Planning Board

Regular Meeting

~ Minutes ~

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

Steven Heider

Tuesday, December 17, 2024 **6:00 PM** **Public Operations Center**

1. Call to Order

The meeting was called to order at 6:00 p.m. by Chair Steven Heider. The roll was called. Board member Kevin M. Bronner was absent.

Also present were Senior Planner, Acting PEDD Director Andris Blumbergs, Planner Jacob Landis (PEDD), Assistant Planner Lauren Dryburgh (PEDD), and TDE John Frazer (Barton & Loguidice).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Henry J. Rosenzweig	Board Member	Present	
Paul A. Leo	Board Member	Present	
Michael J Malone	Board Member	Present	
Kevin M. Bronner	Board Member	Absent	
Ricahrd Barlette	Board Member	Present	
Joanne Maloy	Board Member	Present	
E. Guy Roemer	Town Attorney	Present	

2. Public Hearing

There was no hearing.

3. Report of the Planning Department

There was no report.

4. Regular Business

a. 969 Watervliet Shaker Road – Afrim's Complex Addition

Applicant: Afrim's Sports Inc., represented by Verity Engineering. Sketch plan review for the proposed construction of an 8,800 square foot steel-framed building and 1,730 square foot connector building to provide access to existing clubhouse. The new structure will house an indoor athletic field and court. The site is zoned Commercial Office (CO). TDE: Barton & Loguidice. (PL-24-00179).

Aaron Vera of Verity Engineering presented the project on behalf of the applicant. The applicant, Afrim Nezaj, also spoke.

TDE John Frazer of Barton & Loguidice provided his review and discussed concerns about adequate parking on the site and the availability of parking at the adjacent BOCES site, particularly if the walkway between the two sites is not maintained in the winter. He suggested that this project would benefit from a parking study.

Senior Planner, Acting Director Andris Blumbergs suggested the possibility of adding more parking off the access road to the site.

The Board discussed the project, particularly parking needs on the site. Chair Heider mentioned that the walkway between the sites is gravel so is difficult to maintain in winter and is not currently well lit. He suggested that lighting be added as well as signing to clarify the parking arrangements between the sites. The Board expressed concerns about parking capacity at the site and questioned that the proposed addition would not increase parking needs on the site. The applicant expressed that overflow parking is currently only needed during the warmer months and from November to April the overflow parking is not needed. He agreed that signage on the site directing patrons towards the parking arrangement at the adjacent BOCES site could be improved. The Board also asked about whether or not a separate proposal for a housing development along Watervliet Shaker Rd. would affect the Afrim's property.

i. Sketch plan review, no action taken.

b. 4298 Albany Street – Kim Office/ Warehouse

Applicant: Eugene Kim, represented by ABD Engineers, LLP. Concept approval extension, SEQR Determination, and Final plan review for the proposed construction of an 8,500 square foot office/warehouse building. The site is zoned Industrial (IND). TDE: Barton & Loguidice. (PL-21-00023).

Dave Kimmer of ABD Engineers presented the project on behalf of the applicant.

TDE John Frazer of Barton & Loguidice provided his review. He mentioned that adjustments needed to be made to the landscaping plan.

The Board discussed the project including the landscaping plan. While Kimmer noted that the plan was to preserve about 40 ft. worth of existing greenery along one side of the site, the Board expressed the desire to see a more robust landscaping plan. The Board highlighted the importance of aesthetics on the site, especially as the building will be visible from the road. They also expressed concerns about truck maneuvering on the site and suggested adding signage to direct drivers.

A motion was made.

i. Motion To: Accept the concept plan extension.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ricahrd Barlette, Board Member
SECONDER:	Joanne Maloy, Board Member
AYES:	Heider, Rosenzweig, Leo, Malone, Barlette, Maloy

ii. **Motion To:** Approve a negative declaration under SEQRA.

COMMENTS - Current Meeting:

WHEREAS, Eugene Kim ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Kim Office/Warehouse project located at 4298 Albany Street ("Project"). The proposal is for the construction of an 8,500 SF, single story office/warehouse building; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQR (State Environmental Quality Review Act); and

WHEREAS, the Planning Board has reviewed Part I of the Full Environmental Assessment Form (FEAF) submitted by the Applicant, and completed Parts II and III of the FEAF in conjunction with the review of a significant number of documents related to this project that are enumerated in the attached Negative Declaration and maintained in the town files; and

WHEREAS, the Project shall be completed in accordance with the requirements set forth by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED that based on a thorough review of the Project by the Planning Board, and the addition of the above mitigation measures, that there will be no significant adverse environmental impacts as a result of the Project and no Environmental Impact Statement will be required; and be it further

RESOLVED that the attached Negative Declaration be adopted in accordance with SEQR Part 617.12 and kept on file with the Town of Colonie Planning and Economic Development Department.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Henry J. Rosenzweig, Board Member
SECONDER:	Paul A. Leo, Board Member
AYES:	Heider, Rosenzweig, Leo, Malone, Barlette, Maloy

iii. **Motion To:** Approve the final plan with conditions.

COMMENTS - Current Meeting:

WHEREAS, Eugene Kim ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Site Plan Approval regarding the Kim Office/Warehouse project located at 4298 Albany Street ("Project"). The proposal is for the construction of an 8,500 SF, single story office/warehouse building; and

WHEREAS, the Project has been identified by the Planning Board as an Unlisted Action under SEQR (State Environmental Quality Review Act); and

WHEREAS, pursuant to 6 NYCRR Part 617.12, the Planning Board issued a SEQR Negative Declaration on December 17, 2024, determining there will be no significant environmental impacts; and,

WHEREAS, a General Municipal Law §239 referral was sent to the Albany County Planning Board on June 14, 2022. A review dated July 21, 2022, was received and such recommendations have been duly implemented; and,

WHEREAS, the Project has been previously before the Board on March 8, 2022, and August 23, 2022. The Plans have been extensively reviewed by the Town's professional staff and consultants during Development Coordinating Committee, Completeness Review, and Preliminary Final Review; and,

WHEREAS, the Planning Board has again considered and carefully reviewed the requirements of the Code relative to site plan review, the unique needs of the Town due to the topography, the soil types and distribution, and other natural and man-made features upon and surrounding the area of the proposed site plan, and the Planning Board has also considered the zoning in the area and the project in light of the Town's Comprehensive Plan and compliance therewith; and,

WHEREAS, on December 17, 2024, the Planning Board duly considered the proposed site plan in accordance with the provisions of §190 of the Code including concerns addressing site drainage, lighting, nearby residences, landscaping, parking, buffering, screening, driveways, and any potential on and off-site environmental impacts, and upon due consideration thereupon and deliberation by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED, the Town of Colonie Planning Board approves the proposed site plan for Kim Office/Warehouse at 4298 Albany Street, subject to the following conditions:

Condition A: Address all outstanding Town Department and TDE comments prior to the issuance of a Building Permit.

Condition B: Update plans to include additional landscaping measures and submit to the Planning and Economic Development Department for review to ensure compliance with the standards of the Town prior to the issuance of a Building Permit.

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Paul A. Leo, Board Member
SECONDER:	Michael J Malone, Board Member
AYES:	Heider, Leo, Malone, Barlette, Maloy
RECUSED:	Henry J. Rosenzweig

5. Adjournment

With no further business before the Board, the meeting stood adjourned at 6:55 p.m.