



Planning Board

Regular Meeting

~ Minutes ~

347 Old Niskayuna Road
Latham, NY 12110

<https://www.colonie.org/>

Sean M. Maguire
(518) 783-2741

Tuesday, June 20, 2023

6:00 PM

Town Hall

1. Call to Order

The meeting was called to order by Chair Steven Heider at 6:00 p.m. The roll was called.

Also present: Planner Michael Tengeler (Town of Colonie), TDE Joe Grasso (CHA), and TDE Don Fletcher (B&L).

Attendee Name	Title	Status	Arrived
Steven Heider	Chairman	Present	
Louis Mion	Board Member	Present	
Craig Shamlian	Board Member	Present	
Michael J Malone	Board Member	Present	
Kevin M. Bronner	Board Member	Present	
Megan Baker	Board Member	Present	
Paul A. Leo	Board Member	Present	
Sean M. Maguire	Director, Planning and Economic Development	Present	
E. Guy Roemer	Town Attorney	Present	

2. Report of the Planning and Economic Development Director

The July 25, 2023 meeting is cancelled.

3. Regular Business

a. 1425 Central Avenue. Floor & Décor.

Applicant: Floor & Décor represented by Stonefield Engineering. Final site plan and waiver amendment for new retail use to infill a portion of the former Sears and Garden Center. The site is zoned HCOR, Highway Commercial Office Residential. TDE: CHA Companies (PL-22-00037)

Matthew Checa from Stonefield Engineering representing Floor and Décor presented the amendment. When they project started excavating, it found an existing footing larger than anticipated and requires it to change the site plan which increases the size of the building by about 400 square feet. Joe Grasso from CHA provided the TDE comments and noted that nothing has changed so much as to require changes to SEQRA or waivers.

There were no comments from the Board.

i. Motion To: Affirm the prior SEQRA determination.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Louis Mion, Board Member
SECONDER: Craig Shamlian, Board Member
AYES: Heider, Mion, Shamlian, Malone, Bronner, Baker, Leo

- ii. **Motion To:** Approve a final site plan amendment.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Louis Mion, Board Member
SECONDER: Craig Shamlian, Board Member
AYES: Heider, Mion, Shamlian, Malone, Bronner, Baker, Leo

b. 950 Fifth Street. Lincoln Avenue Development - Phase 2.

Applicant: Lincoln Avenue Development, LLC., represented by McFarland Johnson. Concept plan review of proposed Mixed use development includes 435,000 SF of warehouse/office space (7 buildings) with internal roadway system. The site is zoned Industrial TDE: CHA (PL-22-00029).

Chuck Pafundi from Lincoln Avenue Development, LLC presented the project. Adam Frosino from McFarland Johnson reviewed the site plan and grade profiles. Joe Grasso from CHA provided the TDE comments.

The Board discussed the project including if there was any intent to lease out any of the concrete pad (per C. Pafundi, no), if any of the existing tenants fit the uses anticipated in the traffic study (per J. Grasso, yes they are similar), where on the site CDTA proposes pedestrian access (per A. Frosino their recommendation cuts into the berm and the applicant suggests maybe using the emergency access opening), the orientation of 11 Short Line Drive regarding tractor trailers, and mitigation of the dust from the site (per C. Pafundi, they have a water truck on site to help keep dust down).

Chair Steven Heider asked if anyone from the public had comments on the project. Joe LaCivita, Watervliet General Manager, asked for a copy of the traffic study for the project and if a truck route was established for this area. Don Perry, Watervliet resident, stated that the increase in truck traffic along First Street has impacted his home once counting 35 tractor trailers overnight. Tom, First Street resident, stated that if residents were to park on the street as allowed trucks would be unable to pass as the street is not wide enough for two trucks to pass. Pat, First Street resident, stated that the traffic is unbelievable and disruptive, including dust, and supports to idea of a bypass to the FedEx site. Chair Heider asked PEDD Director Sean Maguire to ask the Town to set up a traffic counter to get a full traffic count. Jared, Watervliet resident, spoke about the condition of the road and the debris that can be found coming off of trucks.

- i. **Motion To:** Accept the concept plan.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Louis Mion, Board Member
SECONDER: Craig Shamlian, Board Member
AYES: Heider, Mion, Shamlian, Malone, Bronner, Baker, Leo

c. 2238 Central Avenue. Stanford Heights Fire Station.

Applicant: Stanford Heights Fire District, represented by Labella Associates. Final site plan for construction of a 15,428 square foot municipal fire station. The site is zoned SFR, Single Family Residential and COR, Commercial Office Residential. (PL-20-00012).

Roger Keating from Labella Associates presented the project on behalf of the applicant. He reviewed the most recent changes prior leading to the final plan before the Planning Board. Don Fletcher from Barton & Loguidice provided the TDE comments.

Board Member Michael Malone indicated he was recusing himself from the project as an owner of a neighboring property. The Board discussed the project including screening the rooftop units on the top of the building, the status of the light on Central Avenue (per R. Keating, it will be taken out of service when station moves and backing from Central Avenue is no longer required).

Chair Steven Heider asked if anyone from the public had comments on the project. A Colonie resident stated that he was initially concerned with the project but is pleased with it and he stated his support for a controlled signal at Central Avenue. Mary Parish, Fox Avenue resident, raised her concern with the removal of the traffic light after being assured that the light would remain and include a crosswalk. PEDD Director Sean Maguire noted that while NYSDOT makes the decision about lights along the state highway, the Town will be conducting a study of Central Avenue west of New Karner Road to the Town of Niskayuna later this year and encourages her to bring these comments to that planning activity.

Mr. Fletcher reviewed Parts 2 and 3 of the Environmental Assessment Form describing that the project would have limited to no impact on the environment. Mr. Maguire noted that a resolution has been prepared to cover both the SEQRA and conditional final approval.

i. Motion To: Approve a SEQRA negative declaration and conditional final site plan resolution.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Louis Mion, Board Member
SECONDER: Megan Baker, Board Member
AYES: Heider, Mion, Shamlian, Malone, Bronner, Baker, Leo

d. 298 Albany Shaker Road. Loudonville Home for Adults.

Applicant: Levine Realty Associates, LLC., represented by Hershberg & Hershberg. Waiver request for two side pavement setbacks in regards to proposed parking modifications. The site is zoned SFR (Single Family Residential). PEDD/DPW Review

Bill Mafriaci from Hershberg and Hershberg presented the project for the applicant. Planner Michael Tengeler provided PEDD comments and the scope of the waiver request.

- i. **Motion To:** Approve a resolution for a waiver for parking within the pavement side yard pavement setbacks.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Louis Mion, Board Member
SECONDER:	Paul A. Leo, Board Member
AYES:	Heider, Mion, Shamlan, Malone, Bronner, Baker, Leo

4. Adjournment