



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, January 9, 2024

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order by Chair Steve Heider at 6:00 p.m. The roll called.

Also present: Planner Andy Acker (PEDD), Planner Ethan Townsend (PEDD), TDE Joe Grasso (CHA), TDE Brad Grant (Barton & Loguidice).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Michael J Malone	Board Member	Present	
Kevin M. Bronner	Board Member	Present	
Megan Baker	Board Member	Present	
Paul A. Leo	Board Member	Present	
Sean M. Maguire	Director	Present	
Matthew Millea	Counsel	Present	

2. Public Hearing

There was no public hearing.

3. Report of the Planning and Economic Development Director

Sean Maguire reported on changes to tonight's agenda. 804 Loudon Road has been pulled at the request of the applicant due to scheduling. A public hearing will be called for the rezoning request by Stewart's at Vly Road behind the existing store.

4. Regular Business

a. 15 Delatour Road & 188 Troy Schenectady Road, Climate Controlled Storage Buildings.

Applicant: Delatour Partners LLC. Represented by Advance Engineering & Surveying, PLLC. Updated concept plan review for a proposed 3-story 60,000 sf self-storage building fronting Troy Schenectady Road and two (2) 2-story 30,000 sf self-storage buildings fronting Delatour Road. The site is zoned COR, Commercial Office Residential. TDE: CHA (PL-22-00040)

Nick Costa from Advance Engineering presented the project. He reviewed the changes made to the plan since the Sketch Plan was presented including increasing the distance between the homes on Semons Avenue and the building on Troy Schenectady Road and the rear of the lots along Delatour Road.

Joe Grasso from CHA provided the TDE's comments. The project is an unlisted action under SEQRA and recommends the Board hold off on making a final decision on SEQRA until the project is closer to its final form. He reviewed the request for waivers and a recommended change to parking requirements if the project were reclassified as noted in the comment letter. He agreed that shifting the lot line will help address the density calculation for the project. He noted the ZBA's conditions on its approval for the project. Concerns about vehicle access around the building was also addressed. He continued to review the balance of the comment letter.

The Board discussed the project including lighting on the site, the adjustment made to pull the building forward since the sketch plan (Mr. Costa suggested that evergreen trees and perhaps more trees could be considered at the rear of the Troy Schenectady Road building), access across the Stewart's parking lot and it may be more favorable than the access via Delatour Road, location and visibility of the HVAC (Mr. Nichols for the applicant stated it could add screening to the HVAC units on Delatour Road), addition of more screening, and what will the fencing look like (per applicant black chain link around the site with a more ornamental style along the Delatour Road frontage).

Chair Heider invited members of the public to speak. Mr. and Mrs. Piroha, residents of the Town, provided comments and a letter regarding the project. Mr. Heider asked if Mr. and Mrs. Piroha were asking to remove the scrub brush and they responded they would like to have a berm constructed and treed. Carol Miller, resident of the Town, stated her opposition to the project and discussed the zoning of other storage buildings around the Town that she has observed.

1. Motion To: Accept the concept plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kevin M. Bronner, Board Member
SECONDER:	Paul A. Leo, Board Member
AYES:	Heider, Malone, Bronner, Baker, Leo

b. 804 Loudon Road, Bank of America Parking Lot Expansion.

Applicant: Baldwin 820 Realty LLC, represented by Stonefield Engineering & Design. Minor site plan waivers for front and rear setbacks. Site is zoned Highway Commercial Office Residential (HCOR). TDE: None. (PL-23-00128).

This project was pulled from the agenda at the request of the applicant.

1. No action taken.

c. 45-47 Kunker Avenue. Hrelja Mixed Use Applicant.

Applicant Armin Hrelja. Represented by Arico Associates. Sketch plan review for proposed construction of a three-unit residential apartment building and one detached one-story 1,200 sf office building with associated parking and stormwater area. Site is zoned Highway Commercial Office Residential (HCOR). TDE: Barton & Loguidice (PL-23-00143)

Dom Arico presented the project for the applicant. He noted that the one-story building is 1,200 square feet and not 1,000 square feet.

Brad Grant from B&L presented the TDE comments.

The Board discussed the project including the design of the office building, stormwater in the area and questions about the conditions there, the design of the project including orientation of the front elevation into the parking lot and the rear elevation to Maple Avenue, modifying the "rear elevation" to appear like a front door and keeping the parking at the rear.

1. No action taken.

d. 144 Old Niskayuna Rd, VZW Old Niskayuna Facility.

Applicant Cellco Partnership d/b/a Verizon Wireless, represented by Young/Sommer LLC. Sketch plan review for proposed 120ft monopole telecommunications tower and associated equipment. Site is zoned Single-Family Residential (SFR). TDE: Barton & Loguidice (PL-23-00185).

Dave Brennan from Young/Sommer LLC presented the project on behalf of the applicant.

Brad Grant from B&L provided the TDE comments. He noted that a visual resource analysis will be needed. He asked about the materials used for the pole, which is galvanized. There was a discussion on if an alternative treatment would be desirable.

The Board discussed the project including a monopine design, any lighting requirements per FAA due to the proximity to the airport, a coverage map, plans to reach out to neighbors about the project, overall height of the pole and options, and mitigating visual impact.

Chair Heider invited the public to provide comments. Bob Stevens, resident of Colonie and member of Shaker Road Loudonville Fire Department, spoke in favor of the project. Paul Burgdorf, resident of Colonie and member of the County Legislature, noted that he has received complaints about the challenges with cell phone coverage in the area and he supports the project.

1. No action taken.

e. 788 Watervliet Shaker Road, Crisafulli WSR Office/Warehouse.

Applicant: Crisafulli Associates, LLC, represented by ABD Engineering & Surveyors, LLP. Sketch plan review for the proposed construction of a one-story 12,225 square foot office/warehouse building with associated parking. Presented by ABD Engineers Surveyors. TDE: Barton & Loguidice (PL-23-00137)

Chair Steve Heider recused himself from the project due to a business relationship with the applicant. Kevin Bronner was named Temporary Chair.

Dave Kimmer from ABD Engineering presented the project on behalf of the applicant. He noted that after the DCC meeting, the applicant dug test pits for the stormwater system and as a result, had to

modify the project including the location of the building and parking. The overall size of the building has been reduced.

Brad Grant from B&L provided the TDE comments. PEDD Director Sean Maguire noted that the updated plan was provided this afternoon and so the TDE may not have had the opportunity to complete a review of the new plan.

The Board discussed the project including the design of the stormwater system and drainage, received a comment from a residential neighbor and changes to the view from his home, design of the building should be attractive, and screening for neighbors.

1. No action taken.

5. Adjournment

With no further business before the Board, the meeting was adjourned.