



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, February 7, 2023

6:00 PM

Town Hall

1. Call to Order

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

Also present: Senior Planner Monique Wahba (PEDD), Planner Mike Tengeler (PEDD), Planner Andy Acker (PEDD), TDE Joe Grasso (CHA), and TDE Brad Grant (Barton & Loguidice).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Louis Mion	Board Member	Present	
Craig Shamlian	Board Member	Absent	
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, Planning and Economic Development	Present	
E. Guy Roemer	Board Counsel	Present	

2. Report of the Planning and Economic Development Director

a. 611 Troy Schenectady Rd ODA

i. Motion To: Affirm the special rule of the Planning Board

COMMENTS - Current Meeting:

A motion to affirm the special rule of the Planning board setting conditions and limitations and recommending the establishment of an Open Development Area for 611 Troy Schenectady Road as approved by the Town of Colonie Planning Board on October 17, 2017.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Louis Mion, Board Member
SECONDER: Paul A. Leo, Board Member
AYES: Heider, Mion, Malone, Bronner, Baker, Leo
ABSENT: Craig Shamlian

3. Regular Business

a. 4093 Albany St. National Grid.

Applicant: National Grid, representing themselves. Amended final site plan approval for the upgrade and replacement of several elements of the existing substation eliminating the vinyl-clad fencing requirement. The site is zoned SFR, Single Family Residential. TDE: CHA Companies (PL-21-00019)

A representative from Barclay Damon as Counsel for the application presented the project. Joe Grasso from CHA provided the TDE's comments.

The Board had no further questions.

i. Motion To: Amend the final site plan approval.

COMMENTS - Current Meeting:

The final site plan approval is amended to remove the condition of vinyl cladding on the fence.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Louis Mion, Board Member
SECONDER: Megan Baker, Board Member
AYES: Heider, Mion, Malone, Bronner, Baker, Leo
ABSENT: Craig Shamlian

b. 686 Troy Schenectady Rd. Vanara Hotel.

Applicant: Vanara Properties, LLC, represented by Bergmann Associates. Concept review of a four-story, 122-room, 12,500 square foot hotel. The site is zoned COR, Commercial Office Residential. TDE: CHA Companies (PL-21-00022)

A representative from Bergmann Associates presented the project on behalf of the applicant. Joe Grasso from CHA provided the TDE's comments including necessary waivers associated with the current plan, proximity of the wetlands, an 8-foot high retaining wall to reduce impacts on wetlands including its design to prevent vehicles from traveling over the wall.

The Board discussed the project including concerns with the adjacent vacant and developed sites, the dumpster pads in the wetlands, shared concern with the location along the divided highway, how can the Board be assured that it is viable as a business, and the size of the hotel on the lot given the limitations. An updated concept plan was recommended.

i. No action was taken.

c. 1384 Central Ave. Tidal Wave.

Applicant: New Potato Creek Holding, LLC, represented by Bohler Engineering. Concept review of a 3,620 square foot car wash facility with 24 canopied vacuums. The site is zoned COR, Commercial Office Residential. TDE: CHA Companies (PL-22-00018)

A representative from Bohler Engineering presented the project on behalf of the applicant. He noted during his presentation that the hours of operation are 8am to 8pm. He noted that NYSDOT will only allow for one lane out where the current plan shows two lanes out. Joe Grasso from CHA provided the TDE's comments including waivers needed from design standards, coordinating privacy fences with neighboring property owners, a noise wall or similar solid fencing be provided just off the rear access drive and around the rear corners to mitigate these impacts,

The Board discussed the project including the current decibel level from Central Ave at the rear property line, the proximity to the single-family homes (the applicant received a variance from the ZBA for the 200-foot setback), impacts of traffic including delays on Central Ave, total number of employees (at least 2 people per shift), the time that the vacuums run over the course of the day, stacking for the exit if NYSDOT requires a reduction to a single exit, location of the vacuum building and if it can be moved forward on the site, reducing the additional vacuum area to be replaced with greenspace, and confirming that curbing is included on the site.

i. Motion To: Accept the Concept Plan

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis Mion, Board Member
SECONDER:	Megan Baker, Board Member
AYES:	Heider, Mion, Malone, Bronner, Baker, Leo
ABSENT:	Craig Shamlan

d. 244 Wolf Road. Multi-Tenant Commercial Building.

Applicant: 244 Wolf Road LLC, represented by Lansing Engineering. Concept Review of a 6,500 square foot multi-tenant commercial building. Site is zoned COR, Commercial Office Residential.

TDE: Barton & Loguidice (PL-22-00001)

Yates Scott Lansing from Lansing Engineering presented the project. Planner Mike Tengeler provided PEDD comments including recommendations from NYSDOT. Brad Grant from Barton & Loguidice provided the TDE comments including questions about the exterior seating pad for the proposed retail space, the flush median at the exit and making it a raised median, moving the parking area further back on the site, and adding lower plantings on the site.

The Board discussed the project including the concerns with traffic, getting 35% greenspace instead of a waiver, rotating the dumpster area, why there is no decorative fencing across the front (applicant indicates that the facade achieves the design standard but will look at something at the patios, the performance of the smaller retail building across Wolf Road and full use of the parking where this is a bigger building, and right in/right out design instead of a left turn into the site.

- i. No action was taken.

e. 261 Troy Schenectady Rd. Valente Apartments.

Applicant: Dean Marotta, represented by Advanced Engineering & Surveying, PLLC. Sketch plan review of the development of six apartment units on 1.77 acres. The site is zoned COR, Commercial

Office Residential. TDE: Barton & Loguidice (PL-22-00043)

Board member Kevin Bronner exited the meeting at 7:28 p.m.

Nick Costa from Advanced Engineering & Surveying, PLLC presented the project which is being proposed as a fully residential project which would required a use variance from the Zoning Board of Appeals if it were to proceed. Brad Grant from Barton & Loguidice provided the TDE comments including constraints with wetlands and an easement along the southern limits of the property, total number of units, considering an alternative with two triplex buildings instead of the three duplex buildings proposed, providing for a play area at the rear of the building, and location of decks and patios.

The Board discussed the project including only two buildings on the site instead of three understanding the need for a variance, orientation of the buildings, and the presence of the protected watercourse.

- i. No action was taken.

4. Adjournment