



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, January 25, 2022

6:00 PM

Town Hall

1. Call to Order

Chair Steve Heider called the meeting to order at 6:03 p.m. The roll was called. He thanked past Planning Board Chair

Attendee Name	Title	Status	Arrived
Paul L. Rosano	Board Member	Present	
Frederick Ashworth	Board Member	Present	
Steven Heider	Chairman	Present	
Louis Mion	Board Member	Present	
Craig Shamlian	Board Member	Present	
Michael J Malone	Board Member	Present	
Kevin M. Bronner	Board Member	Present	
Sean M. Maguire	Director, Planning and Economic Development	Present	
Kathleen Marinelli	Counsel	Absent	

2. Report of the Planning and Economic Development Director

Director Sean Maguire welcomed the new Board

- a. **Motion To:** Resolution to call a Public Hearing on February 15, 2022 regarding the Cold Springs Subdivision.

COMMENTS - Current Meeting:

BE IT RESOLVED that, pursuant to Section 276 of the Town Law of the State of New York, a public hearing on said proposed Cold Springs Subdivision at 499-507 Albany Shaker Road in the Town of Colonie shall be held on the 15th day of February, 2022 at 6:00 o'clock p.m., local time, at Memorial Town Hall, 534 Loudon Road in the Town of Colonie, New York.

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

3. Regular Business

- a. **1111 Troy Schenectady Rd. Keeler Honda.**

Applicant: Keeler Honda, represented by Advance Engineering & Surveying. Concept review of construction of a 47,000 square foot collision center and 43,000 square foot full-service Keeler Honda

dealership. The site is zoned COR/SFR, Commercial Office Residential/Single-Family Residential. TDE: Barton & Loguidice. (PL-20-00023)

Nick Costa of Advance Engineering & Surveying, PLLC presented the project on behalf of the applicant. Brad Grant of Barton & Loguidice provided the Town Designated Engineer's comments. Public comments were received from Jim Quirk of 43 Sylan Avenue (Latham), Glen Sandberg of 1 Circle lane (Albany) representing the Albany Bicycle Coalition, Ben Neidl Esq representing a group of residents in the River Road and Northview Drive, Greg Shephard of 20 Northview Drive, David Halloran of 15 Northview Drive, and David Pratt of 4234 River Road. Chair Steve Heider asked the applicant to respond to concerns about drainage and lighting. The Board discussed the project including the height of the Honda building, construction phases and timing, routing of test drives, water main requirements, a vegetative berm to provide additional screening for Northview Drive, the number of curb cuts along Route 7/Troy Schenectady Road, the elevation of the Honda building to be reused as a pre-owned showroom, drainage, shielded lights, and EV charging stations. Director Sean Maguire

- i. **Motion To:** Accept the concept plan.

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

- b. **363 Troy Schenectady Road. Tasaddaq Mixed Use.**

Applicant: Muhammad Tasaddaq, represented by Advance Engineering & Surveying, PLLC. Concept acceptance (renewal) for construction of three buildings: Retail/office (4,620 square feet); ten apartments (7,135 square feet); and storage & garage (300 square feet). The site is zoned COR, Commercial Office Residential. TDE: CHA Companies (PL-18-00013)

Director Sean Maguire introduced the project. Nick Costa of Advance Engineering & Surveying, PLLC presented the project on behalf of the applicant. Joe Grasso of CHA Companies provided the Town Designated Engineer's comments and noted that the prior conditions appear to be resolved on the current concept plan set.

The Board discussed the project including removing prior conditions because the conditions are satisfied on the updated concept plan presented for concept plan renewal.

- i. **Motion To:** Renew acceptance of the concept plan with prior conditions removed.

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

- c. **686 Troy Schenectady Rd. Vanara Hotel and Restaurant.**

Applicant: Vanara Properties, LLC, represented by Bergman Associates. Sketch Plan Review for construction of a 4-story, 122-room hotel (12,500 square foot footprint) in rear and a 1-story restaurant building (5,700 square foot footprint) at front of the site. Site is zoned ABA/COR, Airport Business Area/Commercial Office Residential. TDE: CHA Companies (PL-21-00022)

A representative of Bergman Associates presented the project on behalf of the applicant. Joe Grasso of CHA Companies provided the Town Designated Engineer's comments. The Board discussed the project including the limited access along Troy Schenectady Road. No action was taken.

d. 302 Troy Schenectady Rd. Woodhaven Mixed Use.

Applicant: Woodhaven Land Partners #2, LLC, represented by Environmental Design Partnership, LLP. Sketch plan review of construction of a three-story building: lower level, residential parking - 3,000 square feet; first floor, commercial - 3,800 square feet; second floor, three apartments - 4,400 square feet. The site is zoned COR, Commercial Office Residential. TDE: CHA Companies (PL-21-00024)

Chair Steve Heider recused himself on the case. A representative of Environmental Design Partnership, LLP presented the project on behalf of the applicant. Joe Grasso of CHA Companies provided the Town Designated Engineer's comments. The Board discussed the project including the building elevation, site elements missing on the elevation rendering, how parking in the garage is allocated, sound separation, the need to bring the project to SEAMAB for relief from the Town's protected watercourse law, the mix of apartment types, concerns with the amount of parking, and security to the building from the garage.

No action was taken.

4. Adjournment

With no further business before the Board, the meeting was adjourned at 8:16 p.m.