



Paula A. Mahan
Town Supervisor

TOWN OF COLONIE
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Public Operations Center
347 Old Niskayuna Road
Latham, New York 12110

Phone (518)783-2741 Fax (518)783-2888
Planning Board Agenda (518)783-1511
www.colonie.org/pedd

Joseph LaCivita
Director

AGENDA
PLANNING BOARD MEETING
TOWN HALL MEETING ROOM
TUESDAY, January 21, 2020

7:00PM

Meeting called to order

7:00PM

British American Office/Hotel

Applicant: Chris Connors, British American
798 Albany Shaker Road

Amend Office Approval to 48,500SF from 39,00SF

Presented by: CHA Companies

TDE – Barton & Loguidice

British American Plaza Site Plan Amendment

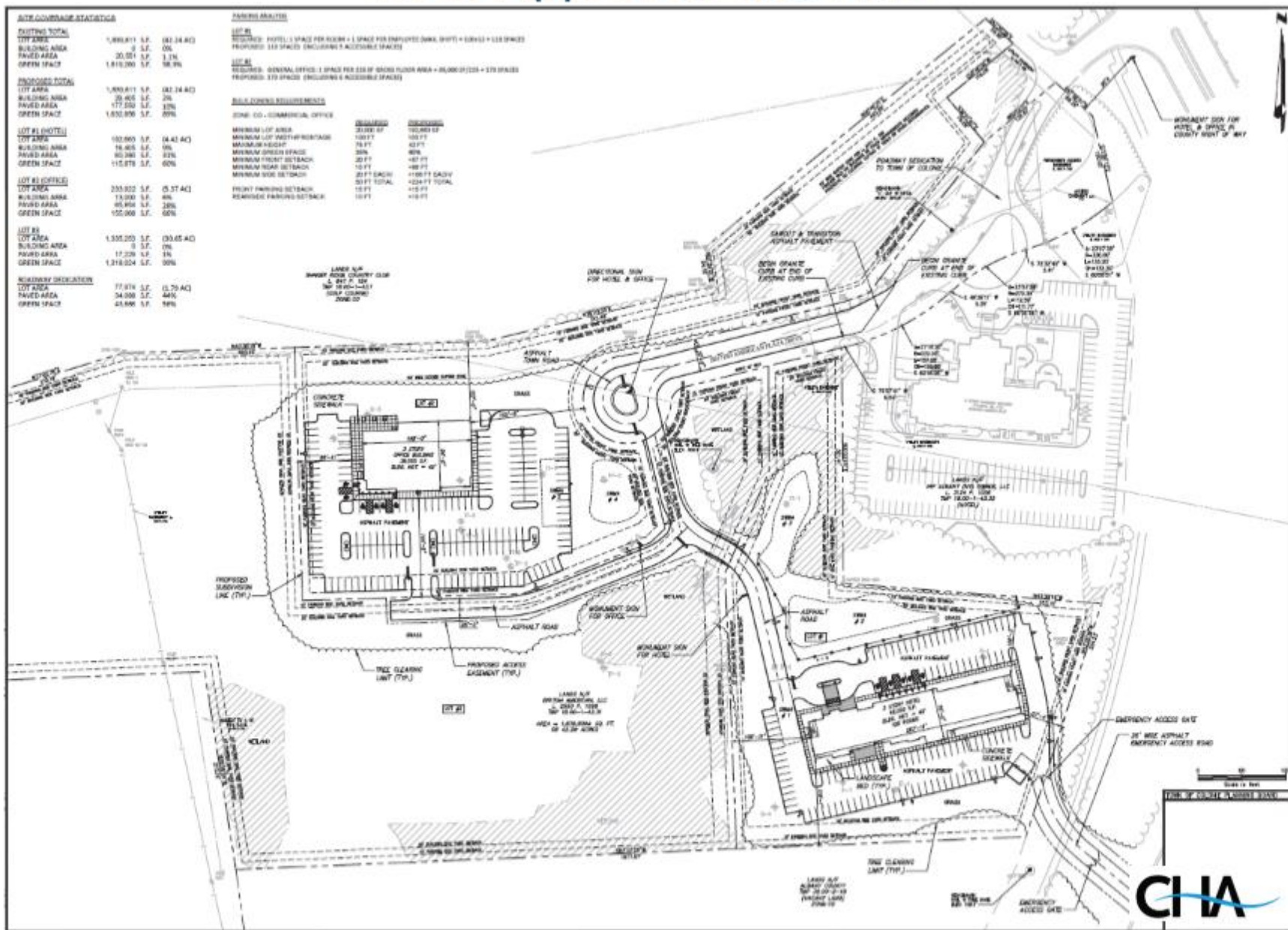
Presented by: Tony Stellato, PE
January 21, 2020



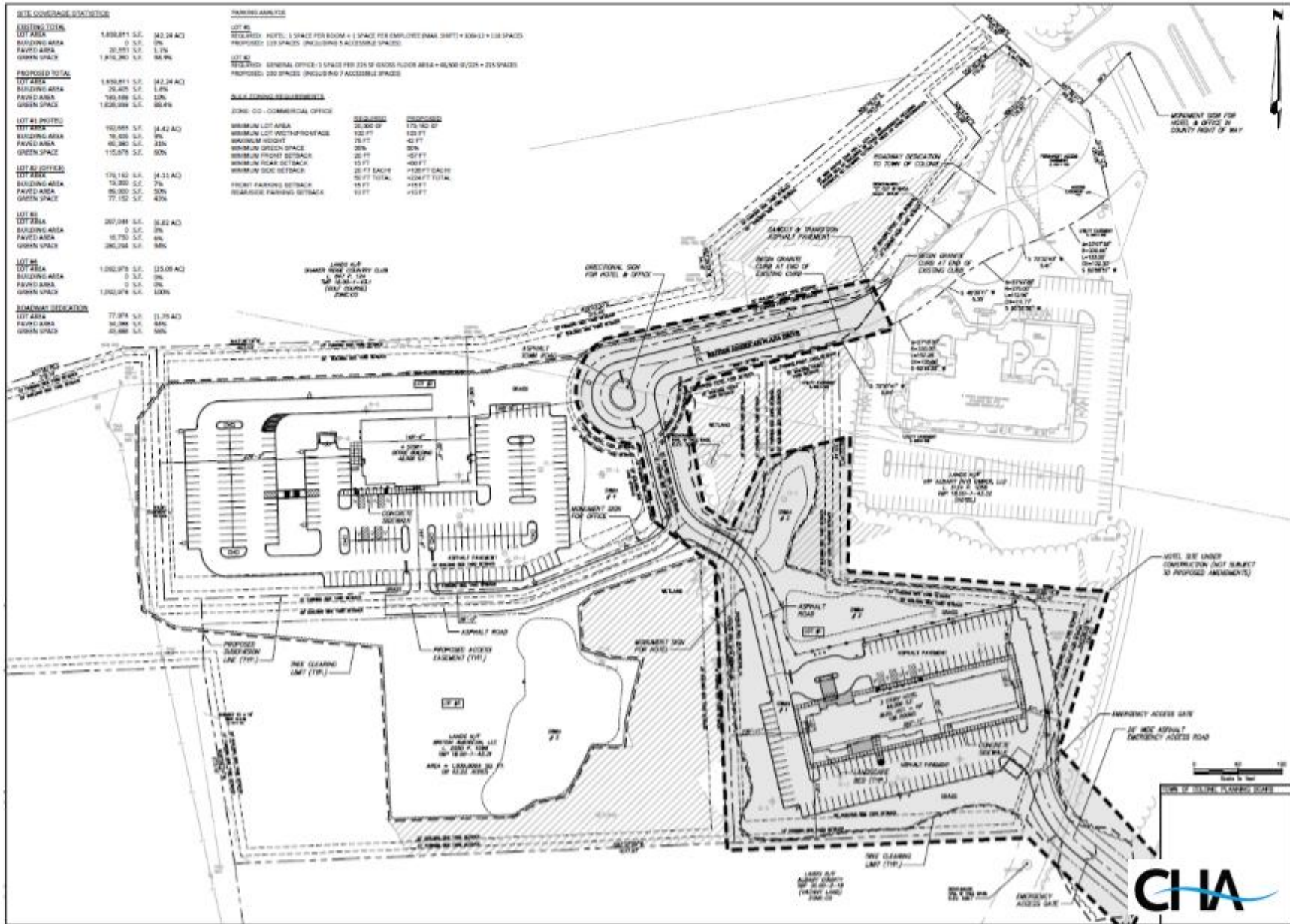
2007 Approved Concept Plan



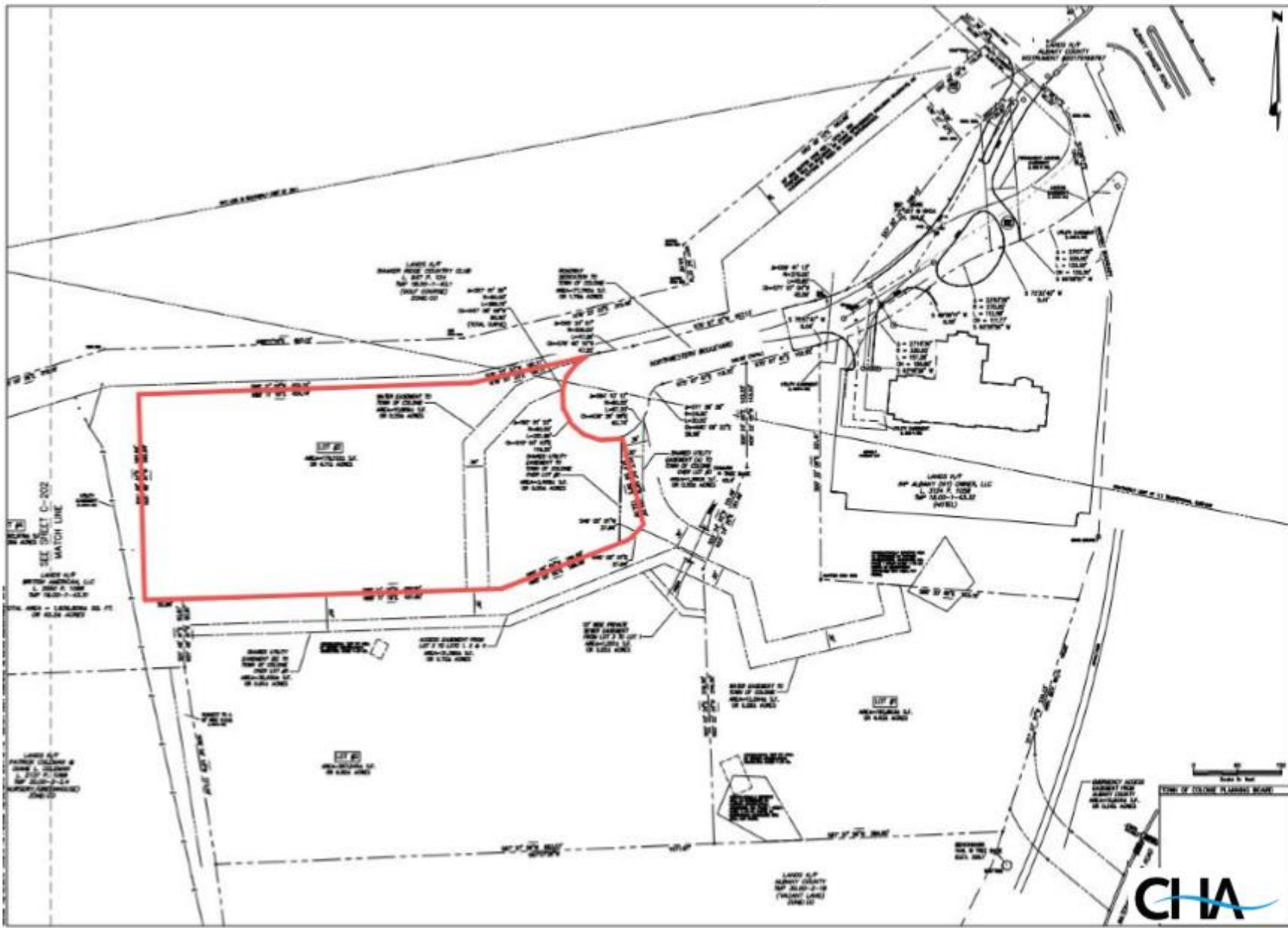
2018 Approved Site Plan



Amended Site Plan



Lot #2 Boundary



CIA

Amended Landscape Plan



Amended Landscape Plan



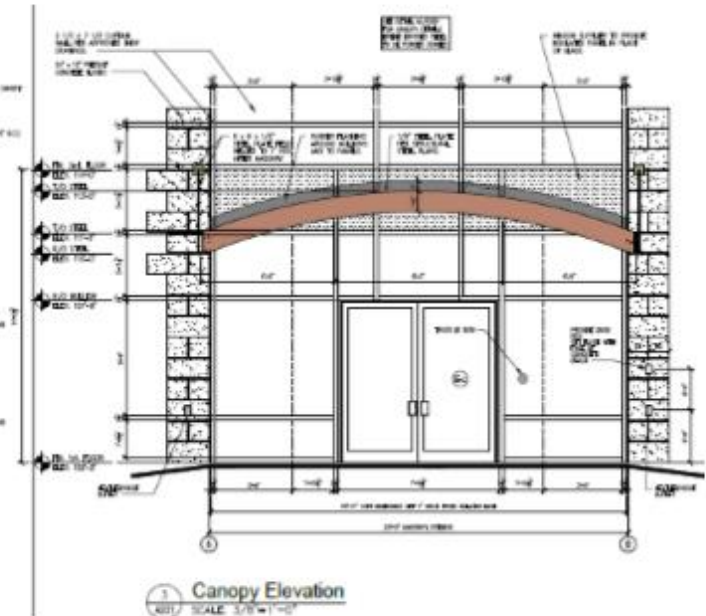
Building Elevations

South Wall



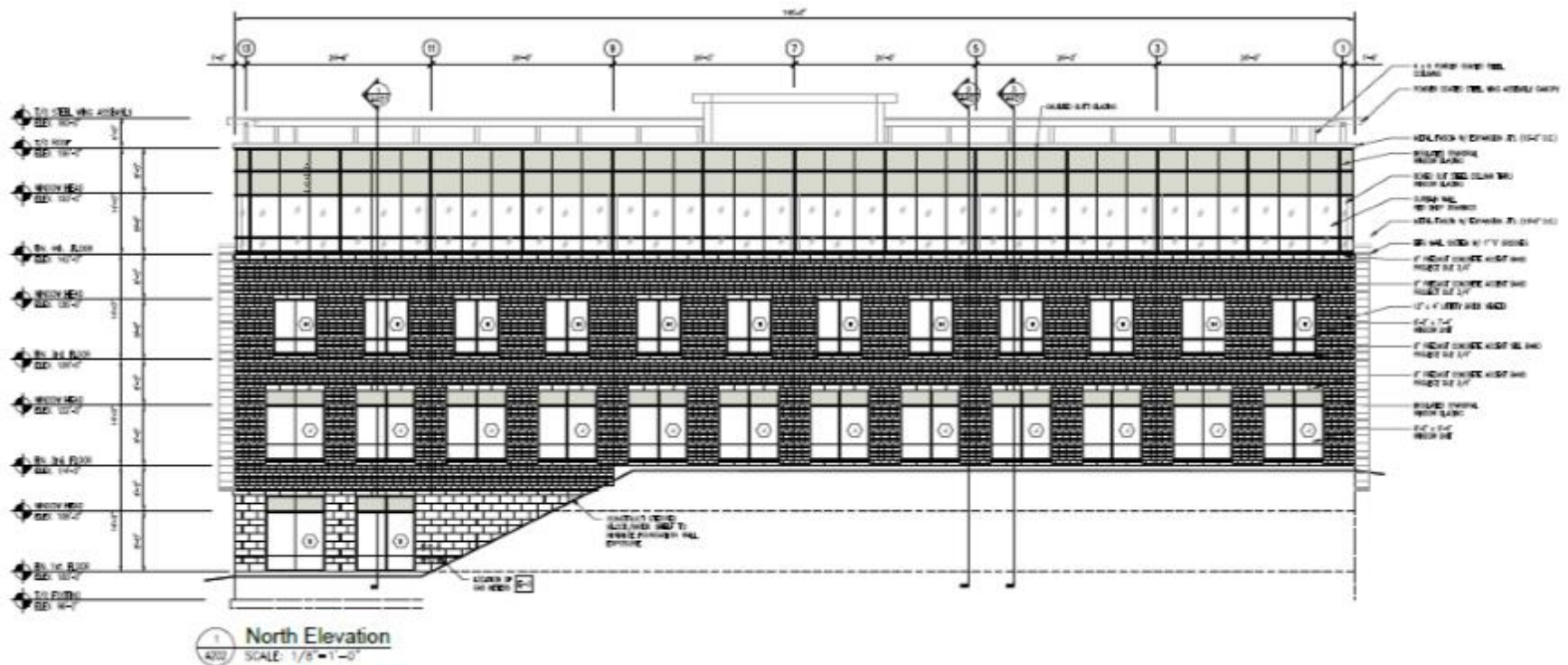
Building Elevations

East Wall and Canopy

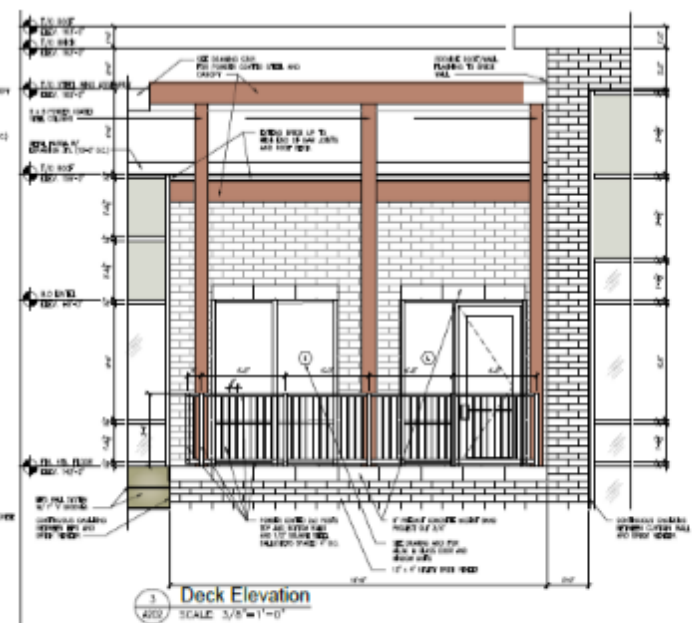
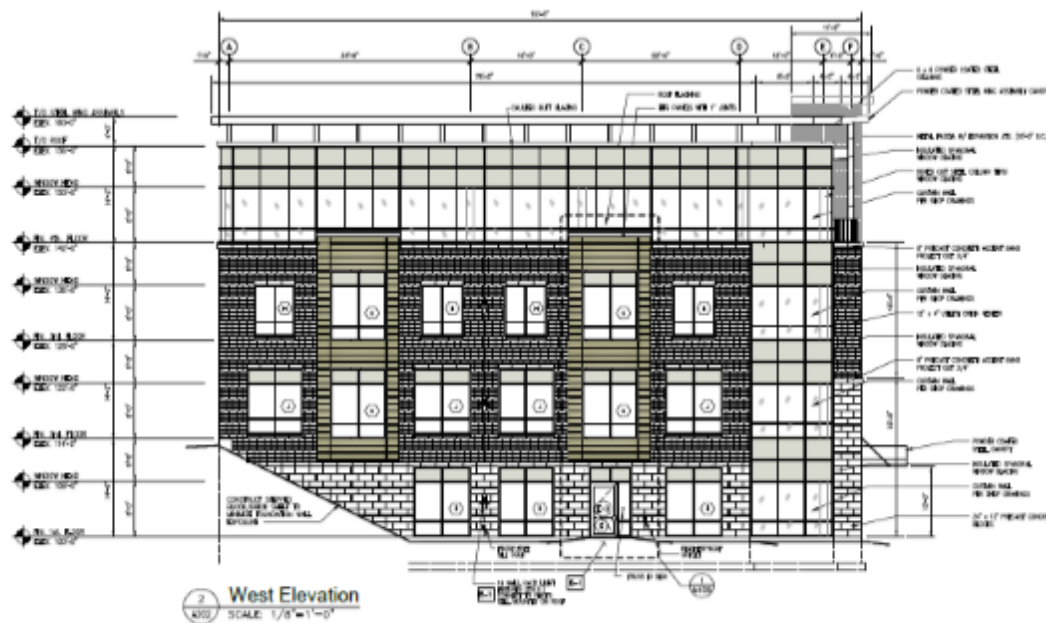


Building Elevations

North Wall



Building Elevations West Wall & Deck



Building Rendering

Southwest Perspective





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AGENDA
PLANNING BOARD MEETING
TOWN HALL MEETING ROOM
TUESDAY, January 21, 2020

7:10PM

T & T Flex Warehouse

Applicant: Ben Radtke

405-411 Old Niskayuna Road

Sketch Plan

Construction of six (6) one story buildings totaling
176,400+/-SF for flex warehouse use

Presented by: Hershberg & Hershberg

TDE – Barton & Loguidice



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AGENDA
PLANNING BOARD MEETING
TOWN HALL MEETING ROOM
TUESDAY, January 21, 2020

7:20PM

Loudon Road PDD

Applicant: Loudon Road LLC

606 & 608 Loudon Road

Review and Recommendation for PDD to Town Board

Request for Rezoning to include 26,000SF retail/restaurant
with a Senior Living Component to include 85 apartments
& 92 assisted living with overall parking of 414 spaces

Presented by: Advanced Engineering

TDE – CHA Companies



LOUDONVILLE

GRANT ARCHITECTS 

Revisions to Plan

Lot 1

Reduced square footage of building by 13%

Reduced building footprint by 7%

Reduced square footage of 2nd Floor by 50%

Increased width of landscaping buffer along Route 9 by 100%

Reduced restaurant seating by 15%

Lot 2

Reduced square footage of building by 11%

Reduced building footprint by 12%

Parking for Lot 1

Restaurant/Retail

340 seats (includes patio)

$340/3 = 114$ restaurant parking spaces

16 employee parking spaces

90 retail parking spaces (5 per 1000)

220 parking spaces (required)

220 parking spaces provided

Parking for Lot 2

85 senior independent apts

92 assisted living beds

194 spaces (134 garage) provided

Assisted Living / Memory Care (community care facility)

One space for every 4 units ($92 \div 4$) = **23 Parking Spaces**

Plus one space for every employee during the peak shift

(28.6 employees, see attached chart) = **30 Parking Spaces**

Independent Senior Living 85 apts*

One space for every unit = **85 Parking Spaces**

Over flow / excess parking = **56 Parking Spaces**

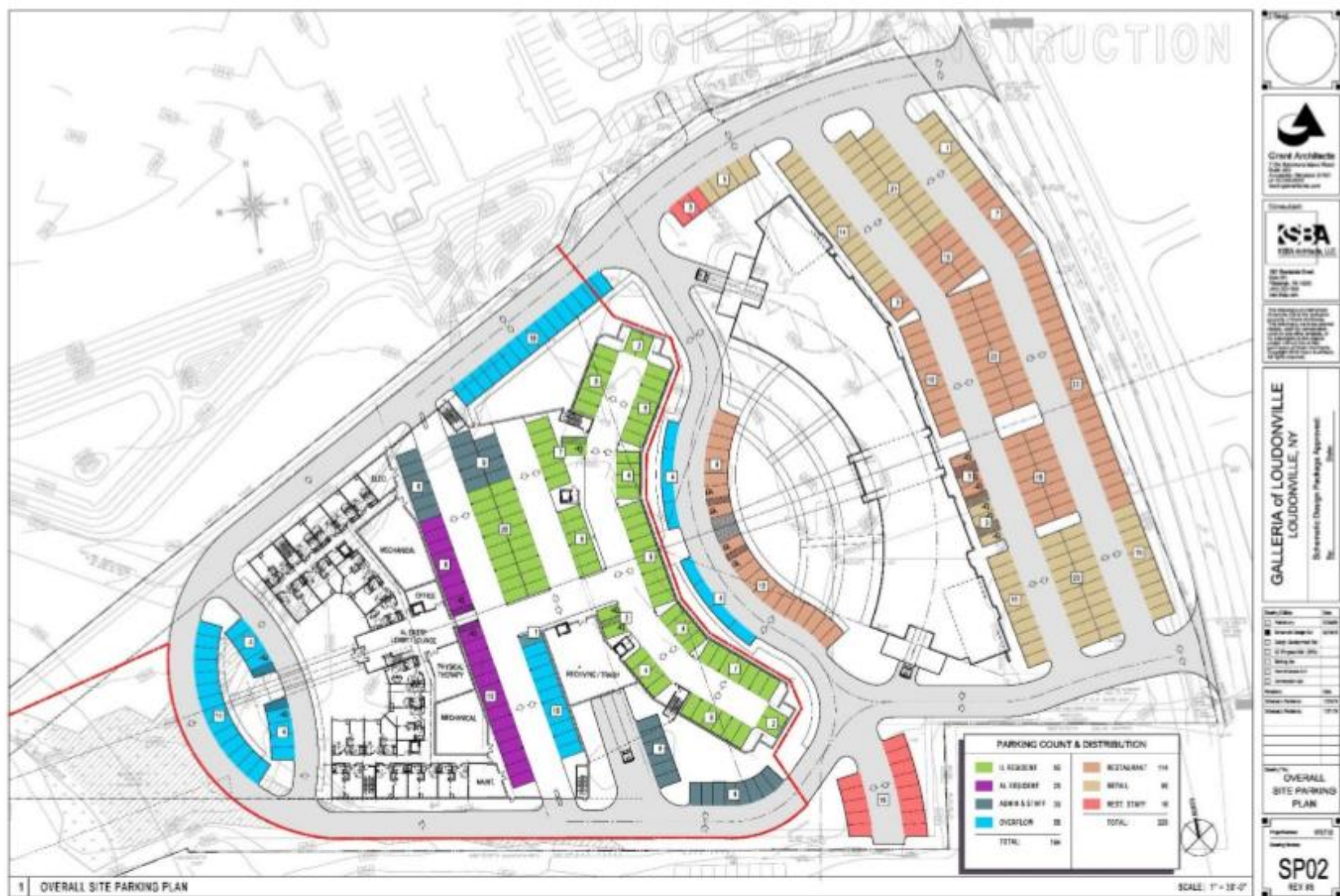
194 Parking Spaces

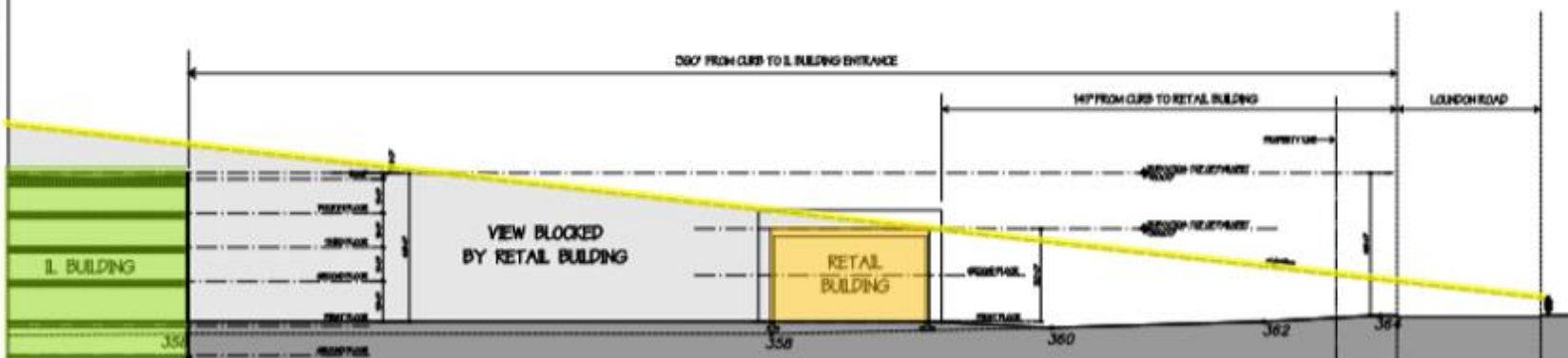
*The Town Code sets for 2 parking spaces per apartment, however, the Operator had stated at the June 11, 2019, Planning Board meeting that only one car per Independent Senior Living unit was to be permitted under the lease and she felt, based on her experience 85 spaces was sufficient.

Employee Chart

Dept.	Job Title	Not Have Position	Hours / Day	FTE	Daily	Day 40%	Afternoon 40%	Overnight 20%
Admin	Concierge / Security		24.0	4.2	3.0	1.20	1.20	0.60
	Social Worker/Admin Assist.	x	0.0	0.0	0.0	-	-	-
	Total Admin		24.0	4.2	0.0	1.60	0.28	0.80
Facilities	Maintenance Tech		8.0	1.4	1.0	0.40	0.40	0.20
Food	Sous Chef		12.0	2.1	1.5	0.60	0.60	0.30
	Cook		24.0	4.2	3.0	1.20	1.20	0.60
	Dining Room Coordinator		12.0	2.1	1.5	0.60	0.60	0.30
	F&B Service Manager	x	0.0	0.0	0.0	-	-	-
	Utility		25.5	4.5	3.2	1.28	1.28	0.64
	Server		45.0	7.9	5.6	2.25	2.25	1.13
	AL Server	x	65.6	11.5	8.2	3.28	3.28	1.64
	Busser	x	17.0	3.0	2.1	0.85	0.85	0.43
	Total Food		201.1	35.2	25.1	10.06	10.06	5.03
Wellness	DN/Assisant DoN	x	0.0	0.0	0.0	-	-	-
	RN	x	0.0	0.0	0.0	-	-	-
	LPN		24.0	4.2	3.0	1.20	1.20	0.60
	Med Tech		48.0	8.4	6.0	2.40	2.40	1.20
	Lead Manager	x	24.0	4.2	3.0	1.20	1.20	0.60
	PC Caregiver		72.0	12.6	9.0	3.60	3.60	1.80
	MC Caregiver		72.0	12.6	9.0	3.60	3.60	1.80
	Total Wellness		240.0	42.0	30.0	12.00	12.00	6.00
Housekeeping	Housekeepers		37.5	6.6	4.7	1.88	1.88	0.94
Enrichment	Enrichment Assitants		30.0	5.3	3.8	1.50	1.50	0.75
	Drivers		24.0	4.2	3.0	1.20	1.20	0.60
	Total Enrichment		54.0	9.5	6.8	2.70	2.70	1.35
Total Workforce by Shift			564.6	98.8	67.6	28.6	27.3	14.3

Color Coded Parking Plan





SITE SECTION 'B'
SCALE: 1" = 16'-0"



Grant And Rock
ARCHITECTS
200 N. 10TH ST. SUITE 200
LOUONVILLE, NY 12043
518.382.1234

Consultant



K&A
K&A ASSOCIATES, LLC
100 N. 10TH ST. SUITE 200
LOUONVILLE, NY 12043
518.382.1234

Client

GALLERIA of LOUDONVILLE
LOUONVILLE, NY

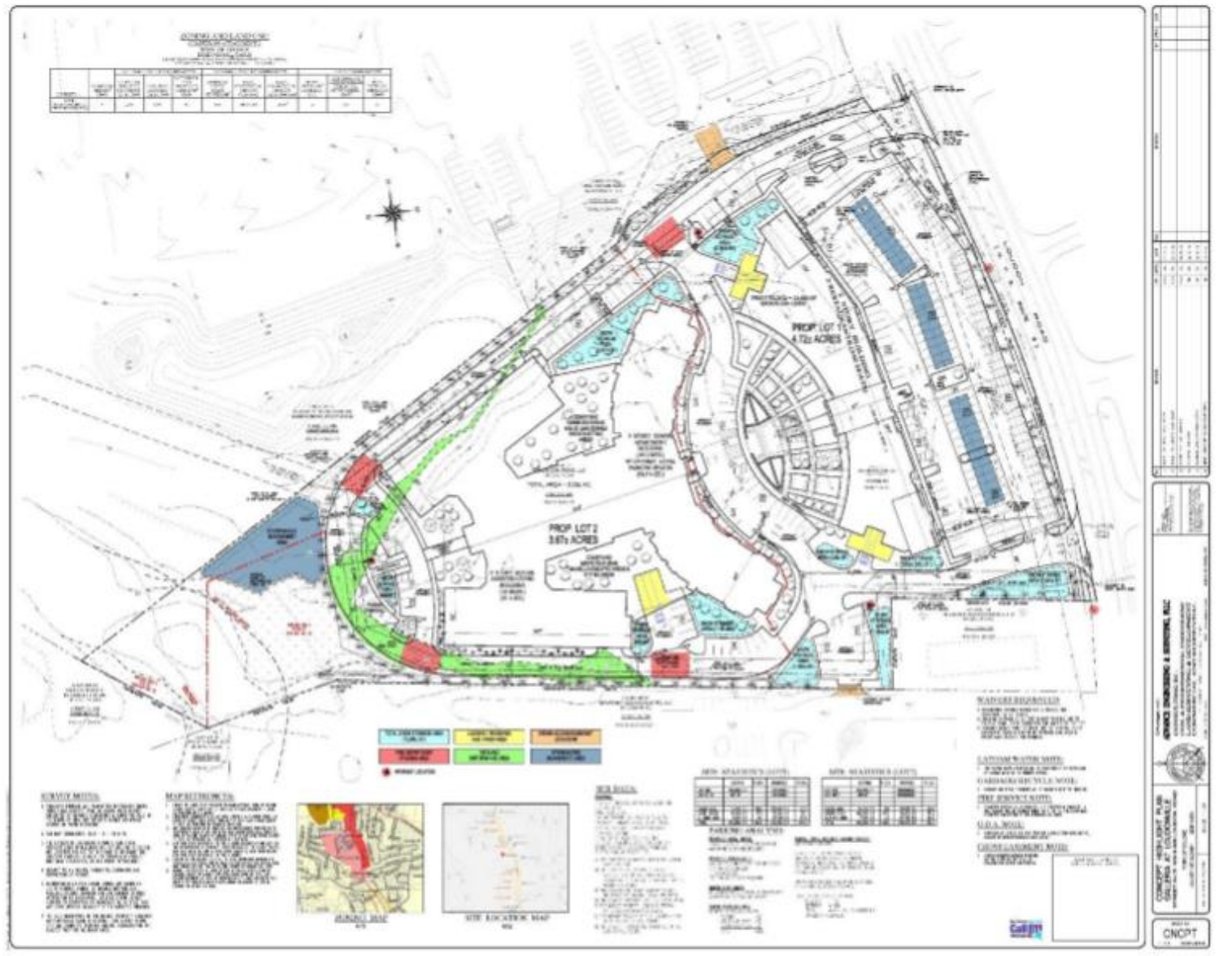
Schematic Design Package Approval
Date: 12/05/2015

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
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17	REVISION		
18	REVISION		
19	REVISION		
20	REVISION		

PARTIAL
SITE SECTION B

S100B

Highlighted Plan Details





Galleria Summary of Services.

MONTHLY EXPENSES	Single Family Home	Independent Living	Assisted Living	Memory Care
Apartment Size		600-1100 s.f.	400-800 s.f.	350-700 s.f.
Bar/Lounge		In Community	In Community	In Community
Dining Venues		In Community	In Community	In Community
Concierge		In Community	In Community	In Community
Programming / Activity Space		In Community	In Community	In Community
Gymn		In Community	In Community	In Community
Underground Parking		In Community	In Community	In Community
Covered Entrances		In Community	In Community	In Community
Access Controlled Keyless Apartment Entry		In Community	In Community	In Community
Cable TV		Basic	Basic	Basic
Utilities (gas, electric/water, sewer)		Included	Included	Included
Internet Service		Basic	Basic	Basic
Trash Removal		Included	Included	Included
Interest you earn every month on assets from sale of home (Example: \$_____ net proceeds x _____%APR divided by 12)		Yours to Keep	Yours to Keep	Yours to Keep
Property Taxes		Included	Included	Included
School Taxes		Included	Included	Included
Property Insurance		Included	Included	Included
Snow and Ice Removal		Don't we all deserve a cadre of maintenance professionals and snow removal teams to keep our driveways and walkways clear of ice and snow?		
Meals		Approx 2 meals / day	Any Time Dining	Any Time Dining
Guest meals for friends and loved ones		Available in community or walkable to local restaurants		
Transportation service		Scheduled Transportation included	Within 5 miles included	Within 5 miles included
To Your Door Package Service		Does your Amazon delivery person appear often at your door? Let our concierge handle all packages, whether you are in the Community or away on vacation, with delivery to your personal apartment.		

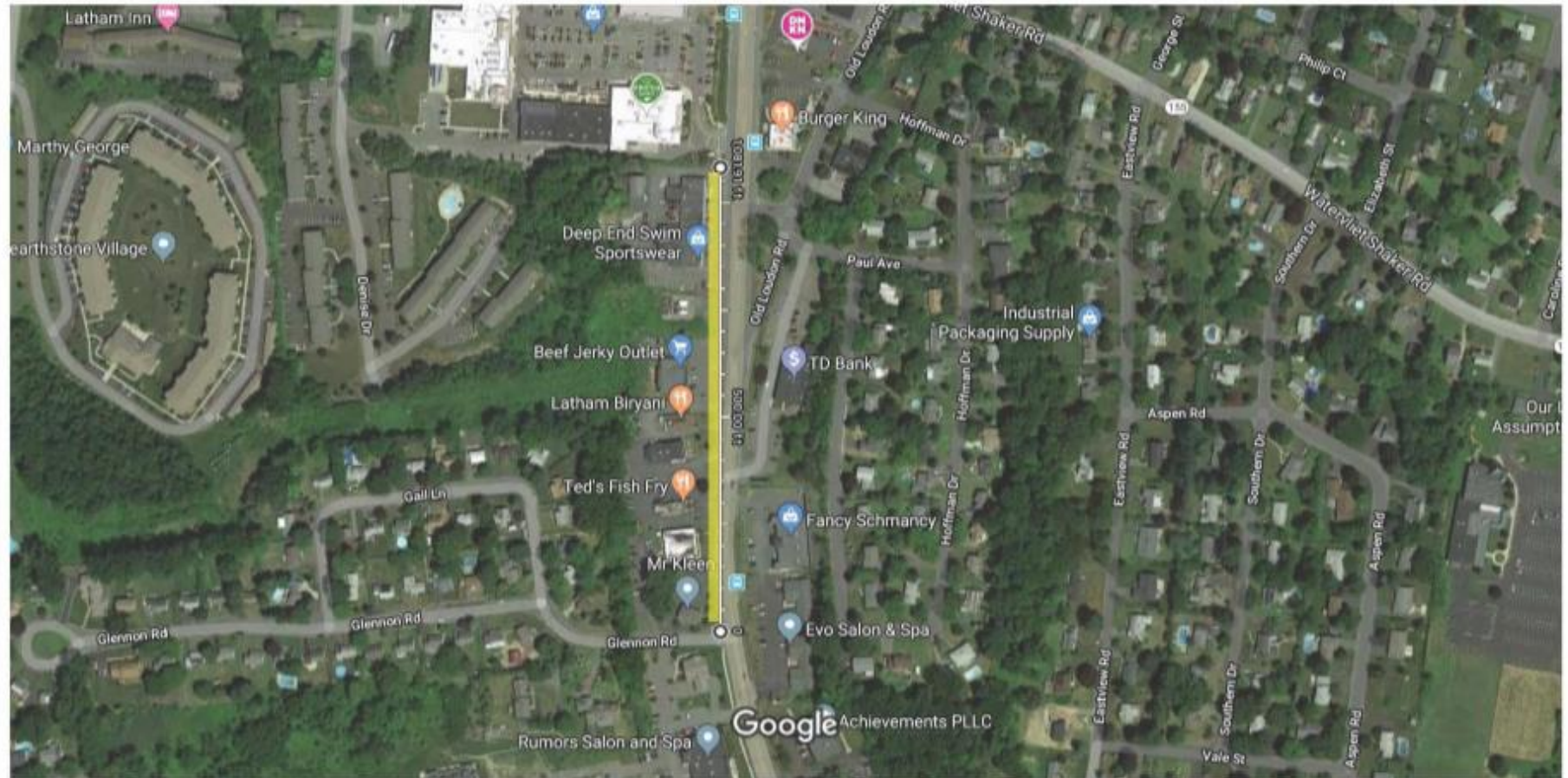


Galleria Summary of Services.

MONTHLY EXPENSES	Single Family Home	Independent Living	Assisted Living	Memory Care
Home Security Services		Included	Included	Included
Interior Home Repairs/Upkeep/Paint/Carpet		Maintenance and housekeeping teams work around the clock to keep our communities pristine with no work to the resident.		
Equipment Maintenance (HVAC, Appliance Repair)		Give the Maytag time off. Our maintenance team work around the clock to keep our communities pristine with no work to the resident.		
Outdoor Maintenance (lawn service, gutters)		Lawn mowers no longer needed. SageLife will ensure the exterior is always beautiful to welcome you and your friends and family to your new home.		
Housekeeping & Linen services		Monthly Included	Weekly Included	As Needed included
Social/Educational/Entertainment Activities		Our Programming and Activities team ensure that our lives are full and vibrant with our		
Holiday Entertaining		We celebrate holidays throughout the year. Some exclusive for our residents only, but many open to our friends and loved ones. Let us organize the parties, cook the food and clean-up after. All you have to do is attend!		
Gym & Fitness Classes		Daily classes led by Licensed Exercise Therapist Included	Daily classes led by Licensed Exercise Therapist Included	Daily Dementia specialized classes led by Licensed Therapist Included
Wellness/Home Care (Example: \$____/hr, X____ daily hours X 30 Days)		Available on site and our team of coordinators will work with you to ensure suitability for your personal needs.	Personal Care and Assistance with Activities of Daily Living included	Positive Approach to Care trained dementia care
Emergency Response System		Includes daily 10AM check ins and 24/7 Emergency Response.	Includes full emergency response available 24/7 by our licensed health care team.	Includes full emergency response available 24/7 by our licensed health care team.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
October 2019						
Sunday Church 2:15 S Scenic Ride 4:30 S Cheese steak Night PB 6:00 A Movie Night TH	10:00 S Shopping 11:00 M MFL Exercise GR 1:00 S Scrabble CL 1:00 S Depart for Sprout Lane 1:15 A City Works Art 2:00 C Weekly News TH 2:00 M Walking Club NL 3:00 M Balloon Tennis GR 4:00 S Happy Hour PB 7:00 Rosary GR 7:30 Evening Movie TH	Flia Clinic 10:00 S Shopping 11:00 M MFL Exercise GR 1:00 S Hand and Foot Card Game 2:00 M Walking Club NL 2:30 S Bridge CL 4:00 S Happy Hour PB 6:30 J - Fall Prevention Presentation - TH 7:00 A Movie Night - TH	8:20 S Men's Group Breakfast 10:00 S Shopping 10:00 S Sp. and Chat 11:00 Casino Trip Departure 11:00 M STOK- Music/Exercise GR 1:00 S 500 Rummy Card Game 1:30 M MFL Exercise GR 2:00 M Walking Club NL 3:00 C Resident Meeting TH 4:00 S Happy Hour PB 7:00 A Entertainer "Liz Seymour"	10:00 S Word Game GR 10:00 S Shopping 11:00 M MFL Exercise GR 1:00 S Penny Poker CL 1:30 A Art Connection AR 2:00 M Walking Club 3:00 Mass TH 4:00 S Happy Hour PB 6:00 S "Gathering Neighbors" 7:30 A Movie Night TH	10:00 Bible Study 11:00 M MFL Exercise GR 1:00 S Pinochle CL 2:00 M Walking Club NL 4:00 S Quizzo Happy Hour PB 7:30 A Movie Night TH	9:30 M Petanque 10:00 S Brain Games GR 10:00 S Shopping Canceled 1:00 A Movie Matinee TH 2:30 S Ice Cream Social PB 3:00 S Bingo GR 4:00 S Happy Hour PB 7:30 A Movie Night TH
Sunday Church 2:15 S Scenic Ride 4:30 S Hoagie Night PB 6:00 A Classical Musical Performance Night TH	10:00 S Shopping 11:00 M MFL Exercise GR 1:00 S Scrabble CL 1:00 S Depart for Sprout Lane 1:15 A City Works Art 2:00 C Weekly News TH 2:00 M Walking Club NL 3:00 M Balloon Tennis GR 4:00 S Happy Hour PB 7:00 Rosary GR 7:30 Evening Movie TH	10:00 S Shopping 11:00 M MFL Exercise GR 1:00 S Hand and Foot Card Game 1:00 S National Geographic Series T 2:00 S Tea 101 2:00 M Walking Club NL 2:30 S Bridge CL 3:15 M Chair Dancing GR 4:00 S Happy Hour PB 6:00 S "Gathering Neighbors" 7:30 A Movie Night TH	8:20 S Men's Group Breakfast 10:00 S Shopping 10:00 S Sp. and Chat 11:00 M STOK- Music/Exercise GR 11:30 A Creative Writing CL 1:00 S 500 Rummy Card Game 1:30 M MFL Exercise GR 2:00 M Walking Club NL 4:00-6:00pm S Fine Arts Night 7:00 A Evening Movie TH Birthday Celebration!	10:00 S Word Game GR 10:00 S Shopping 11:00 M MFL Exercise GR 1:00 S Penny Poker CL 1:30 A Art Connection AR 2:00 M Walking Club 2:30 Kitchen Tour 3:00 Mass TH 4:00 S Happy Hour PB 6:00 S "Gathering Neighbors" 7:30 A Movie Night TH	10:00 Bible Study 11:00 M MFL Exercise GR 1:00 S Ben Soffer TH 1:00 S Pinochle CL 2:00 M Walking Club NL 4:00 S Quizzo Happy Hour PB 7:30 A Movie Night TH	9:30 M Petanque 10:00 S Brain Games GR 10:00 S Shopping 1:00 A Movie Matinee TH 2:30 S Ice Cream Social PB 3:00 S Flowers w/ Patti GR 4:00 S Happy Hour PB 7:30 A Movie Night TH
Sunday Church 2:15 S Scenic Ride 4:15 S Depart for White Dog Café Restaurant 4:30 S Cheese steak Night PB 6:00 A Movie Night TH	10:00 S Shopping 11:00 M MFL Exercise GR 1:00 S Scrabble CL 1:00 S Depart for Sprout Lane 1:15 A City Works Art 2:00 C Weekly News TH 2:00 M Walking Club NL 3:00 M Balloon Tennis GR 3:30 S Traveling Museum GR 4:00 S Happy Hour PB 7:00 Rosary GR 7:30 Evening Movie TH	10:00 S Shopping 11:00 M MFL Exercise GR 1:00 S Hand and Foot Card Game 1:00 S National Geographic Series T 2:00 S Tea 101 2:00 M Walking Club NL 2:30 S Bridge CL 3:15 M Chair Dancing GR 4:00 S Happy Hour PB 6:00 S "Gathering Neighbors" 7:30 A Movie Night TH	8:20 S Men's Group Breakfast 10:00 S Shopping 10:00 S Sp. and Chat 11:00 M STOK- Music/Exercise GR 1:00 S 500 Rummy Card Game 1:30 M MFL Exercise GR 2:00 M Walking Club NL 3:30 S Fall Harvest Happy Hour 7:30 A Evening Movie TH	10:00 S Word Game GR 10:00 S Shopping 11:00 M MFL Exercise GR 1:00 S Penny Poker CL 1:30 A Art Connection AR 2:00 M Walking Club 3:00 Mass TH 4:00 S Happy Hour PB 6:00 S "Gathering Neighbors" 7:30 A Movie Night TH	10:00 Bible Study 11:00 M MFL Exercise GR 1:00 S Pinochle CL 2:00 M Walking Club NL 3:00 S Register of Wills 4:00 S Quizzo Happy Hour PB 7:30 A Movie Night TH	9:30 M Petanque 10:00 S Brain Games GR 10:00 S Shopping 1:00 A Movie Matinee TH 2:30 S Ice Cream Social PB 3:00 S Bingo GR 4:00 S Happy Hour PB 7:30 A Movie Night TH
Sunday Church 2:15 S Scenic Ride 4:5:00 S Plush Mills Trick or Treat Event! 4:30 S Hoagie Night PB 5:00 A Opera Night TH	10:00 S Shopping 11:00 M MFL Exercise GR 12:00-1:30 Cancer Awareness 1:00 S Scrabble CL 1:00 S Depart for Sprout Lane 1:15 A City Works Art 2:00 C Weekly News TH 2:00 M Walking Club NL 3:30 S Breast Cancer Awareness 4:00 S Happy Hour PB 7:00 Rosary GR 7:30 Evening Movie TH	10:00 S Shopping 11:00 M MFL Exercise GR 1:00 S Hand and Foot Card Game 1:00 S National Geographic Series T 2:00 S Tea 101 2:00 M Walking Club NL 2:30 S Bridge CL 3:15 M Chair Dancing GR 4:00 S Happy Hour PB 6:00 S "Gathering Neighbors" 7:30 A Movie Night TH	8:20 S Men's Group Breakfast 10:00 S Shopping 10:00 S Crafts w/ Kathy AR 11:30 Creative Writing CL 1:00 S 500 Rummy Card Game 1:30 M MFL Exercise GR 2:00 M Walking Club NL 3:00 S Presentation: Edgar Allen Poe TH 4:00 S Happy Hour PB 7:30 A Evening Movie TH	10:00 S Word Game GR 10:00 S Shopping 10:00 S Vietnamese Gathering 11:00 M MFL Exercise GR 2:00 Halloween Celebration - CLUGR 3:30 Book Club 4:00 S Happy Hour PB 6:00 S "Gathering Neighbors" 7:30 A Movie Night TH	Plush Mills Independent Living Calendar	

Proposed Pedestrian Sidewalk on Rt. 9



Imagery ©2019 Maxar Technologies, New York GIS, USDA Farm Service Agency, Map data ©2019 200 ft

Measure distance

Total distance: 1,081.91 ft (329.77 m)

2019 Comprehensive Plan Goal

“Encourage the reuse or redevelopment of existing commercial sites and buildings. Provide incentives and create opportunities for increasing the value of underutilized commercial areas by permitting high density mixed use development/redevelopment, and emphasizing pedestrian-friendly, high-quality design in these areas”

-2019 Town of Colonie Comprehensive Plan at page 24

- Redevelopment of existing commercial site.
Former Hoffman's Playland for 60 years.
- Create opportunities for increasing value of underutilized commercial areas.
Property has been vacant for 5 years.
- Permit high density mixed use development.
85 independent senior living, 92 assisted living beds, 26,000 sq ft restaurant/retail/commercial.
- Emphasize pedestrian friendly, high quality design.
Pedestrian access throughout property with access to Route 9 and adjacent uses.





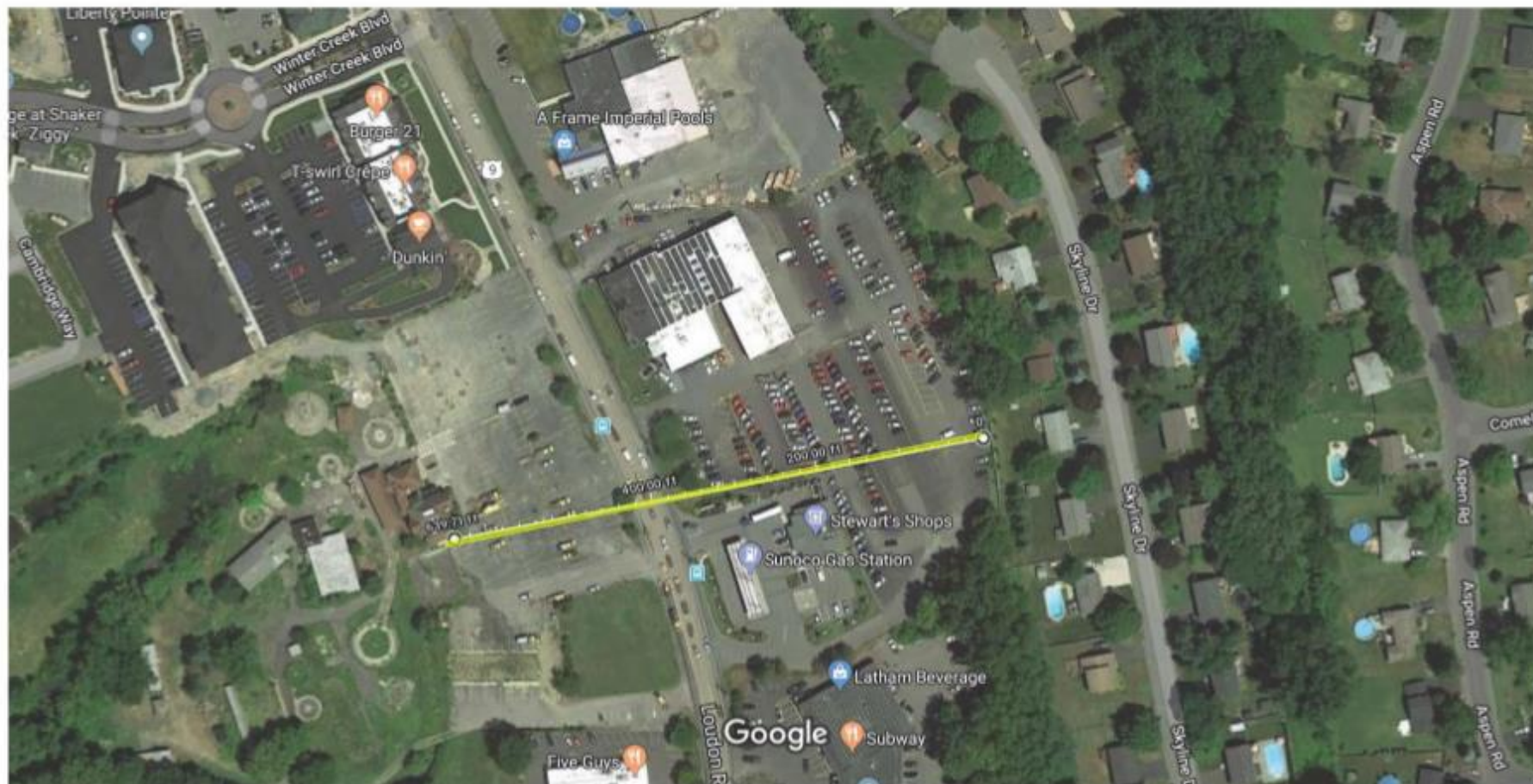


Imagery ©2020 Maxar Technologies, New York GIS, Map data ©2020 100 ft

Measure distance

Total distance: 659.77 ft (201.10 m)





Imagery ©2020 Maxar Technologies, New York GIS, Map data ©2020 100 ft

Measure distance

Total distance: 639.71 ft (194.98 m)



Grant Architects

7 Old Solomons Island Road
Suite 200
Annapolis, Maryland 21401
(410) 230-0003
www.grantarchitects.com



KSBA Architects

1501 Reedsdale St, Suite 301
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(412) 262-1500
www.ksba.com

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PROJECT:

**GALLERIA
ASSISTED LIVING
LOUDONVILLE, NY**

SCHEMATIC DESIGN

DATE / REVISIONS:

SCHEMATICS: 2018-06-27

SCHEMATICS REV: 2018-06-29

SCHEMATICS REV: 2019-06-25

SCHEMATICS REV: 2019-10-16

PROJECT #: P00000

DRAWING #:

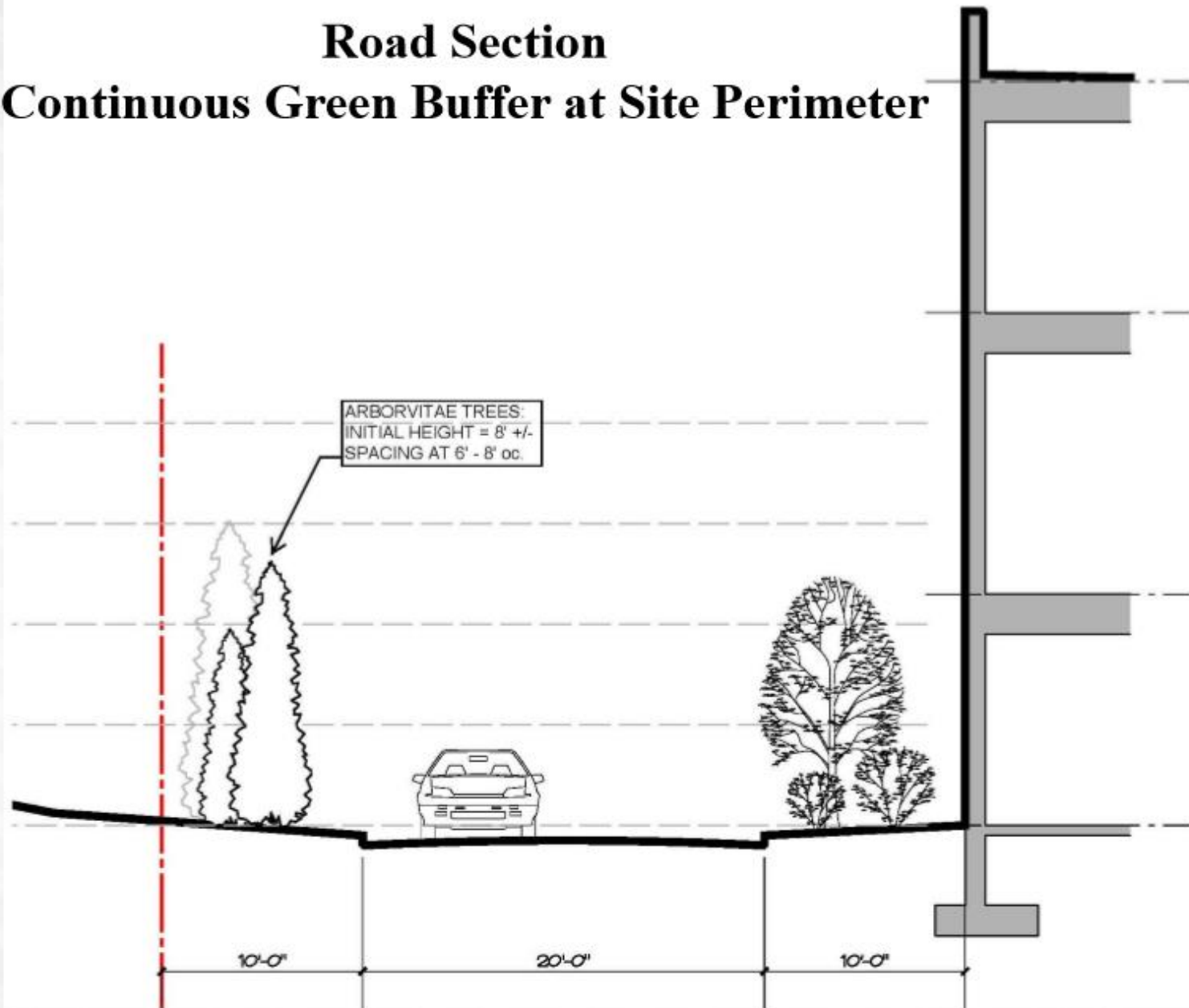








Road Section Continuous Green Buffer at Site Perimeter



- **Positive Recommendation for PDD**
- **Positive Recommendation for ODA**
- **Recommendation for Public Benefit**