Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110
https://www.colonie.org/

Sean M. Maguire
(518) 783-2741

Tuesday, February 2, 2021 **6:00 PM** **Town Hall**

1. Call to Order

The meeting was called to order at 6:00 p.m.

Also present: Monique Wahba (PEDD Senior Planner), Zachary Harrison (PEDD Planner), Michael Tengeler (PEDD Planner), Joseph Grasso (CHA Companies, TDE)

Attendee Name	Title	Status	Arrived
Paul L. Rosano	Board Member	Present	
Peter Stuto	Chairman	Present	
Frederick Ashworth	Board Member	Present	
Steven Heider	Board Member	Present	
Susan Milstein	Board Member	Present	
Louis Mion	Board Member	Present	
Craig Shamlian	Board Member	Present	
Kathleen Marinelli	Counsel	Present	
Sean M. Maguire	Director, Planning and Economic Development	Present	

2. Report of the Planning and Economic Development Director

3. Regular Business

a. 447 Albany Shaker Rd. Shaker Woods Mixed Use.

Applicant: Eagle Development, LLC, presented by Frank Fazio, P.E. Sketch plan review for construction of a one-story, 6,000 square foot commercial building and a two-story, 5,487 square foot, 8-unit apartment building with a 1,536 square foot garage. The site is zoned NCOR, Neighborhood Commercial Office Residential. TDE: CHA Companies (PL-20-00025)

Mr. Maguire and Mr. Tengeler introduced the project. Victor Caponera, representing the applicant, presented the project. Mr. Grasso provide the TDE comments. The Board discussed the project and asked questions. The base commercial density was discussed including how it was calculated - up to 80% of the base commercial density may be converted to residential use. The design standards for NCOR were discussed including the requirement per 190-40 of the Town Code which states "Buildings must present their main facade and entrance toward the street. Buildings should be oriented parallel or perpendicular to the street or public sidewalk and allow for parking to the rear or side of the proposed structure." Mr,. Rosano asked the applicant to consider Level II electric vehicle charging stations. Mr. Shamlian asked if the garage could be moved forward to align the rear wall with that of the commercial building. Sidewalks were

discussed and that the Board would consider an off-site sidewalk improvement or a contribution for a future sidewalk.

No action was taken.

b. 947 Troy Schenectady Road. DePaula Mazda.

Applicant: ASK Realty III, presented by CT Male. Request for a one-year extension to concept to expire on Feb 13, 2021 for construction of an automobile sales and a service and parts facility. The site is zoned, COR, Commercial Office Residential. TDE: CHA Companies. (PL-18-00018)

Ms. Wahba introduced the project. Mr. Grasso was asked if he had any comments. The applicant was not present. The Board did not have questions about the request and after having the opportunity to discuss the project proceeded to a vote.

1. Motion To: Approve a one-year extenstion to concept plan acceptance.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steven Heider, Board Member
SECONDER:	Louis Mion, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian

c. 19 Fuller Rd. Stewart's Shops.

Applicant: Stewart's Shops Corporation, presented by Scott Kitchner. Request approval to use six banked parking spaces to meet parking demand. The site is zoned, COR, Commercial Office Residential. TDE: CHA Companies. (PL-15-00029)

Mr. Harrison introduced the project. Chris Potter from Stewart's appeared for the applicant. Mr. Grasso provide the TDE comments. The Board discussed the project. Mr. Rosano asked that the applicant provide curbing to prevent right turns into the neighbhorhood. Ms. Milstein stated her preference to have the air filling station placed on the Fuller Road side of the site.

1. Motion To: Approve the use of six banked parking spaces.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion, Shamlian

d. 44 Sherwood Dr. Sherwood Estates Conservation Subdivision.

Applicant: 44 Sherwood LLC c/o NAI Platform Management Group, presented by L Sipperly & Associates, DPC. Sketch plan review for the merger of 44 and 60 Sherwood Drive and subdivision of 17 building lots, 1 existing house lot, and one Stormwater Management lot on 31.3 acres. The parcels are zoned SFR, Single-Family Residential and ABA, Airport Business Area, respectively. TDE: CHA Companies. (PL-20-00026, SD20-023)

Ms. Wahba introduced the project. Lynn Sipperly presented the project on behalf of the applicant. Mr. Grasso provide the TDE comments. The Board discussed the project. The conservation subdivision calculation was discussed including the need for the applicant to add back in two times the amount of disturbed constrained lands. The proposed location of certain lots and the cul-du-sac near the Northway/I-87 was discussed including if a 50 foot buffer was adequate and the impact development would have on existing homes in the area. The Board discussed the stormwater management area and its elevation. Mr. Rosano stated his concerns where back yards do not line up with adjacent back yards and creates some challenges with fencing that may terminate in the middle of a neighbor's rear property line.

No action was taken.

4. Adjounrment

With no further business, the meeting was adjourned at 7:14 p.m.