



Paula A. Mahan
Town Supervisor

TOWN OF COLONIE
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Public Operations Center
347 Old Niskayuna Road
Latham, New York 12110

Phone (518)783-2741 Fax (518)783-2888
Planning Board Agenda (518)783-1511
www.colonie.org/pedd

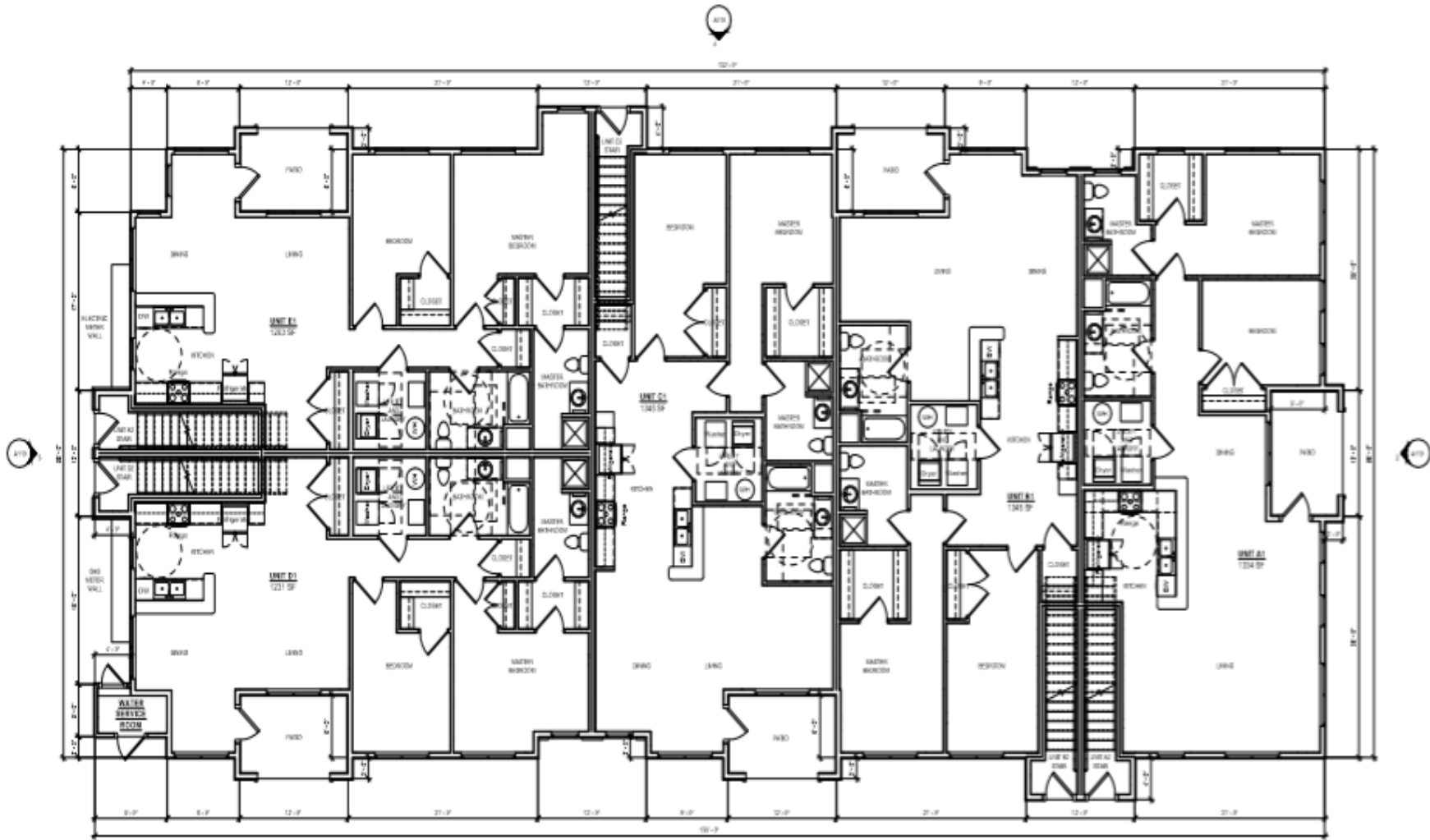
Sean M. Maguire
Director

AGENDA
PLANNING BOARD MEETING
TOWN HALL MEETING ROOM
TUESDAY, February 25, 2020

7:00PM Meeting called to order

7:00PM Tasaddaq Mixed Used
Applicant: Muhammad Tasaddaq
363 Troy Schenectady Road
Board Update
Construct 3 new buildings; retail /office 7,500sf,
10 apartments 6,650sf and storage garage 300sf
Presented by: Advanced Engineering
TDE – CHA Companies

1 1ST FLOOR PLAN
A101



PREPARED BY:
SOFIA ENGINEERING, PLLC

1000 LEXINGTON AVE
LATHAM, NY 12111
Phone: 518.338.0887
Email: sofia@sofiaeng.com

REVISIONS

PROPOSED BUILDING
TEN UNIT APARTMENT
363 TROY SCHENECTADY ROAD
LATHAM, NEW YORK

DATE: 10/18/15

DRAWN BY: SP

APPROVED: APPROVED

SCALE: 3/16" = 1'-0"

DRAWING NUMBER:

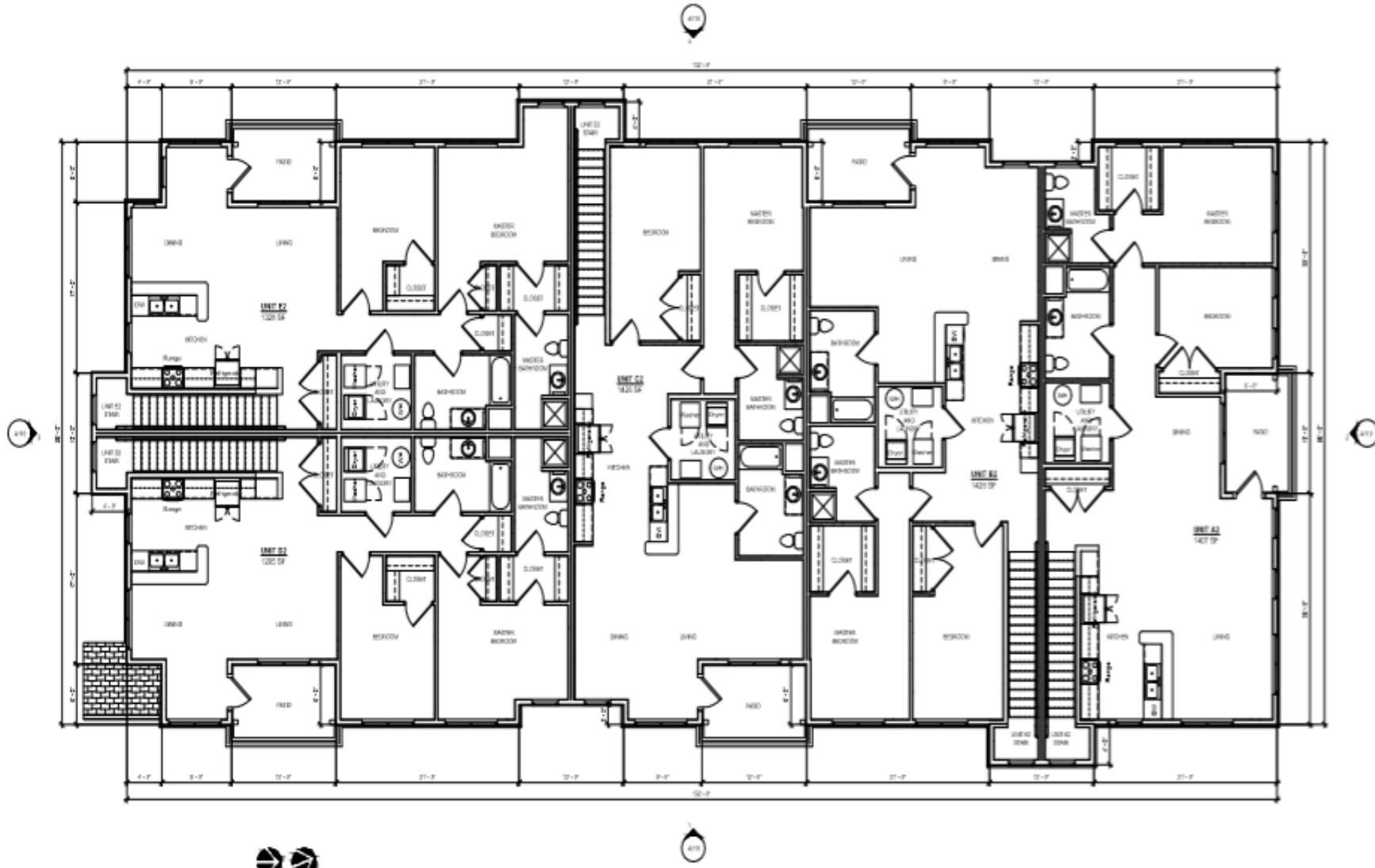
FIRST FLOOR
PLAN

JOHN:

DRAWING NUMBER:

A101

1
A102
3/2" = 1'-0"



PREPARED BY:
SOFTA ENGINEERING, PLLC
7 Latham Lane
Latham, NY 12110
Phone: 518.483.8887
Email: info@softe.com



REVISIONS

PROPOSED BUILDING
TEN UNIT APARTMENT
383 TRACY SCHENECTADY ROAD
LATHAM, NEW YORK

DATE: 11/19/15

DRAWN BY: BP

APPROVED: [Signature]

SCALE: 3/16" = 1'-0"

DRAWING NAME:
**SECOND FLOOR
PLAN**

OWNER:

DESIGNED BY:

A102



**SOUTH WEST
ELEVATION**



2 WEST ELEVATION
A110

REVISIONS

PROPOSED BUILDING
TEN UNIT APARTMENT363 TROY SCHENECTADY ROAD
LATHAM, NEW YORK

2007年12月29日

1990-1991

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1990年 10月

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1998

Journal of Management Inquiry 20(4)

A100

SOFTA ENGINEERING, PLLC





1
A110
SOUTH -EAST
ELEVATION



3
A110
NORTH ELEVATION



2
A110
SOUTH WEST ELEVATION

PROPOSED BY
SOFIA ENGINEERING, PLLC
1000 10th Avenue
Suite 100
Latham, NY 12110
Phone: 518.784.1100
Fax: 518.784.1101
www.sofiaengineering.com

REVISIONS

PROPOSED BUILDING
OFFICE-RETAIL BUILDING
363 TROY SCHENECTADY ROAD
LATHAM, NEW YORK

DATE: 11/19/19
DRAWN BY: SP
APPROVED: SP
SCALE: 1/8"=1'-0"
DRAWING NUMBER

DATE: 11/19/19
DRAWN BY: SP
APPROVED: SP

A100



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Director

AGENDA
PLANNING BOARD MEETING
TOWN HALL MEETING ROOM
TUESDAY, February 25, 2020

7:10PM

Stewart's Shop

Applicant: Stewart's Shop

2005 Central Avenue

Sketch Plan

Construction a 4,124sf shop with 2,000sf canopy
and 8 fueling stations

Presented by: Stewart's Shop

TDE – CHA Companies



2005 Central Avenue

Screen Designs

Emery Ave

Central Ave

LEGEND	
FIRE HYDRANT	
WATER VALVE	
WAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
GAS INLET	
CATCH BASIN	
WET WELL	
UTILITY POLE	
STAKEOUT	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
MONITORING WELL	
BOLLARD	
IRRIGATION SLUICE	
OVERHEAD UTILITIES	
WATER SERVICE, 1" TYPE "K" COPPER	
SEWER SERVICE, 4" ROR 20	
STORM PIPE, PROPOSED HERE	
STORM PIPE, EXISTING	
STOCKADE FENCE	
CHAINLINK FENCE	
WIRE FENCE	
300 ELECTRICAL/WIRE SERVICE	
300 ELECTRICAL CONDUIT	
300 GAS LINE	
300 CABLE CONDUIT	
300 PRODUCT LINE	
SUPER PRODUCT LINE	
VALVED PRODUCT LINE	
EXISTING MAJOR CONDUIT	
EXISTING MINOR CONDUIT	
PROPOSED MAJOR CONDUIT	
PROPOSED MINOR CONDUIT	
PROPOSED SPOT ELEVATION	
EXISTING REGRADED SPOT ELEVATION	

1. SEE PLANS FOR DETAILS OF ALL UTILITIES.
2. SEE PLANS FOR DETAILS OF ALL UTILITIES.

NOTES

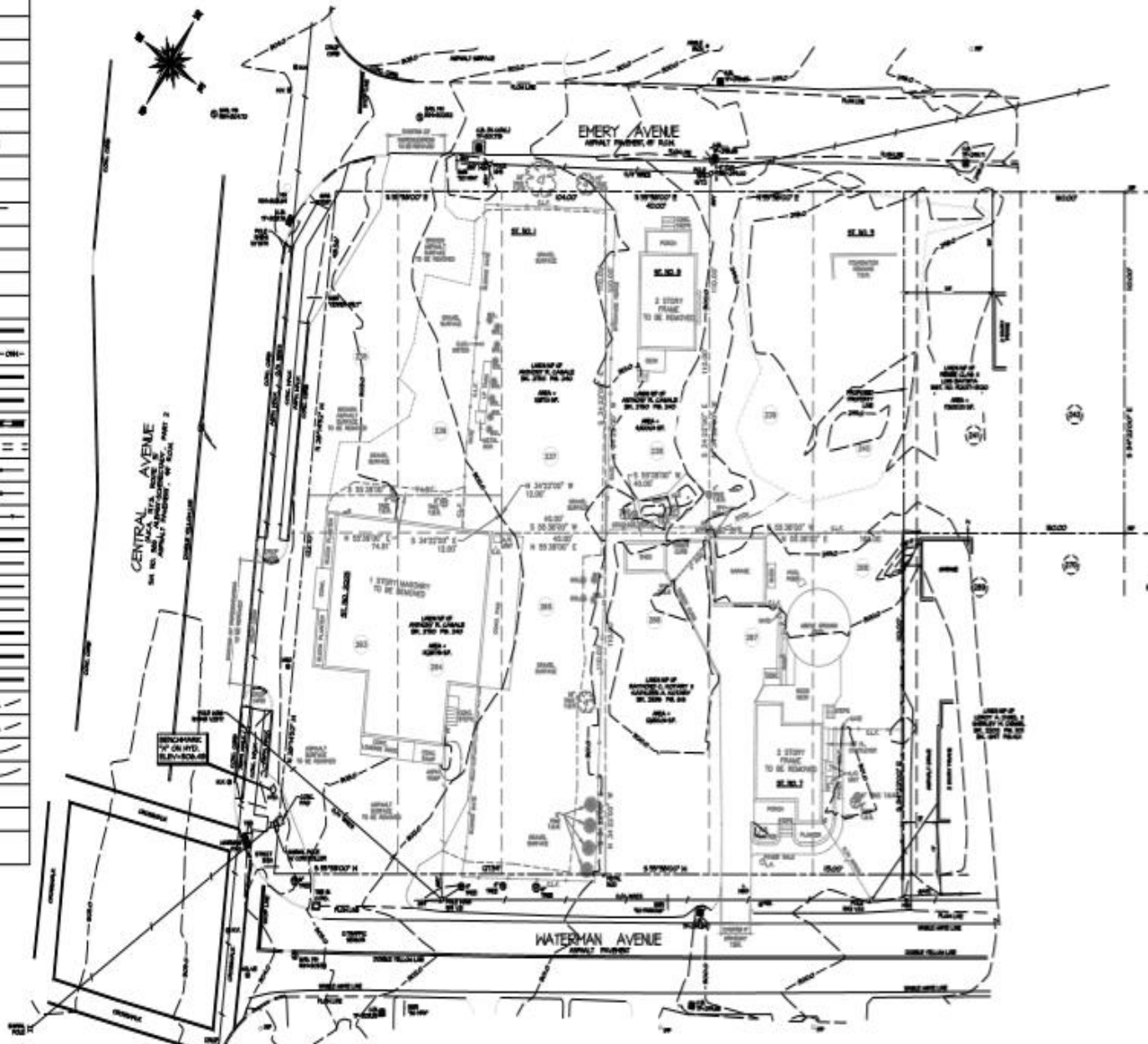
- BOUNDARY EVIDENCE, PLANNING INFORMATION AND TOPOGRAPHIC INFORMATION SHOWN HEREIN HAS BEEN OBTAINED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC, HANCO, NY, AND REFLECTS VISIBLE CONDITIONS EXISTING AT THAT DATE.
- THE OFFSETS ON DIMENSIONS SHOWN HEREIN FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO VOUCHER FOR THE PROPERTY LINES OR TO AVOID THE PROVISIONS OF PLANNING, ADDITIONAL, STRUCTURES, OR ANY OTHER IMPROVEMENTS. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF AN UP-TO-DATE ABSTRACT OF TITLE ON TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE. AS A RESULT, THERE MAY BE INFORMATION ON FACTS THAT MAY AFFECT THE LOCATION OF THE SUBJECT PROPOSED BOUNDARY LINES.
- ELEVATIONS BASED ON NAVD 83 HIGH DATUM BY GPS OBSERVATION AT THE TIME OF FIELD SURVEY.
- UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON UTILITY INFORMATION VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY ENGINEER. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST ON OR ADJACENT TO THE SURVEYED PROPERTY.

DEMOLITION NOTES

- ALL DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES, INCLUDING THE TOWN OF COLONIE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND ALL OTHER AGENCIES.
- ALL DEMOLITION MATERIALS SHALL BE DISPOSED OF AT AN APPROVED AND PERMITTED SITE.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL REQUIRED PERMITS.
- EXISTING UTILITY CONNECTIONS (WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE & CABLE) SHALL BE TERMINATED AT THE SERVICE LINE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. ALL ON-SITE PIPING, WARE AND CONDUIT SHALL BE REMOVED.
- CONTRACTOR IS RESPONSIBLE TO CONTACT AND COORDINATE WITH ALL HOMEOWNERS WITHIN THE PROJECT AREA.
- CONTRACTOR IS RESPONSIBLE TO MINIMIZE THE AMOUNT OF DUST AND NOISE POLLUTION ASSOCIATED WITH DEMOLITION OPERATIONS.
- IF HAZARDOUS WASTE IS ENCOUNTERED DURING WORK, THE CONTRACTOR SHALL CONTACT THE REGULATORY AGENCIES AND COMPLY WITH THE APPLICABLE REQUIREMENTS. HAZARDOUS WASTE MAY BE REMOVED BY A PERMITTED HAZARDOUS WASTE CONTRACTOR TO A PERMITTED HAZARDOUS WASTE SITE.
- DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, REMOVAL OF FOUNDATION WALLS, FLOOR SLABS, SURFACE FINISHES, WALLS, ROOFS AND OTHER STRUCTURES NOT SCHEDULED FOR REMOVAL.
- ALL DEBRIS IN THE GROUND SURFACE RESULTING FROM DEMOLITION WORK SHALL BE BACKFILLED WITH CLEAN, GRANULAR FILL MATERIALS MEETING NEW YORK STATE DEPARTMENT OF TRANSPORTATION, TYPE 4 SPECIFICATIONS. FILL SHALL BE COMPACTED TO A MINIMUM 90% PROCTOR DENSITY AND PLACED IN 2" LIFTS MAXIMUM.



SITE LOCATION MAP
SCALE: NTS



PLANNING BOARD DECISION

WEST COLONIE - WCLH - 469 2005 CENTRAL AVENUE - ALBANY, NY 12205	
DATE	NO.
REVISIONS	
DATE	NO.
REVISIONS	

SEAL OF THE TOWN OF COLONIE, NEW YORK

EXISTING SITE/DEMO PLAN

DATE: 08/28/2024

SCALE: 1" = 20'

DRAWN BY: JPM

CHECKED BY: JPM

DATE: 08/28/2024

SCALE: 1" = 20'

DRAWN BY: JPM

CHECKED BY: JPM

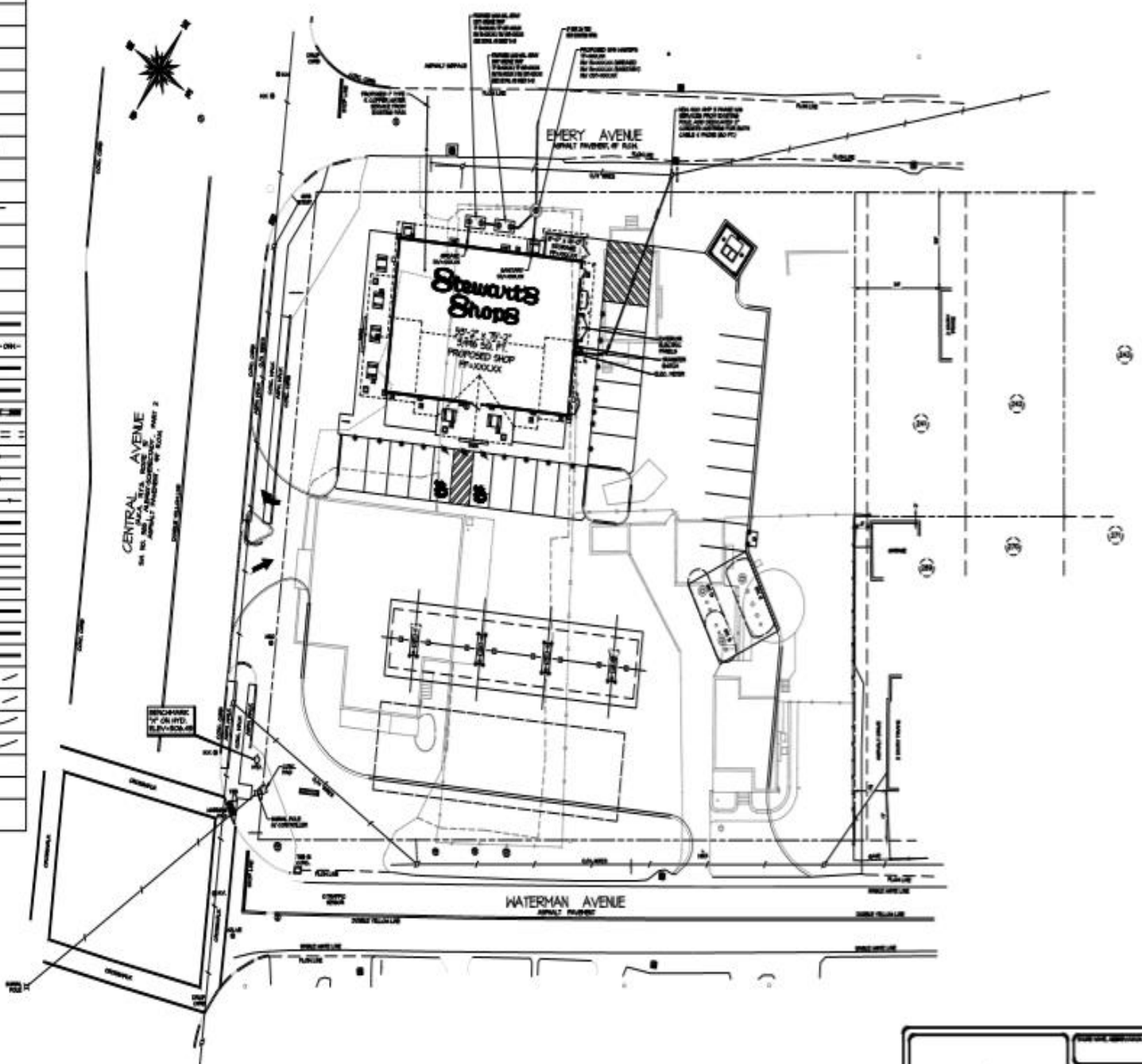
DATE: 08/28/2024

SCALE: 1" = 20'

DRAWN BY: JPM

CHECKED BY: JPM

LEGEND	
FIRE HYDRANT	
WATER VALVE	
AIR VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
RAV HIRE	
UTILITY POLE	
SHOPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LINE	
MONITORING WELL	
BOLLARD	
IRRIGATION SLEEVE	
OVERHEAD UTILITIES	
WATER SERVICE, 1" TYPE 'K' COPPER	
SEWER SERVICE, 4" DIA. 15'	
STORM PIPE, PROPOSED HERE	
STORM PIPE, EXISTING	
STOCKADE FENCE	
CANALINE FENCE	
SPURIAL FENCE	
48" ELECTRICAL/TELE SERVICE	
48" ELECTRICAL CONDUIT	
48" GAS LINE	
48" CANALINE CONDUIT	
DIMEL PRODUCT LINE	
SUPER PRODUCT LINE	
RELEASED PRODUCT LINE	
EXISTING MAJOR CONDUIT	
EXISTING MINOR CONDUIT	
PROPOSED MAJOR CONDUIT	
PROPOSED MINOR CONDUIT	
PROPOSED SPOT ELEVATION	
EXISTING BENCHMARK SPOT ELEVATION	



PLANNING BOARD DECISION

	PROJECT: WEST COLONIE - MCLH - 469			DRAWN: CP SCALE: 1" = 30' DATE: 10/20/05
	LOCATION: 2005 CENTRAL AVENUE - ALBANY, NY 12205			
	DATE: 10/20/05	REVISIONS:		
	REVIEWED BY: 5-3 TITLE: UTILITY PLAN			



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AGENDA
PLANNING BOARD MEETING
TOWN HALL MEETING ROOM
TUESDAY, February 25, 2020

7:20PM

Loudon Road PDD

Applicant: Loudon Road LLC

606 & 608 Loudon Road

Review and Recommendation for PDD to Town Board

Request for Rezoning to include 26,000SF retail/restaurant
with a Senior Living Component to include 85 apartments
& 92 assisted living with overall parking of 414 spaces

Presented by: Advanced Engineering

TDE – CHA Companies



LOUDONVILLE

GRANT ARCHITECTS 

Revisions to Plan

Lot 1

Reduced square footage of building by 13%

Reduced building footprint by 7%

Reduced square footage of 2nd Floor by 50%

Increased width of landscaping buffer along Route 9 by 100%

Reduced restaurant seating by 15%

Lot 2

Reduced square footage of building by 11%

Reduced building footprint by 12%

Parking for Lot 1

Restaurant/Retail

340 seats (includes patio)

$340/3 = 114$ restaurant parking spaces

16 employee parking spaces

90 retail parking spaces (5 per 1000)

220 parking spaces (required)

220 parking spaces provided

Parking for Lot 2

85 senior independent apts

92 assisted living beds

194 spaces (134 garage) provided

Assisted Living / Memory Care (community care facility)

One space for every 4 units ($92 \div 4$) = **23 Parking Spaces**

Plus one space for every employee during the peak shift

(28.6 employees, see attached chart) = **30 Parking Spaces**

Independent Senior Living 85 apts*

One space for every unit = **85 Parking Spaces**

Over flow / excess parking = **56 Parking Spaces**

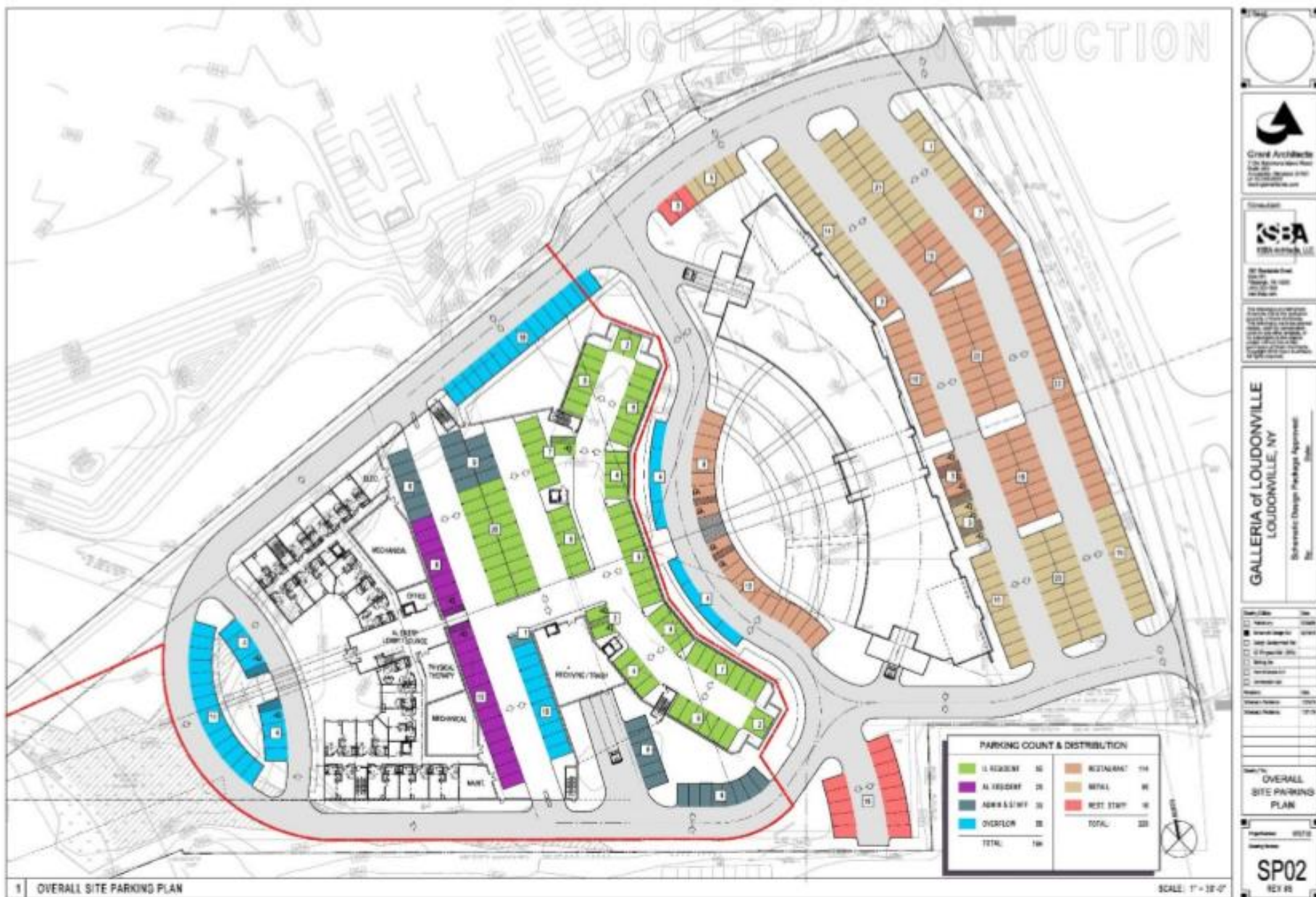
194 Parking Spaces

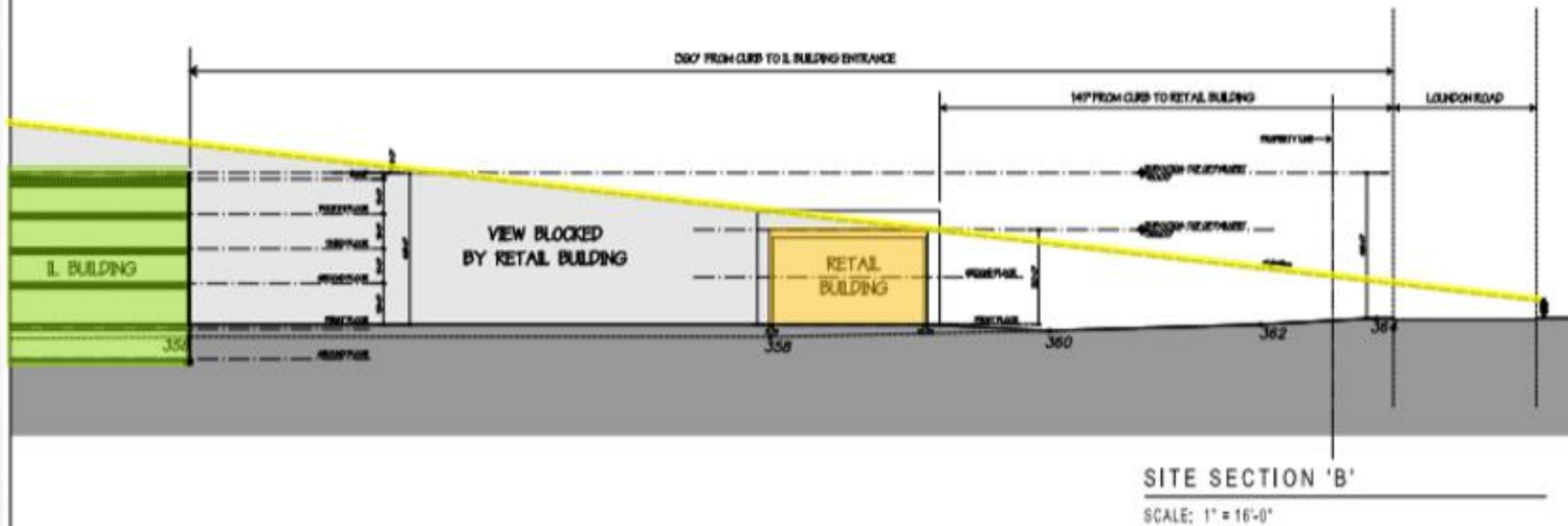
*The Town Code sets for 2 parking spaces per apartment, however, the Operator had stated at the June 11, 2019, Planning Board meeting that only one car per Independent Senior Living unit was to be permitted under the lease and she felt, based on her experience 85 spaces was sufficient.

Employee Chart

Dept.	Job Title	Not Have Position	Hours / Day	FTE	Daily			
						Day	Afternoon	Overnight
Admin	Concierge / Security		24.0	4.2	3.0	40%	40%	20%
	Social Worker/Admin Assist.	x	0.0	0.0	0.0	1.20	1.20	0.60
						-	-	-
	Total Admin		24.0	4.2	0.0	1.60	0.28	0.80
Facilities	Maintenance Tech		8.0	1.4	1.0	0.40	0.40	0.20
Food	Sous Chef		12.0	2.1	1.5	0.60	0.60	0.30
	Cook		24.0	4.2	3.0	1.20	1.20	0.60
	Dining Room Coordinator		12.0	2.1	1.5	0.60	0.60	0.30
	F&B Service Manager	x	0.0	0.0	0.0	-	-	-
	Utility		25.5	4.5	3.2	1.28	1.28	0.64
	Server		45.0	7.9	5.6	2.25	2.25	1.13
	AL Server	x	65.6	11.5	8.2	3.28	3.28	1.64
	Busser	x	17.0	3.0	2.1	0.85	0.85	0.43
	Total Food		201.1	35.2	25.1	10.06	10.06	5.03
Wellness	DN/Assisant DoN	x	0.0	0.0	0.0	-	-	-
	RN	x	0.0	0.0	0.0	-	-	-
	LPN		24.0	4.2	3.0	1.20	1.20	0.60
	Med Tech		48.0	8.4	6.0	2.40	2.40	1.20
	Lead Manager	x	24.0	4.2	3.0	1.20	1.20	0.60
	PC Caregiver		72.0	12.6	9.0	3.60	3.60	1.80
	MC Caregiver		72.0	12.6	9.0	3.60	3.60	1.80
	Total Wellness		240.0	42.0	30.0	12.00	12.00	6.00
Housekeeping	Housekeepers		37.5	6.6	4.7	1.88	1.88	0.94
Enrichment	Enrichment Assitants		30.0	5.3	3.8	1.50	1.50	0.75
	Drivers		24.0	4.2	3.0	1.20	1.20	0.60
	Total Enrichment		54.0	9.5	6.8	2.70	2.70	1.35
Total Workforce by Shift			564.6	98.8	67.6	28.6	27.3	14.3

Color Coded Parking Plan





Grant Architects
 1000 Broadway
 New York, NY 10003
 Tel: 212 693 1234
 Fax: 212 693 1235
 www.grantarchitects.com



S&A
 1000 Broadway
 New York, NY 10003
 Tel: 212 693 1234
 Fax: 212 693 1235
 www.sandassociates.com

Architectural Firm
 1000 Broadway
 New York, NY 10003
 Tel: 212 693 1234
 Fax: 212 693 1235
 www.architecturalfirm.com

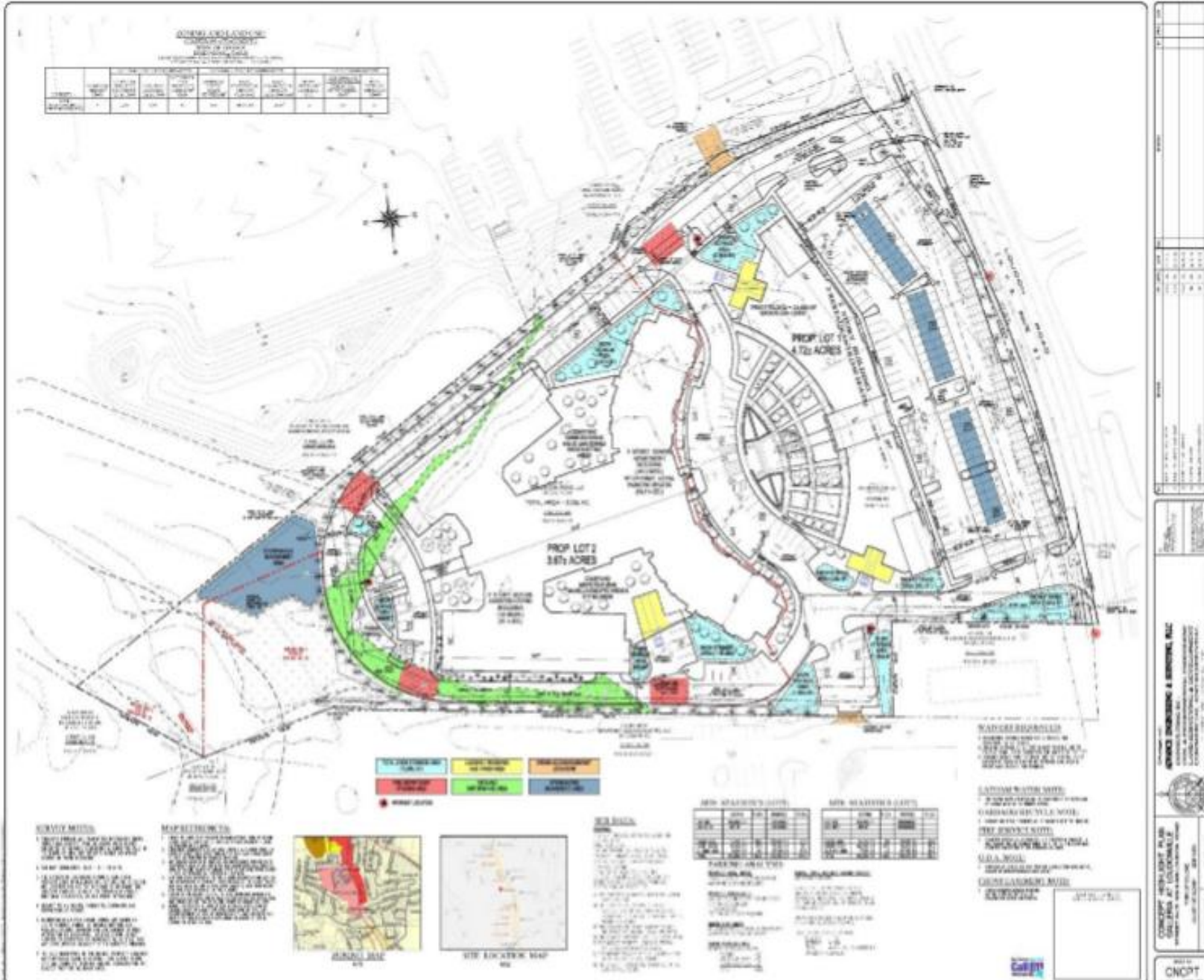
GALLERIA of LOUDONVILLE
 LOUDONVILLE, NY
 Schematic Design Package Approval
 001

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	01/01/00	XXX
2	SCHEMATIC DESIGN	01/01/00	XXX
3	SCHEMATIC DESIGN	01/01/00	XXX
4	SCHEMATIC DESIGN	01/01/00	XXX
5	SCHEMATIC DESIGN	01/01/00	XXX
6	SCHEMATIC DESIGN	01/01/00	XXX
7	SCHEMATIC DESIGN	01/01/00	XXX
8	SCHEMATIC DESIGN	01/01/00	XXX
9	SCHEMATIC DESIGN	01/01/00	XXX
10	SCHEMATIC DESIGN	01/01/00	XXX

PARTIAL
SITE SECTION B

S100B

Highlighted Plan Details





Galleria Summary of Services.

MONTHLY EXPENSES	Single Family Home	Independent Living	Assisted Living	Memory Care
Apartment Size		600-1100 s.f.	400-800 s.f.	350-700 s.f.
Bar/Lounge		In Community	In Community	In Community
Dining Venues		In Community	In Community	In Community
Concierge		In Community	In Community	In Community
Programming / Activity Space		In Community	In Community	In Community
Gymn		In Community	In Community	In Community
Underground Parking		In Community	In Community	In Community
Covered Entrances		In Community	In Community	In Community
Access Controlled Keyless Apartment Entry		In Community	In Community	In Community
Cable TV		Basic	Basic	Basic
Utilities (gas, electric/water, sewer)		Included	Included	Included
Internet Service		Basic	Basic	Basic
Trash Removal		Included	Included	Included
Interest you earn every month on assets from sale of home (Example: \$ _____ net proceeds x _____ %APR divided by 12)		Yours to Keep	Yours to Keep	Yours to Keep
Property Taxes		Included	Included	Included
School Taxes		Included	Included	Included
Property Insurance		Included	Included	Included
Snow and Ice Removal		Don't we all deserve a cadre of maintenance professionals and snow removal teams to keep our driveways and walkways clear of ice and snow?		
Meals		Approx 2 meals / day	Any Time Dining	Any Time Dining
Guest meals for friends and loved ones		Available in community or walkable to local restaurants		
Transportation service		Scheduled Transportation included	Within 5 miles included	Within 5 miles included
To Your Door Package Service		Does your Amazon delivery person appear often at your door? Let our concierge handle all packages, whether you are in the Community or away on vacation, with delivery to your personal apartment.		



Galleria Summary of Services.

MONTHLY EXPENSES	Single Family Home	Independent Living	Assisted Living	Memory Care
Home Security Services		Included	Included	Included
Interior Home Repairs/Upkeep/Paint/Carpet		Maintenance and housekeeping teams work around the clock to keep our communities pristine with no work to the resident.		
Equipment Maintenance (HVAC, Appliance Repair)		Give the Maytag time off. Our maintenance team work around the clock to keep our communities pristine with no work to the resident.		
Outdoor Maintenance (lawn service, gutters)		Lawn mowers no longer needed. SageLife will ensure the exterior is always beautiful to welcome you and your friends and family to your new home.		
Housekeeping & Linen services		Monthly Included	Weekly Included	As Needed included
Social/Educational/Entertainment Activities		Our Programming and Activities team ensure that our lives are full and vibrant with our		
Holiday Entertaining		We celebrate holidays throughout the year. Some exclusive for our residents only, but many open to our friends and loved ones. Let us organize the parties, cook the food and clean-up after. All you have to do is attend!		
Gym & Fitness Classes		Daily classes led by Licensed Exercise Therapist Included	Daily classes led by Licensed Exercise Therapist Included	Daily Dementia specialized classes led by Licensed Therapist Included
Wellness/Home Care (Example: \$ ___/hr, X ___ daily hours X 30 Days)		Available on site and our team of coordinators will work with you to ensure suitability for your personal needs.	Personal Care and Assistance with Activities of Daily Living included	Positive Approach to Care trained dementia care
Emergency Response System		Includes daily 10AM check ins and 24/7 Emergency Response.	Includes full emergency response available 24/7 by our licensed health care team.	Includes full emergency response available 24/7 by our licensed health care team.

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

October 2019

	Flu Clinic 10:00-3:00pm - Fashion on the Go! 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Hand and Foot Card Game 2:00 M Walking Club NL 2:30 Bridge CL 4:00 Happy Hour PB 6:30 Fall Prevention Presentation - TH 7:30 A Movie Night - TH	1 8:20 Men's Group Breakfast 10:00 Shopping 10:00 Sip and Chat 11:00 Casino Trip Departure 11:00 M STD- Music/Exercise GR 1:00 500 Rummy Card Game 1:30 M MFL Exercise GR 2:00 M Walking Club NL 3:00 Resident Meeting TH 4:00 Happy Hour PB 7:00 A Entertainer "Liz Seymour"	2 10:00 Word Game GR 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Penny Poker CL 1:30 A Art Connection AR 2:00 M Walking Club 3:00 Mass TH 4:00 Happy Hour PB 6:00 "Gathering Neighbors" 7:30 A Movie Night TH	3 10:00 Bible Study 11:00 M MFL Exercise GR 1:00 Pinochle CL 2:00 M Walking Club NL 4:00 S Quizzo Happy Hour PB 7:30 A Movie Night TH	4 9:30 M Petanque 10:00 Brain Games GR 10:00 Shopping Canceled 1:00 A Movie Matinee TH 2:30 S Ice Cream Social PB 3:00 Dingo GR 4:00 S Happy Hour PB 7:30 A Movie Night TH
Sunday Church 6 2:15 S Scenic Ride 4:30 S Cheese steak Night PB 6:00 A Movie Night TH	7 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Scrabble CL 1:00 Depart for Sprout Lanes 1:15 A City Works AR 2:00 C Weekly News TH 2:00 M Walking Club NL 3:00 M Balloon Tennis GR 4:00 S Happy Hour PB 7:00 Rosary GR 7:30 Evening Movie TH	8 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Hand and Foot Card Game 1:00 National Geographic Series 2:00 Tea 101 2:00 M Walking Club NL 2:30 Bridge CL 3:15 M Chair Dancing GR 4:00 S Happy Hour PB 6:00 "Gathering Neighbors" 7:30 A Movie Night TH	9 8:20 Men's Group Breakfast 10:00 Shopping 10:00 Sip and Chat 11:00 M STD- Music/Exercise GR 11:00 Depart for Harvest Grill 1:00 500 Rummy Card Game 1:30 M MFL Exercise GR 2:00 M Walking Club NL 4:00 S Happy Hour PB 7:30 A Evening Movie TH	10 10:00 Word Game GR 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Penny Poker CL 1:30 A Art Connection AR 2:00 M Walking Club 3:00 Mass TH 4:00 S Happy Hour PB 6:00 "Gathering Neighbors" 7:30 A Movie Night TH	11 9:30 M Petanque 10:00 Brain Games GR 10:00 Shopping 1:00 A Movie Matinee TH 2:30 S Ice Cream Social PB 3:00 Horse Racing GR 4:00 S Happy Hour PB 7:30 A Movie Night TH
Sunday Church 13 2:15 S Scenic Ride 4:30 S Hoagie Night PB 6:00 A Classical Musical Performance Night TH	14 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Scrabble CL 1:00 Depart for Sprout Lanes 1:15 A City Works AR 2:00 C Weekly News TH 2:00 M Walking Club NL 3:00 M Balloon Tennis GR 4:00 S Happy Hour PB 7:00 Rosary GR 7:30 Evening Movie TH Columbus Day (off) Rescheduling See Contact Listed	15 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Hand and Foot Card Game 1:00 National Geographic Series T 2:00 Tea 101 2:00 M Walking Club NL 2:30 Bridge CL 3:15 M Chair Dancing GR 4:00 S Happy Hour PB 6:00 "Gathering Neighbors" 7:30 A Movie Night TH	16 8:20 Men's Group Breakfast 10:00 Shopping 10:00 Sip and Chat 11:00 M STD- Music/Exercise GR 11:30 A Creative Writing CL 1:00 500 Rummy Card Game 1:30 M MFL Exercise GR 2:00 M Walking Club NL 4:00-6:00pm S Fine Arts Night 7:00 A Evening Movie TH Birthday Celebration!	17 9:30 S Springfield Diner 10:00 Word Game GR 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Penny Poker CL 1:30 A Art Connection AR 2:00 M Walking Club 2:30 Kitchen Tour 3:00 Mass TH 4:00 S Happy Hour PB 6:00 "Gathering Neighbors" 7:30 A Movie Night TH	18 9:30 M Petanque 10:00 Brain Games GR 10:00 Shopping 1:00 A Movie Matinee TH 2:30 S Ice Cream Social PB 3:00 Flowers of Path GR 4:00 S Happy Hour PB 7:30 A Movie Night TH
Sunday Church 20 2:15 S Scenic Ride 4:15 S Depart for White Dog Café Restaurant 4:30 S Cheese steak Night PB 6:00 A Movie Night TH	21 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Scrabble CL 1:00 Depart for Sprout Lanes 1:15 A City Works AR 2:00 C Weekly News TH 2:00 M Walking Club NL 3:00 M Balloon Tennis GR 3:30 Traveling Museum GR 4:00 S Happy Hour PB 7:00 Rosary GR 7:30 Evening Movie TH	22 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Hand and Foot Card Game 1:00 National Geographic Series 2:00 Tea 101 2:00 M Walking Club NL 2:30 Bridge CL 3:15 M Chair Dancing GR 4:00 S Happy Hour PB 6:00 "Gathering Neighbors" 7:30 A Movie Night TH Stroke Team	23 8:20 Men's Group Breakfast 10:00 Shopping 10:00 Sip and Chat 11:00 M STD- Music/Exercise GR 1:00 500 Rummy Card Game 1:30 M MFL Exercise GR 2:00 M Walking Club NL 3:30 Fall Harvest Happy Hour 7:30 A Evening Movie TH	24 10:00 Word Game GR 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Penny Poker CL 1:30 A Art Connection AR 2:00 M Walking Club 3:00 Mass TH 4:00 S Happy Hour PB 6:00 "Gathering Neighbors" 7:30 A Movie Night TH	25 9:30 M Petanque 10:00 Brain Games GR 10:00 Shopping 1:00 A Movie Matinee TH 2:30 S Ice Cream Social PB 3:00 Ringo GR 4:00 S Happy Hour PB 7:30 A Movie Night TH
Sunday Church 27 2:15 S Scenic Ride 4-5:00 S Plush Mills Trick or Treat Event! 4:30 S Hoagie Night PB 5:00 A Opera Night TH	28 10:00 Shopping 11:00 M MFL Exercise GR 12:00-1:30 Cancer Awareness 1:00 Scrabble CL 1:00 Depart for Sprout Lanes 1:15 A City Works AR 2:00 C Weekly News TH 2:00 M Walking Club NL 3:30 Breast Cancer Awareness Happy Hour 4:00 S Happy Hour PB 7:00 Rosary GR 7:30 Evening Movie TH	29 10:00 Shopping 11:00 M MFL Exercise GR 1:00 Hand and Foot Card Game 1:00 National Geographic Series 2:00 Tea 101 2:00 M Walking Club NL 2:30 Bridge CL 3:15 M Chair Dancing GR 4:00 S Happy Hour PB 6:00 "Gathering Neighbors" 7:30 A Movie Night TH	30 8:20 Men's Group Breakfast 10:00 Shopping 10:00 Crafts w/ Kathy AR 11:30 Creative Writing CL 1:00 500 Rummy Card Game 1:30 M MFL Exercise GR 2:00 M Walking Club NL 3:00 Presentation: Edgar Allan Poe TH 4:00 S Happy Hour PB 7:30 A Evening Movie TH	31 10:00 Word Game GR 10:00 Shopping 10:00 Veterans Gathering 11:00 M MFL Exercise GR 2:00 Halloween Celebration - CLUGR 3:30 Book Club 4:00 S Happy Hour PB 6:00 "Gathering Neighbors" 7:30 A Movie Night TH	<i>Plush Mills Independent Living Calendar</i>

2019 Comprehensive Plan Goal

“Encourage the reuse or redevelopment of existing commercial sites and buildings. Provide incentives and create opportunities for increasing the value of underutilized commercial areas by permitting high density mixed use development/redevelopment, and emphasizing pedestrian-friendly, high-quality design in these areas”

-2019 Town of Colonie Comprehensive Plan at page 24

- Redevelopment of existing commercial site.
Former Hoffman's Playland for 60 years.
- Create opportunities for increasing value of underutilized commercial areas.
Property has been vacant for 5 years.
- Permit high density mixed use development.
85 independent senior living, 92 assisted living beds, 26,000 sq ft restaurant/retail/commercial.
- Emphasize pedestrian friendly, high quality design.
Pedestrian access throughout property with access to Route 9 and adjacent uses.





12/04/2019 13:54



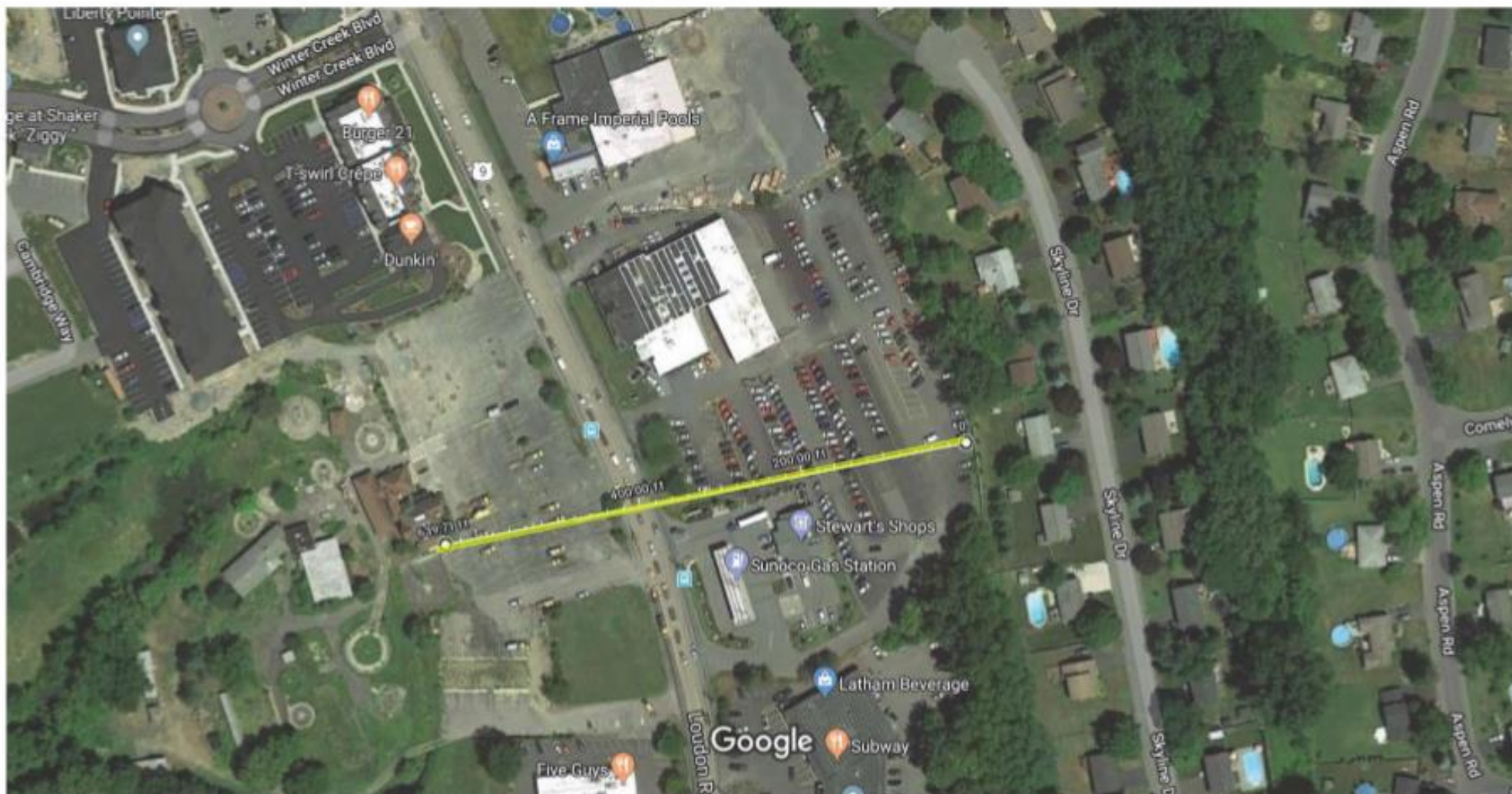
Imagery ©2020 Maxar Technologies, New York GIS, Map data ©2020 100 ft

Measure distance

Total distance: 659.77 ft (201.10 m)



12/04/2019 13:52



Imagery ©2020 Maxar Technologies, New York GIS, Map data ©2020 100 ft

Measure distance

Total distance: 639.71 ft (194.98 m)



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PROJECT:

GALLERIA
ASSISTED LIVING
LOUDONVILLE, NY

SCHEMATIC DESIGN

DATE / REVISIONS:

SCHEMATICS:	2018-06-07
SCHEMATICS REV:	2018-08-09
SCHEMATICS REV:	2019-06-25
SCHEMATICS REV:	2019-10-18

PROJECT #: P00000

DRAWING #:

A101



1 GROUND FLOOR (GROSS AREA = 82,543 S.F.)

SCALE: 1" = 40'-0"



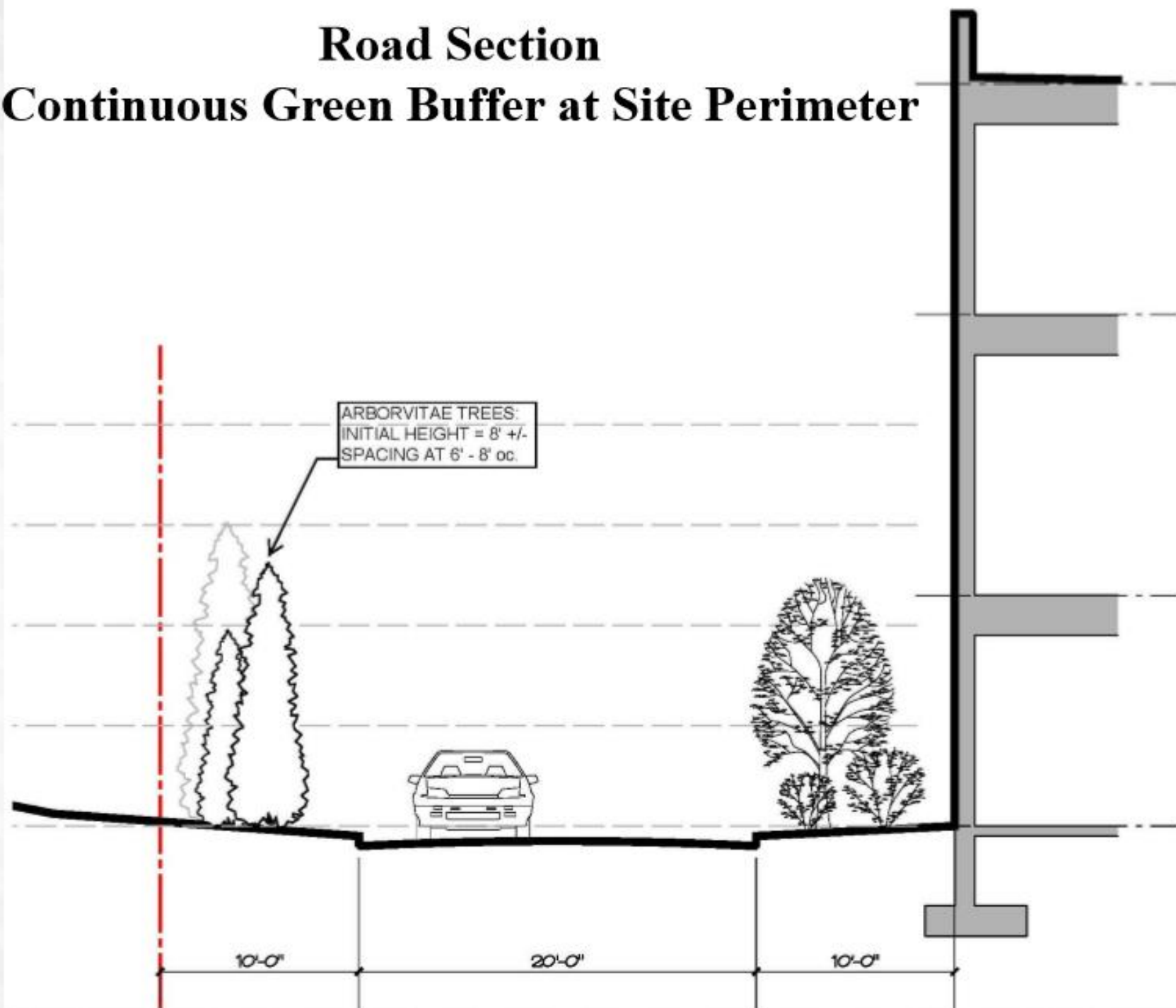






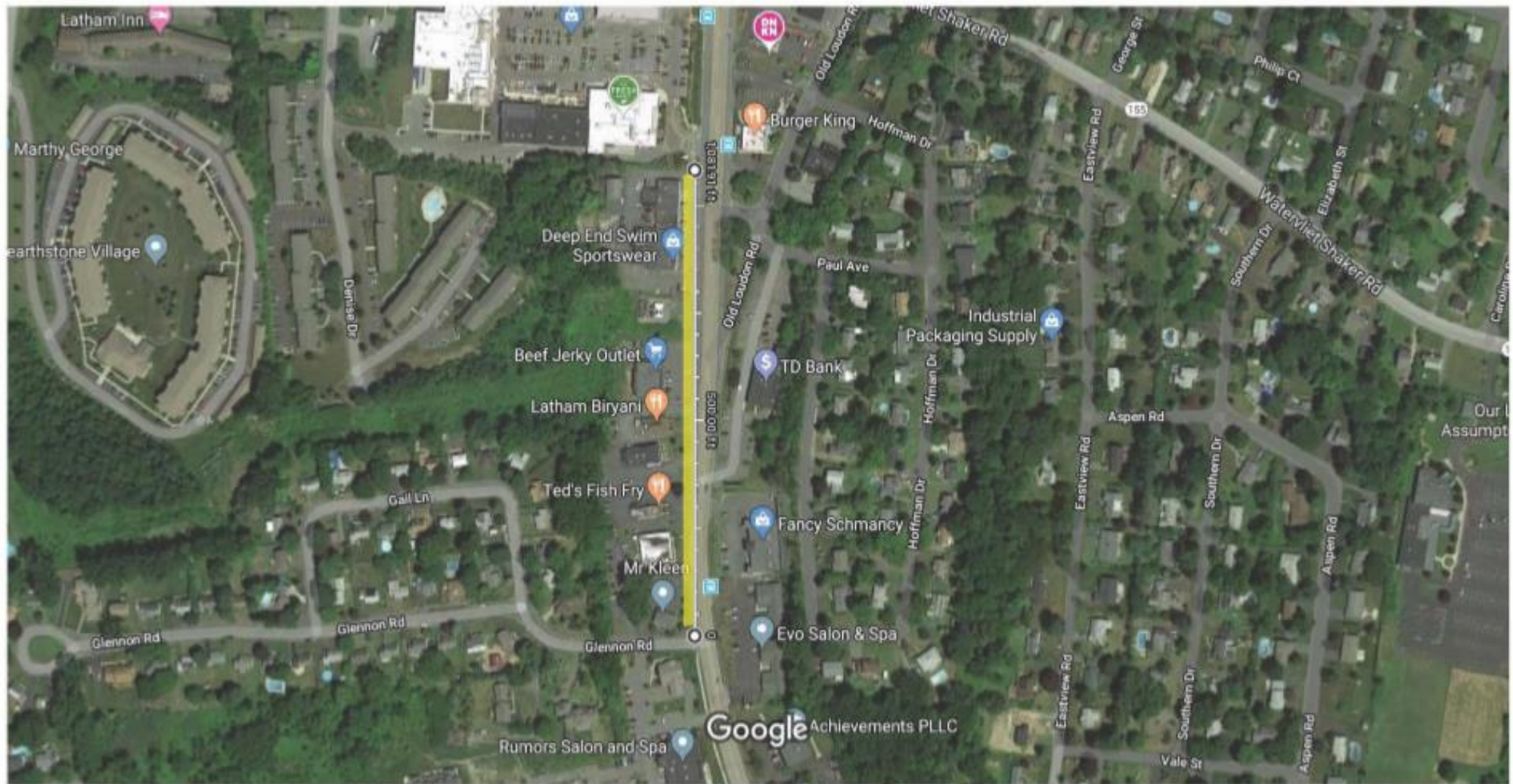
Road Section

Continuous Green Buffer at Site Perimeter



Proposed Public Benefit

Proposed Pedestrian Sidewalk on Rt. 9



Imagery ©2019 Maxar Technologies, New York GIS, USDA Farm Service Agency, Map data ©2019 200 ft

Measure distance

Total distance: 1,081.91 ft (329.77 m)

Current Conditions - Route 9



Proposed Sidewalk - Aviation Road



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, New York GIS, USDA Farm Service Agency, Map data ©2019 200 ft

Measure distance

Total distance: 792.22 ft (241.47 m)

Current Conditions - Aviation Road



Proposed Sidewalk - Spring Street Road



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, New York GIS, USDA Farm Service Agency, Map data ©2019 200 ft

Measure distance

Total distance: 1,495.99 ft (455.98 m)

Current Conditions - Spring Street Road



- **Positive Recommendation for PDD**
- **Positive Recommendation for ODA**
- **Recommendation for Public Benefit**