



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, February 1, 2022

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order at 6:00 p.m. by Chair Steve Heider. The roll was called. Also present: Senior Planning Monique Wahba (PEDD), Planner Andy Acker (PEDD), TDE Joe Grasso (CHA Companies), and TDE Brad Grant (B&L).

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

2. Report of the Planning and Economic Development Director

Director Sean Maguire presented to the Board a late addition to tonight's agenda for its consideration.

a. **836 Troy Schenectady Road. Sunrise Development Mixed Use.**

Director Sean Maguire presented the late addition. He noted that during project closeout for the Sunrise Solar project at 836 Troy Schenectady Road, two items that were on the approved site plan were missing. The first, a walking path on the east side of the site, was not constructed due to the location of National Grid utilities that made it infeasible. The second, one parking space, was not constructed due to field conditions that did not provide adequate space to install one parking space. It is the recommendation of the Planning and Economic Development Department that this are minor changes and reasonable in nature. (PL-16-000015)

i. **Motion To:** Approve a site plan amendment for 836 Troy Schenectady Road.

COMMENTS - Current Meeting:

The final site plan is amended to remove the walking path initially approved on the east side of the site, to remove one parking space, mark the amended final plan dated January 7, 2021 as approved.

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

3. Regular Business

There are three items on tonight's agenda.

a. **101 Crescent Rd. Fonda Road Subdivision.**

Applicant: Cillis Builders, Inc., represented Advance Engineering & Surveying, PLLC. Sketch plan review of 47-lot conventional subdivision - 40 single-family lots, 4 existing lots and 3 stormwater management parcels with two new streets dedicated to the Town. The site is zoned SFR, Single Family Residential. TDE: CHA Companies (PL-21-00026).

Nick Costa from Advance Engineering & Surveying, PLLC presented the project on behalf of the applicant. Joe Grasso from CHA Companies presented the Town-Designated Engineer's initial comments and noted comments from the PEDD regarding the desire to reconsider the proposed cul-de-sac that serves a single home, and the desired to provide an opportunity to connect this site to any future development to the south, and the desire to not use an emergency access path/road due to concerns with maintenance of these limited use pathways. The Board discussed the project including a cluster development approach, size of the homes, additional students to the local school district, alternative means for access/egress, the cumulative impact of traffic, and adding a reference to the site plan and deeds about the location of the landfill.

No action was taken.

b. **271A Troy Schenectady Rd. Penfield Conservation Subdivision.**

Applicant: The Mary Huban Trust, represented by Advance Engineering & Surveying, PLLC. Concept plan review of development of 5 lots on 2 acres. The site is zoned SFR, Single Family Residential. TDE: Barton & Loguidice (PL-20-00019)

Chair Steve Heider recused himself from the project. Lou Mion was named acting Chair for the this discussion. Senior Planner Monique Wahba introduced the project. Nick Costa from Advance Engineering & Surveying, PLLC presented the project on behalf of the applicant. Brad Grant from B&L presented the Town-Designated Engineer's comments. The Board discussed the project including questions about lot size variances which were not needed due to the conservation subdivision of the adjacent subdivision, a question about the wet pond, alternating the home styles as to not place two identify styles or colors next to one another.

1. **Motion To:** Accept the concept plan with conditions.

COMMENTS - Current Meeting:

The concept plan is accepted with the following conditions that Lot 10 is deed restricted to prevent further subdivision in the future and that no homes of an identical design or color are on adjacent lots.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Frederick Ashworth, Board Member
SECONDER:	Kevin M. Bronner, Member
AYES:	Frederick Ashworth, Louis Mion, Michael J Malone, Kevin M. Bronner
ABSTAIN:	Steven Heider
ABSENT:	Paul L. Rosano, Craig Shamlian

c. 1005 Troy Schenectady Rd. Sharifipour Mixed-Use Development.

Applicant: Fred Sharifipour, represented by ABD Engineers, LLP. Sketch plan review of two-story, 7-unit, 6,174 square foot apartment building and conversion of a single-family home into an office. The site is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice (PL-21-00001).

Planner Andy Acker introduced the project. Director Sean Maguire reviewed the history of this project including its removal from the Planning Board's agenda in 2021 due to concerns with compliance of the site plan approval for 993-999 Troy Schenectady Road which is under related ownership. The Board asked initial questions about 993-999 Troy Schenectady Road and commented on its concerns about replacing trees on the approved site plan with smaller plantings. Brad Grant from B&L presented the Town-Designated Engineer's comments. The Board discussed the project including concerns with the residential separation from the commercial use and fueling station, the need for an area variance based on the mix of commercial and residential square footage where 20%/80% is required under the Town Code, the rental cost of the apartments to which the applicant expressed his intent to rent these as a benefit to its retail managers, concerns with noise from the airport and commercial uses in the apartments, traffic flow including an initial one-way movement in front of the Dunkin' Donuts building that has been changed to two-way traffic to which the applicant said that is an error on the plan that reflects the original site plan before the gas station was constructed, the concerns that the site does not satisfy the intent of the site design requirements in the zoning district, the concerns with traffic driving past the apartments, the compatibility with the proposed car dealership to the east, and the location of the picnic tables across the parking lot.

No action was taken.

4. Adjournment

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