

GREATER LOUDONVILLE ASSOCIATION
Planning Board Notes
March 6, 2018
Marcia Codling

Present: Mion, Stuto, Milstein, Shamlan, Marinelli, LaCivita

Gucciardo Real Estate Office
1074 Troy Schenectady Road
Waiver Request for one Handicap Parking Space and access aisle within the front yard setback
Presented by Fred Metzger
DPW/PEDD Review

The handicap ramp into the building is in the front. New York State code dictates the handicap parking be as close as possible to the ramp. Therefore they need a waiver for front yard parking. Also, that parking space will provide other cars the space to turn around to exit the property.

MOTION to approve waiver. Passed

British American Plaza - Phase I
798 Albany Shaker Road
Application for Concept Acceptance
3 story Office Building 39,000 sq. ft. and a 3 story - 106 Room Hotel & Open Development Area
Presented by CHA Companies
TDE - Barton & Loguidice

This review began in 2006 and in 2017 received some approvals. Tony Sillato (?) presented. It is a 42 acre site with a 3 story, 106 room hotel and 3 story office building. This is next to the Hilton Garden Inn and Shaker Ridge Golf Club. They plan an emergency access entrance road on Watervliet Shaker Road which has to be approved by the County and DOT. The hotel and office are on 2 lots and the third lot is open development. There will be 119 parking spaces for the hotel and 103 spaces for the office. Storm water will be managed by infiltration and bioretention. There is a 50' buffer to the golf course and 14 acres of wet land on lot 3. There will be more than 51% green space and there will be walking trails.

They are working with the Shaker Heritage Society who is ok with design. They plan a wall featuring the Shakers.

The hotel is a new brand called Hilton Tru which caters to young business travelers. It is not a full service hotel.

TDE Ryan said that the comments from his letter in Feb. have been addressed.

Don Allard from the Conservation Advisory Council recommends electric charging stations, which the Board wants to learn more about for the future. Also, he wants the ash trees to be removed because of the disease that is becoming prevalent. Leave a wildlife corridor and use porous pavement. (But they will not be able to use porous pavement because of the soil in the area.)

Susan Coyne from Save Colonie spoke. She showed photos from 2015-16 which demonstrated that clearing and grading has been done before approvals. The mitigation fees should be updated from 2015 to 2018.

The board recommends banked parking and Albany County Planning will be examining the project. They don't know what lot 3 will be eventually developed for. They do have a tenant for the office and may have another.

MOTION for Concept Acceptance Passed

Sunrise Development Mixed Use
836 Troy Schenectady Road

Application for Revised final plan approval and Incentive Zoning
The addition of 4,637 sq. ft. basement in the proposed office building
Presented by ABD Engineers
TDE - PEDD

This received final approval in May 2017. The applicant will be the tenant of the building and they want a basement for storage and training space. The footprint has changed slightly which is a 3% loss of green space to 51%. On the lot is a 9 unit apartment and an office building. There will be an additional 21 parking spaces which will be banked.
MOTION for Revised Final Approval Passed