



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, December 8, 2020

6:00 PM

Remote Meeting

1. Call to Order

The meeting was called to order at 6:00 p.m. by Chairman Stuto.

To protect public safety during the State of Emergency triggered by COVID-19, the Planning Board is conducting this meeting and hearing remotely in accordance with Executive Order 202.1 and 202.15 and as extended by subsequent orders. The Town has implemented business continuity measures that allow meetings to continue with public engagement. Please take note of the following options for viewing or participating in this meeting.

To view the meeting, please visit the Town's YouTube channel using the following link and you will be able to watch a live stream.

<https://www.youtube.com/channel/UCAEwcIkO-Rthar8R38fU2Kg>

To provide public comments at this meeting, please register with the following link and you will receive additional instructions.

https://us02web.zoom.us/join/register/tZYod-ippDguGtMU0Lw179cBD9s_ini1nxhg

The roll was called. Also present: Monique Wahba (PEDD Staff), Zachary Harrison (PEDD Staff), Joseph Grasso (TDE, CHA), Charles Voss (TDE, Barton & Loguidice).

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	Present	

2. Report of the Planning and Economic Development Director

Director Sean Maguire noted that due to a COVID-19 exposure, the Planning and Economic Development Department was working from home and the office is currently closed to the public. It will reopen when it is safe to do so. Staff should return to the office sometime next week.

3. Regular Business

a. 33 & 45 Forts Ferry Rd. The Summit at Forts Ferry Mixed Use.

Applicant: Frank Nigro, presented by VHB. One-year extension of project site plan approval. Construct two-story, 30,000 square foot office and three-story, 62-unit senior apartment. The site is zoned OR, Office Residential. TDE: CHA Companies (PL-17-00012). This item is continued from December 1, 2020.

Board Member Craig Shamlian recused himself from the case. Director Sean Maguire and Planner Zach Harrison introduced the project. Mary Beth Slevin presented to request. The Board discussed the project.

i. Motion To: Approve a one-year extension of the site plan approval.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion
RECUSED:	Craig Shamlian

b. 396 Watervliet Shaker Road. Verizon Wireless Service Facility.

Applicant: Cello Partnership dba Verizon Wireless, presented by Young/Sommer LLC. Concept acceptance for the construction of a 79-foot tall stealth monopine telecommunication facility. The site is zoned SFR, Single-Family Residential. TDE: CHA Companies. (PL-20-00017). This item is continued from December 1, 2020

Board Member Louis Mion recused himself from the case. Director Sean Maguire and Planner Zach Harrison introduced the project. Dave Brennan presented the project. Joseph Grasso (TDE, CHA) provided feedback. The Board received comments from members of the public about the project and summarized letters that were received and provided to the Board by those unable to attend the meeting. The Board discussed the project.

i. Motion To: Accept the Concept Plan.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Paul L. Rosano, Board Member
SECONDER:	Steven Heider, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Shamlian
RECUSED:	Louis Mion

c. 925 Watervliet Shaker Rd. Capital BOCES.

Applicant: BBL Construction Services, LLC represented by Hershberg & Hershberg. Final review to construct two buildings totaling 206,000 square feet: a 165,000? square foot Career & Technical Education Center and a 41,000? square foot Maywood Special Education School, and

510 parking spaces. The site is zoned CO, commercial office. TDE: Barton and Loguidice. (PL-20-00007). This item is continued from December 1, 2020.

Director Sean Maguire and Senior Planner Monique Wahba introduced the project. Daniel Hershberg from Hershberg & Hershberg presented the project. Charles Voss (TDE, Barton & Loguidice) provided feedback. The Board received comments from members of the public about the project. The Board discussed the project including the design of the buildings, proximity of the three-store CTE building to the neighboring property, the Letter of Resolution with the Shaker Heritage Society, and the need to further study traffic after completion of this project and prior to construction of any additional buildings on the southern portions of the site.

i. Motion To: Approve the SEQR determination.

COMMENTS - Current Meeting:

BE IT RESOLVED, that the project is a Type I action and based on the provided EAF, the Board determines that the action will not have a significant effect on the environment, and that the attached Negative Declaration be filed.

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

ii. Motion To: Approve the Final Plan.

COMMENTS - Current Meeting:

BE IT RESOLVED, that the final plan is approved conditioned on the approval of the town departments of any remaining technical review and that the site plan presented here remains unchanged; and be it further

RESOLVED, that future development at the site shall trigger a revaluation the configuration of the traffic control device to be installed at the entrance of this site at Watervliet Shaker Road.

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

d. 1126 Loudon Road. Ridgeview Meadows at North Colonie Subdivision.

Applicant: Benjamin Avery and Black Rock Construction, presented by The Chazen Companies. Public hearing and final review of a 22.15-acre, 22-lot subdivision with 20 residential lots, one storm water lot, and one lot dedicated to the Town. The subdivision will be served by an extension of Wetherby Court, a road constructed off Nottingham Way and another that will intersect the Wetherby Court extension and terminate in a temporary cul-de-sac at the property line of the lands of Reo and Anderson. The site is zoned SFR, Single-Family Residential. TDE: Barton & Loguidice. (PL-18-00012, SD18- 014). This item and associated public hearing is continued from December 1, 2020.

Director Sean Maguire and Senior Planner Monique Wahba introduced the project. Roger Keating from The Chazen Companies presented the project. Charles Voss (TDE, Barton & Loguidice) provided feedback.

The public hearing was resumed. Testimony was provided by David Vickers, Jeffrey Connery, Christopher Guzda, Steven Sossei, Anthony Benjamin, and Brian Beaury. The public hearing was closed.

The Board discussed the project including the location of the pedestrian path, the design of traffic barriers on the path, field location of trees and screening from neighbors, the design of the Weatherby Couty tempoary cul-de-sac and potential future extension of the road, ground water concerns, traffic concerns, and the design elevations of the homes to be built.

- i. **NOTICE IS HEREBY GIVEN THAT PURSUANT TO Section 276 of Town Law, the Town Planning Board of the Town of Colonie, Albany County, New York will meet and conduct a Public Hearing at Town Hall Main Hearing Room, 534 New Loudon Road, Latham, in said Town of Colonie, County of Albany, New York on the 1st day of December, 2020 at 6:00 P.M. for the purpose of hearing all persons upon the approval, modification or disapproval of a certain residential subdivision plat in the Town of Colonie, County of Albany known as Ridgeview Meadows at North Colonie, consisting of 22.15 acres of land located at 1126 Loudon Rd to be divided into twenty (20) residential buildings lots, one storm water lot, and one lot dedicated to be dedicated to the Town.**

DATED: November 16, 2020
Latham, New York

TOWN OF COLONIE PLANNING BOARD
Peter Stuto, Chairman

HISTORY:

12/01/20

Planning Board

ADJOURNED

Next: 12/08/20

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

- ii. **Motion To:** Approve the SEQR determination.

COMMENTS - Current Meeting:

BE IT RESOLVED, that the project is an UNLISTED action and based on the provided EAF, the Board determines that the action will not have a significant effect on the environment, and that the attached Negative Declaration be filed.

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

iii. Motion To: Approve the Final Plan.

COMMENTS - Current Meeting:

BE IT RESOLVED, that the final plan is approved with the following conditions:

1. The elevations presented in the CGM Home Plan Sample Options are the approved home elevations and filed with the Planning and Economic Development Department on November 17, 2020 and presented to the Board at final plan approval with no two identical elevations and/or colors constructed immediately adjacent to one another.
2. The builder shall work with neighbors to field locate trees and vegetation to provide for improved screening, with location of such trees and vegetation to be subject to approval of the Planning and Economic Development Department.
3. The Planning and Economic Development Department shall review and approve the design, appearance and final location of the pedestrian access gate at the emergency access and pedestrian pathway.
4. It is the Planning Board's intent that Weatherby Court be terminated and directs staff to work with the town attorney to put into effect its intent to the extent legally possible.

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

4. Adjournment

The next meeting is December 15, 2020. The meeting was adjourned at 9:59 p.m.