



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

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

Sean M. Maguire
(518) 783-2741

Tuesday, February 15, 2022

6:00 PM

Town Hall

1. Call to Order

Acting Chair Lou Mion called the meeting to order at 6:00 p.m. The roll was called.

Also present Senior Planner Monique Wahba (PEDD), Planner Andy Acker (PEDD), TDE Bradley Grant (Barton & Loguidice), and TDE Joe Romano (CHA).

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

2. Report of the Planning and Economic Development Director

Director Sean Maguire updated the Board and public about the end of the face mask requirement. He noted that on tonight's agenda, the Cold Springs Subdivision will have a public hearing and the two projects at 2772 and 2792 Curry Road are sketch plan reviews and there is no public comment during that phase.

3. Public Hearing

a. 499-507 Albany Shaker Road. Cold Springs Subdivision.

Applicant: Starlight Development Company, represented by Hershberg and Hershberg. Final review of a 40-lot subdivision on 20.96 acres with a 2.55-acre conservation easement and construction of interior roadways for Town dedication. The site is zoned SFR, Single Family Residential. TDE: Barton & Loguidice. (PL-19-00006).

Dan Hershberg of Hershberg and Hershberg presented the project on behalf of the applicant. Brad Grant of Barton & Loguidice provided the Town Designated Engineer's comments.

1. **Public hearing for the final review of 499-507 Albany Shaker Road, a proposed 40-lot subdivision on 20.96 acres with a 2.55 acre conservation easement and the construction of interior roadways for Town dedication.**

COMMENTS - Current Meeting:

Public hearing was opened at 6:02 p.m. Director Sean Maguire read the notice as published and posted. Affidavits are in the file. Comments were received from the following individuals. Steve Orenstein of 11 James Drive. No other comments were received. The Board discussed the project including meeting conditions of the approval, enforcement, and rear elevation of two homes at Albany Shaker Road. Public hearing was close at 6:21 p.m.

RESULT:	CLOSED [UNANIMOUS]
MOVER:	Frederick Ashworth, Board Member
SECONDER:	Megan Baker, Board Member
AYES:	Ashworth, Mion, Malone, Bronner, Baker
ABSENT:	Steven Heider, Craig Shamlian

2. **Motion To:** Motion to approve a negative declaration.

COMMENTS - Current Meeting:

NOTICE OF DETERMINATION OF NO SIGNIFICANT EFFECT ON THE ENVIRONMENT
NEGATIVE DECLARATION FOR

Cold Springs Subdivision

499-507 Albany Shaker Road

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

In accordance with Article 8 (State Environmental Quality Review) of the Environmental Conservation Law (the "Act"), and the statewide regulations under the Act (6 NYCRR Part 617) (the "Regulations"), the Lead Agency have received an environmental assessment form in connection with the proposed action described below (the "Action") and the Lead Agency have determined (i) that said proposed action will result in no major impacts and therefore will not have a significant effect on the environment, and (ii) therefore that an environmental impact statement is not required to be prepared with respect to said Action.

THIS NOTICE IS A NEGATIVE DECLARATION FOR THE PURPOSES OF THE ACT.

A. Lead Agency: The Lead Agency is the Town of Colonie Planning Board.

B. Person to contact for further information: E. Guy Romer, Town of Colonie Town Attorney's Office, 534 Loudon Road, Newtonville, New York 12128, (518) 783-2704.

C. Reasons for Determination of Non-Significance: The Lead Agency has reviewed the application, site plans, project description, and all supporting documentation, and conducted such further investigation of the Project and its environmental effects as the Lead Agency has deemed appropriate. Based on this review, the Lead Agency has determined that the action will have no significant effects on the environment.

An environmental impact statement therefore will not be required.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Frederick Ashworth, Board Member
SECONDER: Kevin M. Bronner, Member
AYES: Ashworth, Mion, Malone, Bronner, Baker
ABSENT: Steven Heider, Craig Shamlian

3. Motion To: Approve the final plan with conditions.

COMMENTS - Current Meeting:

Conditions include that a piezometer be installed fairly close to 2 Danielwood so that groundwater can be monitored during Phase 1 construction and resolution of any outstanding town comments.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Frederick Ashworth, Board Member
SECONDER: Kevin M. Bronner, Member
AYES: Ashworth, Mion, Malone, Bronner, Baker
ABSENT: Steven Heider, Craig Shamlian

4. Regular Business

a. 2772 Curry Road. Lisha 1 Solar Farm.

Applicant: Eden Renewables, represented by Environmental Design Partnership, LLP. Sketch plan review for a proposed solar farm to occupy approximately 29+/- acres of a 75+/- acre parcel of land identified as tax parcels 15.2-1-32 and 16.3-1-1 located on Curry Road. A lot line adjustment is proposed for the parcels, with the Lisha Solar parcel proposed to be 39+/- acres. The site is zoned SFR, Single Family Residential. TDE: CHA Companies. (PL-22-00002) See also Lisha 2.

Planner Andy Acker introduced the project. Gillian Black from Eden Renewables. Anna Rehder from EDP LLP, and Hyde Clark from Young/Sommer LLC presented the project. Joe Romano from CHA provide the Town Designated Engineer's comments. The Board discussed the project including posts used to support the panels and the applicant indicated they do not use concrete with the posts, only at its pads; aesthetics of the panels; impact to wildlife during construction; why there are two parcels; potential to generate additional property tax revenue; working with the Albany Pine Bush Commission

No action was taken.

b. 2792 Curry Road. Lisha 2 Solar Farm.

Applicant: Eden Renewables, represented by Environmental Design Partnership, LLP. Sketch plan review for a proposed solar farm to occupy approximately 20+/- acres of a 75+/- acre parcel of land identified as tax parcel 15.2-1-32 and 16.3-1-1 located on Curry Road. A lot line adjustment is proposed for the parcels, with the Lisha Solar parcel proposed to be 32+/- acres. The site is zoned SFR, Single Family Residential. TDE: CHA Companies. (PL-22-00003) See also Lisha 1.

This project is presented with 2772 Curry Road. Lisha 2 Solar Farm. Please refer to the related case below as both were reviewed concurrently.

5. Adjournment

With no further items before the Board, the meeting was adjourned at 7:13 p.m.