

TOWN OF COLONIE PLANNING BOARD MINUTES

APRIL 28, 2009

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PRESENT: Chairperson Donovan, Members Holland, Nardacci, O'Rourke, Lane, Sullivan, Vaida, Counsel Stuto

PEDD Representatives: Director LaCivita, Sr. Planner DeLaughter

ABSENT:

* Chairperson Donaovan called the meeting to order at 7:00 PM at the Public Operations Center.

* **Minutes**

The members reviewed the minutes of March 10, 2009. A motion was made by Member Lane to approve the minutes which was seconded by Member Holland.

The Planning Board also reviewed the minutes of March 24, 2009. A motion was made by Member Holland to approve and seconded by Member Nardacci.

* **Towne Place Suites – 676 Troy Schenectady Road**

Of Note: The Agenda stated that this project was before the Board for review and action on renewal of concept acceptance and final plans. This action was listed in error – the only pending action on this evening was Concept Acceptance.

The Planning Board members heard from both Sr. Planner DeLaughter, from the TOC and Brad Grant, our Town Designed Engineer from Barton & Loguidice regarding the project. The action before the board this evening was review and action on concept acceptance renewal and final plan approval for the proposed 4 story 102 room hotel totaling 55,400 sq.ft.

Chairperson Donovan asked about the pending list of waivers (5 items) and should they have been addressed prior to hearing the project for approval, to which Sr. Planner DeLaughter responded that the Board does have specific findings to approve to justify waivers.

B&L generated a comment letter dated April 17th, to which Mr. Grant read the various comments in to record. A further question was raised to fire hydrant location and if Fire Services had the opportunity to comment on the plans. No reference to the hydrant could be found at the time. Chairperson Donovan mentioned Fire Services concern as to the ability for our ladder trucks to move throughout the project site.

Mr. Costa from Sipperly and Associates spoke on behalf of the developer and began to address the board's questions. A question was raised as to wetlands and the disturbance within them. Mr. Costa advised that no development is going to take place within the wetland areas.

Member Sullivan asked questions related to traffic patterns within the site and getting access to and from the site. Additional questions were raised as to loop road access or connector road access to Wade Road. Mr. Costa explained that no connector road is planned at this time due to the National Grid access/easements.

Member O'Rourke had additional comments to fire safety truck routes and the width of the roadways. Mr. Costa explained that the roadway was not 18 feet as mentioned but 24 feet which provides ample space for two-way traffic.

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Member Vaida questioned the water main sizing from what was noted as 12" to 8" and the significance is pressure to serve the site. Mr. Costa noted that NYSDOT plans showed the original 12" main, to which would have been downsized to a 6" service to feed the site. Member Vaida also raised the issue about the archeological study where Mr. Costa responded that they need to engage someone to do the work.

A further question was addressed about the size of the site itself. Where the application shows 12+ acres only 3.1 acres are being developed. Mr. Costa explained that the site had always been planned to be subdivided.

Member Lane asked about the location of the building and its ability to be re-positioned within the site to aide with parking and truck routes. Mr. Costa mentioned this was looked at but the view would have changed having the building situated in the length-wise setting.

Member Nardacci addressed the multiple comments needing to be addressed or which most will need to be re-worked. Also, not knowing if the client is willing to re-work the site makes it hard to approve.

Having many issues to address Chairperson Donovan asked to reschedule for a future date. May 26th was recommended and accepted by Mr. Costa.

No action taken. Member O'Rourke made a motion to adjourn the hearing until May 26th and Member Holland seconded.

(See the full transcription for further reference)

* **Room to Spare – 151 Wade Road** - The Planning Board is acting on renewal of concept and approval of final plans for this project. Concept had initially been granted on March 11, 2008, just over 1 year. The Town grants concept acceptance for a 1 year period.

This proposal is for self-storage facilities, 4 buildings totaling 37,350 sq. ft. of space. The board presented no major questions or concerns for this project to the developer and their engineer.

Having no objections Chairperson Donovan asked for a motion on renewal. Member Holland made the motion which was seconded by Member O'Rourke. A motion was made by Member Holland to approve the final plans for the project which also was seconded by Member O'Rourke

(See the full transcription for further reference)

* **Mohawk River Estates PDD – 1360 New Loudon Road** - The Board originally heard this project on April 7th. The action required of the board is approval of concept and recommendation for the re-zoning of this parcel to the Town Board.

The proposed development is located on 11.6 acres and will have 92 condominium units constructed in 7 buildings, with boat access to the Mohawk River, a swimming pool for residents and a 3,700 sq.ft. club house for the residents. The condo units will be approximately 1,400 to 2,900 sq. ft. There is also a proposal for a 1 story retail/office building, 10,000 sq.ft. along Rte 9 and a 3 story apartment building with 30 units. There will be 166 parking spaces provided on-site and all roads will be privately owned and maintained by the Homeowners Association.

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Brad Grant from Barton & Loguidice offered their comment letter of April 23, 2009. This is a large project and has a long history with numerous comments from the Town departments. A traffic study prepared by Clough Harbour was not available in time to review for the April 7th hearing but B&L were able to review and prepare comments in their letter. Discussions were made on the ingress and egress to the site and the proposed re-alignment of Crescent Road Intersection – No such plans are in process according to DOT.

Another issue was the federal wetlands on the site. There will be some wetland impacts from the project. Two of the structures are bordering the wetlands and they are being raised to offset the floodplain issues as well. There is a good amount of fill being required at certain section of the proposal, to which the foundation walls will be used as retaining walls as well. An Army Corp permit will be needed for the project. Additional approvals are needed from Albany County Department of Health and DEC for the water district extension for this project.

Mr. Caponera also spoke regarding the comments produced by B&L. He also addressed a question from Chairperson Donovan regarding a letter recently received from the MRCP. It was described that this letter is a direct contradiction to their letter of July 15, 2008. The property owner, Mr. Cavanaugh has done a tremendous amount of work clearing water chestnuts and will continue to do this and make many improvements to the site.

Ms. DiDomenico also discussed the landlord/tenant relationships that currently exist. She explained the tenant notification and the timeframes set to relate to a new home as well as any stipends they would receive to relocate from the site.

Members asked several questions as follow-up to the original meeting from April 7, 2009. They received updates on traffic study, retaining wall structure and design, PDD re-zoning designation, floodplain and wetland delineation.

Chairperson Donovan opened the floor to the public as received various comments to the project. Nancy Kuegler, who now is a resident of the Mohawk River area and a lifelong town resident, mentioned she had several meetings with MRCP and she believes that this project keeps in line with the revitalization plan that the MRCP developed.

Timothy Nichols further commented on the process of the public hearing, the concerns for the residents of this community and how the Town was to protect these residents. He further acknowledged that this was in fact a good project and would provide public access. He wanted to voice concern for the current residents.

After closing the hearing Chairperson Donovan asked that PEDD, and the TDE prepare a Negative Dec and the findings for review. SEQRA was not to be adopted this evening but will take place at a later meeting, possibly May 26th.

Chairperson Donovan closed the public hearing and moved to close adjourn.

(See the full transcription for further reference)

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* With no other business adjournment was called for at 10:00pm.

JL

G:PB/minutes/2009

_____ (Chairperson)	_____
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_____	_____
