



Planning Board

Regular Meeting

~ Minutes ~

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

Sean M. Maguire
(518) 783-2741

Tuesday, May 4, 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	
Sean M. Maguire	Director, Planning and Economic Development	Present	
Kathleen Marinelli	Counsel	Present	

2. Report of the Planning and Economic Development Director

Director Sean Maguire reviewed COVID-19 procedures to protect the public. He noted that the Planning Board is fully vaccinated and as a result are seated together, with masks, on the dais. He announced that the Planning and Economic Development Department will conduct two public engagement meetings for the development of the passive park at Sand Creek Road.

3. Regular Business

a. 1222 Troy Schenectady Road. Rezoning.

Applicant: Martin, Harding and Mazzotti, presented by M&J Engineering and Land Surveying, PC. A public hearing regarding a recommendation to the Town Board regarding request to rezone land at the corner of Troy Schenectady and Vly Roads from SFR, Single-Family Residential to COR, Commercial Office Residential. No TDE assigned. (No PL #) Rescheduled from April 27, 2021.

The public hearing was opened. Board Member Craig Shamlian recused himself from the project. Planning Director Sean Maguire read the public hearing notice into the record. He noted that on Monday, staff observed that placards were missing from the site but the applicant had provided an affidavit of posting and photographs of the posted notices. Alison Yovine of MJ Engineering asked the Board to adjourn the meeting until the applicant's attorney arrived. The Chair agreed and the hearing was adjourned until after the second case on tonight's agenda. The hearing was resumed. Mr. Maguire introduced the project. Mary Beth Slevin of Stockli Slevin, LLP presented the project. Public comment was received. The Board discussed the project. The Chair adjourned the meeting.

NOTICE IS HEREBY GIVEN THAT the Town Planning Board of the Town of Colonie, Albany County, New York will meet and conduct a Public Hearing at the Town Hall Main Hearing Room, 534 New Loudon Road, Latham, in said Town of Colonie, County of Albany, New York on the 4th day of May, 2021 at 6:00 P.M. for the purpose of the Town Board Resolution requiring the Planning Board to review and consider the proposed Rezoning of land located at 1222 Troy Schenectady Road Single-Family Residential (SFR) to Commercial Office Residential (COR) in the Town of Colonie, County of Albany.

HISTORY:

05/04/21

Planning Board

ADJOURNED

Next: 05/18/21

The public hearing was opened and adjourned until May 18, 2021.

COMMENTS - Current Meeting:

The public hearing was opened and adjourned until May 18, 2021.

RESULT:	ADJOURNED [6 TO 0]
MOVER:	Louis Mion, Board Member
SECONDER:	Frederick Ashworth, Board Member
AYES:	Rosano, Stuto, Ashworth, Heider, Milstein, Mion
RECUSED:	Craig Shamlian

b. 1893 Central Avenue. Fast Food and Financial Building.

Applicant: Trinity Realty Group, presented by Brett Steenburgh, P.E. PLLC. Sketch Plan review for construction of a 2,145 square foot fast food restaurant and a 2,500 square foot financial institution. The property will also be subdivided into two lots. The site is zoned COR, Commercial Office Residential. TDE: Barton & Loguidice. (PL-21-00008).

Zach Harrison introduced the project. Brent Steenburgh of Brett Steenburgh, P.E. PLLC presented the project. The Board discussed the project including if the tenant was known, landscaping in the front of the site along Central Avenue, distance to the single family homes behind the site, landscaping on the site, shared parking in the case the tenant changes, shared egress and possible conflicts between vehicles, greenspace, cross-easements and parking ratios. PEDD staff suggested that the applicant consider swapping building locations to possibly provide more parking for the food establishment who will require more per the Town's parking code. No action was taken.

c. 579 Troy Schenectady Road. Sam's Fueling Station.

Applicant: Latham Farms Owners, LLC, presented by Carlson Consulting. Final Site Plan review for a new Sam's Club 136 square foot service building and a 4,787 square foot fuel canopy with eight fuel dispensers located in the southeastern corner of the Sams Club parking lot. The site is zoned HCOR, Highway Commercial Office Residential. TDE: CHA Companies. (PL-19-00017).

Planner Zach Harrison introduced the project. Patrick Power from Carlson Consulting presented the project. Joe Grasso of CHA provided the Town Designated Engineer's comments. Public comment was received. The Board discussed the project including who is responsible for

landscaping. The project is a Type II SEQR Action, pursuant to 6NYCRR Part 617.5 (c), therefore no further environmental review is necessary.

1. **Motion To:** Approve a parking waiver.

COMMENTS - Current Meeting:

A waiver is approved to reduce the required number of parking spaces by 92 to 583 spaces.

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

2. **Motion To:** Approve the Final Site Plan.

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

4. **Adjournment**

With no further business before the Board, the meeting was adjourned.