



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Steven Heider

Tuesday, January 21, 2025

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 Paul Leo was absent.

Also present were Senior Planner, Acting Director, Andris Blumbergs (PEDD), Planner Jacob Landis (PEDD) Assistant Planner Lauren Dryburgh (PEDD), and TDE Joe Grasso (CHA).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Henry J. Rosenzweig	Board Member	Present	
Paul A. Leo	Board Member	Absent	
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. 303 Troy Schenectady Rd. Fallon Wellness Pharmacy.

Applicant: Erika Fallon. Represented by Advance Engineering and Surveying, PLLC. Minor project proposal to add a 1,650 sq. ft. second floor to existing building for pharmaceutical laboratory and retail and to reconfigure parking area. Requesting waivers for parking in the front yard setback and a waiver to meet 82% of parking requirement. The site is zoned COR, Commercial Office Residential. TDE: N/A. (PL-24-00335).

Nick Costa of Advance Engineering and Surveying presented the project on behalf of the applicant.

Senior Planner, Acting Director Andris Blumbergs asked about the expected parking needs on site and stated that the department is comfortable with the site layout as it is proposed.

The Board discussed the project and the requested waivers. They asked about the layout of the building and asked that the back of the building that faces the residential area be enhanced architecturally with faux windows.

i. Motion To: Approve land use law waiver findings.

COMMENTS - Current Meeting:

WHEREAS, Erika Fallon ("Applicant") has submitted to the Town of Colonie Planning Board ("Planning Board") an application for Minor Site Plan Approval regarding the pharmaceutical laboratory and retail building at 303 Troy Schenectady Road ("Project"). The proposal is for the addition of a 1,650 SF second floor and the reconfiguration of the parking area; and

WHEREAS, the Applicant is requesting a waiver from the Town of Colonie Land Use Law, Article IX - Chapter 190-40, Design Standards, for the Commercial Office Residential (COR) zone related to the following: (1) parking located within the front yard setback, and (2) total number of required parking spaces; and

WHEREAS, the Planning Board may waive these standards to the extent it deems necessary in order to secure reasonable development of the site. In such case, the Applicant must establish that there are no practical alternatives to the proposed waiver that would conform to the standard, and the Planning Board shall issue a written finding stating the extent and justification of the waiver; and

WHEREAS, the project site is a previously developed commercial property containing retail space and associated parking, and the Project as proposed by the Applicant represents a desirable redevelopment of the site; and

WHEREAS, the proposed site layout is existing and designed to provide parking in the front yard; and

WHEREAS, the proposed second floor laboratory will provide office space for employees and will not create a substantial increase in customers visiting the site.

NOW, THEREFORE, BE IT

RESOLVED, that the Planning Board hereby finds that the extent of the requested waivers is not considered substantial; and be it further

RESOLVED, that the Planning Board finds the applicant has established that there are no practical alternatives to the proposed waivers that would conform to the standard and that the waivers are necessary in order to secure reasonable development of the project site; and be it further

RESOLVED, that the Planning Board hereby issues a waiver from the prohibition of parking located within the front yard; and be it further

RESOLVED, that the Planning Board hereby issues a waiver for an 18% reduction in required parking, reducing the required parking space count from 17 spaces to 14 spaces; and be it further

RESOLVED, that these waiver findings be a condition of site plan approval of the application and the same shall be kept in the project file in the Office of the Planning and Economic Development Department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joanne Maloy, Board Member
SECONDER:	Michael J Malone, Board Member
AYES:	Heider, Rosenzweig, Malone, Bronner, Barlette, Maloy, Millea

b. 1218 Troy Schenectady Road. Stewart's Shops.

Applicant: Stewart's Shops Corp. Represented by Chris Potter. Sketch Plan review for the relocation of an access road from Vly Road and additional 14 parking spaces. The property was previously rezoned to COR and is currently undergoing minor subdivision approval. The site is zoned COR, Commercial Office Residential. TDE: CHA. (PL-24-00341).

Jim Gillespie of Stewart's Shops presented the project.

TDE Joe Grasso of CHA provided his review. He noted that with the additional land acquired in the subdivision, the site would get closer to the required 35% green space. He suggested that the applicant add fencing, a berm, or landscaping to buffer the property from the residential neighbors. He suggested that the sidewalk be extended to the property line.

The Board discussed the project. Chair Heider noted concerns about having two curb cuts on the access road and suggested that one of the curb cuts be removed.

i. Sketch plan review, no action taken.

c. 385 Watervliet Shaker Road. Sisters of St. Joseph Condo/Apartments.

Applicant: Society of the Sisters of St. Joseph. Represented by Hershberg and Hershberg. Sketch Plan review for a proposed Planned Development District (PDD) for 132 units of 4-unit condominiums and 160 units of apartments. The site is zoned SFR, Single Family Residential. TDE: CHA (PL-24-00302).

Dan Hershberg of Hershberg & Hershberg presented the project on behalf of the applicant.

TDE Joe Grasso of CHA provided his review. He discussed concerns about the amount and location of access points on the site.

Senior Planner, Acting Director Blumbergs inquired why the applicant is proposing a PDD rather than keeping the current single-family residential zoning on the site. Blumbergs also noted that the Planning Department does not support the proposed parking along one of the access roadways or the residential density of the site. As no public benefit has been proposed as required for a PDD, he noted that the public benefit cost for the project would currently be about \$1 million.

The Board discussed the project. They expressed concerns about the layout of the site as well as the density. They particularly had concerns about the types of housing in each area of the site. While they found the apartments may fit along the road, they suggested that the condominium area of the site be single-family homes instead to fit the residential character of the nearby neighborhood. They discussed the need for buffering along the existing neighborhoods. They

also expressed concerns about the aesthetics of the proposed apartment buildings as they are proposed in a very visible area.

i. Sketch plan review, no action taken.

d. 579 Troy Schenectady Road. Chick-fil-A.

Applicant: Chick-fil-A. Represented by Bohler Engineering. Concept plan update of a site plan proposal that demolishes the existing building and constructs a 5,000 square foot fast food restaurant with outdoor seating and drive-through. The site is zoned HCOR, Highway Commercial Office Residential. TDE: CHA. (PL-21-00014).

Timothy Freitag of Bohler Engineering presented the project on behalf of the applicant. He discussed the updated traffic study that includes the traffic from the recently opened Sam's Club gas station.

TDE Joe Grasso of CHA provided his review.

The Board discussed the project. They suggested that the applicant add signage on Route 9 (both where there is currently a sign and behind Latham Farms) to try to reduce traffic traveling through the SPUI.

Jim Quirk of 43 Sylvan Ave. expressed concerns about increased traffic, and confusion from drivers about which lane they need to be in coming off the Exit 6 ramp heading north.

Nancy Bunker who works on Sunset Dr. also expressed concerns about increased traffic on Troy Schenectady Rd. She asked if there were any additional measures that could be implemented if the traffic plans presented are insufficient. TDE Grasso noted that DOT is continually monitoring the traffic conditions in that area.

Laurie Washburn of Sunset Dr. commutes through the SPUI and also expressed concerns about traffic congestion and traffic accidents in the area.

i. Concept plan update, no action taken.

5. Adjournment

With no further business before the Board, the meeting was adjourned at 7:35p.m.