Planner Jacob Landis (PEDD), Assistant Planner Lauren Dryburgh (PEDD), and TDE John Frazer (Barton & Loguidice). Board member Henry J. Rosenzweig was absent.

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Henry J. Rosenzweig	Board Member	Absent	
Paul A. Leo	Board Member	Present	
Michael J Malone	Board Member	Present	
Kevin M. Bronner	Board Member	Present	
Ricahrd Barlette	Board Member	Present	
Joanne Maloy	Board Member	Present	
Matthew Millea	Counsel	Present	

2. Public Hearing

There was no hearing.

3. Report of the Planning Department

There was no report.

4. Regular Business

a. 4 Jacqueline Avenue – Afrim's Outdoor Field.

Applicant: Afrim's Sports Inc., represented by Verity Engineering. Sketch plan review for the proposed installation of an 86,400 outdoor artificial turf field area and lighting for nighttime field use. The applicant is further proposing a lot line adjustment with adjoining 800 Troy-Schenectady Road to acquire ~24,256 sq. ft. (~0.557 ac.) of additional lands for the purposes of this project TDE: Barton & Loguidice. (PL-24-00178).

Aaron Vera of Verity Engineering presented on behalf of the applicant.

Senior Planner, Acting Director Andris Blumbergs noted this project is in the Airport GEIS area. He also noted that the site currently does not meet the 35% green space requirement outlined in the Town code. The applicant is hoping to buy land from the neighboring parcel in order to meet the green space requirement. If they cannot purchase additional land, they will need to pay approximately \$463,933 in incentive zoning fees. Blumbergs also asked about the Open

Development Area (ODA) that was mentioned in the application. Vera explained that this may be needed to solidify the access in an agreement with NYSUT as it currently exists along Nysut Dr. if they choose not to go forward with creating a new access point off the circle at Jacqueline Ave. instead.

Board Counsel Matthew Millea asked further questions about the proposed ODA. This project may or may not need an ODA, and the applicant will look into this piece further.

TDE John Frazer provided his review. He asked about a lighting plan for the site and for a copy of the shared parking agreement on the site be provided to the Board.

The Board asked about parking needs for the site and it was noted that no additional parking is being proposed for the site. There are currently 290 spaces currently available on the site with the shared parking agreement. They asked about the 50-60 trips expected to be generated by the new field and expressed concerns about emergency services vehicles entering the site during bigger events. They also asked about the proposed height of the lights for the field and where they would be visible from as well as how late the lights would be on at night. There were questions about where trees would be removed on the site to accommodate the field.

i. Sketch plan review, no action taken.

b. 85A Dunsbach Ferry Road – VZW Boght Corners Facility.

Applicant: Cellco Partnership d/b/a Verizon Wireless, represented by Young Sommer, LLC. Sketch plan review for proposed construction of 124-foot monopole telecommunications facility. Site is zoned Single Family Residential (SFR). TDE: Barton & Loguidice. (PL-24-00315).

David Brenner of Young Sommer, LLC presented on behalf of the applicant. Brennan noted for the record two small errors on the meeting agenda. The agenda incorrectly listed Alliance Infrastructure as an applicant for this project, but Verizon is the only applicant. He also noted that the applicant typically starts by proposing a monopole for these projects rather than a monopine as noted in the agenda, but that at the Development Coordination Committee (DCC) meeting Town departments had recommended camouflaging the tower as a monopine.

Senior Planner, Acting Director Andris Blumbergs noted that this project is in the Boght GEIS area.

TDE John Frazer provided his review. He asked about how the applicant would determine the viewshed for this facility. He also noted that the utilities for this facility must not interfere with the Town water facilities on the site.

The Board discussed the project. They expressed support for using the stealth monopine design at this site. They asked if this tower would have a backup generator. Brennan noted that it would and that the water tank would buffer some of the noise from it. The Board also asked about night time lighting on the site and whether it would need an aircraft indicating light. Brennan noted that it will not need an aircraft indicating light and if crews need to work on the tower the light will be set to automatically turn off after a set amount of time. The Board also asked how many carriers would be using this tower, and how Verizon determines what height of tower is needed for an area. The Board asked about next steps for this project. It will go to the Zoning Board of Appeals as a Special Use Permit is required for cell towers in all zones in the Town.

- i. Sketch plan review, no action taken.

5. Adjournment

With no further business before the Board, the meeting was adjourned at 6:45 pm.