



Planning Board

Regular Meeting

~ Minutes ~

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

Sean M. Maguire
(518) 783-2741

Tuesday, February 23, 2021

6:00 PM

Town Hall

1. Call to Order

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

a. PEDD Website Update and Walk-Through

Director Sean Maguire reviewed recent updates to the Department's and Planning Board's web presence and demonstrated the new pages. The PEDD has taken the necessary steps to bring its site into the Town's website at www.colonie.org. The site, www.colonipedd.org, was developed to allow for the public to access meeting information and files. Consistent with the 2019 Comprehensive Plan, this change aligns with Short-Term Goal 3 and Goal 6. The Planning Board's schedule, agenda, and minutes will be posted via the town's meeting portal and linked from the new webpage. Files related to open and active projects are being shared publicly through a shared file widget on the site, which currently uses Dropbox. One of the significant changes is that staff will directly manage the files on the website using this integration and removing a step in our current process. Staff can make immediate updates to the project files without having to wait for the intervention of a web designer. Starting Wednesday February 24, we will stop supporting the old site and will only maintain the new page on the Town's site. Within the next week, we will have redirected the www.colonipedd.org to the new page on www.colonie.org. Board members noted that these changes are an improvement overall to the PEDD and Planning Board's presence online.

3. Regular Business

a. 4 & 6 Autopark Drive. Amedore Medical/Office.

Applicant: Amedore Autopark LLC, presented by Hershberg & Hershberg. Concept plan review to reconfigure lots 4 and 6, where lot 6 would include a 240,000+/- square foot three-story medical/office building with parking, loading and drop-off areas. Waivers requested for

maximum setback and parking in the front yard. The site is zoned HCOR, Highway Commercial Office Residential. TDE: Barton & Loguidice. (PL-20-00011).

Director Sean Maguire introduced the project. Planner Zach Harrison reviewed the Department's comments. Bill Mafriaci from Hershberg and Hershberg presented the project. Charles Voss from B&L provide the Town Designated Engineer's review including that this project is a Type I action under SEQRA with the Planning Board likely in the position to act as lead agency, the site is located in the Boght Road GEIS area and mitigation measures will be required, and summarized a letter received from First Columbia with comments on the project. The Board discussed the project including the amount of parking and options to bank spaces until demand demonstrates need, the need for an Open Development Area (ODA) at 4 Autopark Drive because it will not have direct access to an improved Town road, and the configuration of 4 Autopark Drive including options to establish access via Autopark Drive and remove the need for an ODA. A motion was made to accept the Concept Plan with conditions to respond to the Board's concerns including the project's traffic impact.

1. Motion To: Accept the Concept Plan.

COMMENTS - Current Meeting:

The Board conditioned its acceptance on having the applicant to respond to the Board's concerns including the project's traffic impact.

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

b. 80 Dunsbach Ferry Road. Dunsbach Subdivision.

Applicant: 80 Dunsbach Ferry Rd, LLC, presented by Advance Engineering & Surveying PLLC. Concept plan review of a proposed conservation subdivision on 9.65 acres, creating eleven (11) residential lots served by a cul-de-sac and one conservation area of 3.56 acres. The site is zoned SFR, Single-Family Residential. TDE: CHA Companies. (PL-19-00016, SD 19-020).

Director Sean Maguire introduced the project. Senior Planner Monique Wahba reviewed the Department's comments. Nick Costa from Advanced Engineering and Surveying PLLC presented the project. Joe Grasso from CHA provide the Town Designated Engineer's review. Public comment was received and discussed. The Board discussed the project including the conservation calculation; the overall size of the project - including not developing past Lot 7, the elimination of Lot 8 and Lot 11, and the consolidation of Lot 20 and Lot 22; the impact to wetlands; and a noise study.

By consensus, the concept plan was tabled. No action was taken.

4. Adjournment

With no further business before the Board, the Chair declared at 8:28 p.m. that the meeting was adjourned