

TOWN OF COLONIE PLANNING BOARD MINUTES

NOVEMBER 10th, 2009

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

ABSENT: None

ALSO PRESENT: Director LaCivita

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

* Minutes of the following Planning Board meetings were review and approved. Meetings dates were:

September 22nd, 2009 were approved by motion from Chairperson Donovan and seconded by Member O'Rourke. Member Nardacci was absent for this meeting thereby no vote was casted.

October 13th, 2009 were approved by motion for Chairperson Donovan and seconded by Member O'Rourke.

October 27th, 2009 were approved by motion from Member Nardacci and seconded by Member O'Rourke. Chairperson Donovan was absent for this meeting thereby no vote was casted.

* Members heard an updated presentation from Dan Hershberg of Hershberg & Hershberg on the **Hoffman Senior Complex PDD** proposed at **1 Alice Avenue**. This is the proposed Planned Development District and Open Development Area for senior based rental apartments and assisted living facility. Initially the project was before the board with 198 rental apartments, 94 units of assisted living and a 34 bed Alzheimer's Care Center. The member of the Board has reviewed this project on two prior occasions and had concerns to the number of units, the steep grades and the Alzheimer component.

Under this presentation the Board reviewed many changes that address the initial concerns from the prior presentations. The Alzheimer component, building 3, in no longer included in the proposal. There has been a reduction in the number of rental departments from 198 to 170 and a further reduction in the assisted living facility from 94 to 90 units. Total reduction in the number of units went from 326 to 260 overall units.

Additionally the grade entering the site will remain at 6.5% with the additional roadway construction decreasing to an overall grade of 5.1%. Another change included an increase of green space from 70% to 85%.

The Board still had concerns with the overall project asking Mr. Hershberg to supply an updated narrative and site plan so that they could give this project full consideration for a future review. They acknowledge he was heading in the right place but also acknowledged their overall concerns. Given the existing zoning in the SFR district and the land constraints only 17 homes would be built if nothing else happened making this project not financially feasible.

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* Members held a Sketch Plan review of the **Berkshire Bank**, located at **628 Loudon Road**. Ms. Annette Ball, Mr. Tony Fazzone from New Loudon Associates presented with Mr. Dan Clarey of Bohler Engineering. An overall description of the project was presented to the Board which included future phase in of the Village of New Loudon proposal which has been through the DCC process. The overall project incorporates the “new urbanism” theme in a suburban setting.

Berkshire Bank will be a new construction project located at the corner of Glennon Road and New Loudon Road. The project calls for 3,700 sq ft of building, 42.2% green space and 20 parking spaces with 1 for handicap accessibility. There will be 2 waivers required at the time of concept review – 1 for front yard setback to Rte 9 and the other for a side yard setback to the south of the site.

Members voiced concern for traffic impacts to Glennon Road but Mr. Clarey informed Board that this was in response to PEDD request to align other side of road. Additional concerns we voiced as to overall concept of Village of New Loudon.

Members will be reviewing a complete packet for concept of Berkshire Bank in December.

* The meeting was adjourned at 8:25 PM on a motion.

JL

G: minutes/2009

_____ (Chairperson) _____

CERTIFICATION:

"The information provided in the minutes above are a highlighted summary of the project that was before the Planning Board this evening. This summary is not intended to be used as final action or within any legal proceeding as a full stenographic record has been taken for the project. Any conditions placed upon this project will be duly noted within the stenographic record that is kept on file in the Planning and Economic Development Office located at 347 Old Niskayuna Road, Latham, NY 12110"