



# Planning Board

## Regular Meeting

### ~ Minutes ~

347 Old Niskayuna Road  
Latham, NY 12110

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

Sean M. Maguire  
(518) 783-2741

Tuesday, August 24, 2021

6:00 PM

Town Hall

## 1. Call to Order

The meeting was called to order at 6:00 p.m. by Craig Shamlian, Acting Chair. The roll was called.

Also present: Zach Harrison, PEDD; Joseph Grasso, CHA Companies (TDE); Charles Voss, Barton & Loguidice (TDE).

| Attendee Name      | Title                                       | Status  | Arrived |
|--------------------|---------------------------------------------|---------|---------|
| Paul L. Rosano     | Board Member                                | Present |         |
| Peter Stuto        | Chairman                                    | Absent  |         |
| Frederick Ashworth | Board Member                                | Present |         |
| Steven Heider      | Board Member                                | Present |         |
| Susan Milstein     | Board Member                                | Present |         |
| Louis Mion         | Board Member                                | Absent  |         |
| 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 the meeting's COVID-19 protocols including masks required for all in attendance at public meetings.

## 3. Regular Business

### a. *1 Mustang Drive, 6 Fonda Road and 20 Green Mountain Drive. Project Frost.*

Applicant: Amazon.com Services Inc., represented by Stantec Consulting Services. Concept review for renovation of a one-story, 116,091 square foot manufacturing building on Mustang Drive into a warehouse/distribution facility. No change to the building on Green Mountain Drive. Construction of a new employee parking area on a vacant parcel on Fonda Road. The three sites to be merged into one 17.42-acre parcel. 539 parking spaces proposed for cars and vans. The site is zoned IND, Industrial. TDE: CHA Companies (PL-21-00004).

Planner Zach Harrison introduced the project. Tom Palumbo of Stantec presented the project for the application. Joseph Grasso of CHA Companies provided the Town-Designated Engineer's comments including the apparent elimination of waivers needed from the Planning Board, lots under the same ownership via merger appears to eliminate any need for an Open Development Area, the reduction in greenspace and need for an incentive payment by the applicant, traffic distribution and mitigation, comments on the stormwater documents, corrections to the site plan

regarding labeling at 6 Fonda Road, the Phase I cultural assessment, and that the project appears to be a Type I action and a coordinated review should be initiated. The Board discussed the project including the movement of Amazon's traffic including employees and delivery vehicles, general operations and number of vehicles in each delivery wave, involvement and notification to residents, photovoltaic covered parking areas, EV charging stations and the use of electric vehicles, the location of the next closest facility (Amsterdam, NY) and service area of this facility (approximately a 40 mile radius), and options for next steps on the project. The public was invited to provide comments; none were received.

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

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | Steven Heider, Board Member                 |
| <b>SECONDER:</b> | Paul L. Rosano, Board Member                |
| <b>AYES:</b>     | Rosano, Ashworth, Heider, Milstein, Shamlan |
| <b>ABSENT:</b>   | Peter Stuto, Louis Mion                     |

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

Applicant: Trinity Realty Group, represented by Brett Steenburgh, P.E. PLLC. Concept 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).

Planning Board Member Shamlan recused himself from the project. Brett Steenburgh, P.E. introduced the project for the applicant. The proposed restaurant will be occupied by Popeye's. Variances have been granted by the ZBA for setbacks. Parking at the bank site is proposed to be shared between the bank and restaurant. Chuck Voss of Barton & Loguidice provided the Town-Designated Engineer's comments including history of the site, variances obtained from the ZBA on the site, an unlit action per SEQRA, design of the buildings to hide utilities, and waivers. The Board discussed the project including its overall design, the addition of low landscaping elements along the proposed fence along Central Avenue, and the additional buffering provided at the rear of the proposed bank after it was determined that some parking could be eliminated.. The public was invited to provide comments; none were received.

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

|                  |                                                                   |
|------------------|-------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [4 TO 0]</b>                                           |
| <b>MOVER:</b>    | Frederick Ashworth, Board Member                                  |
| <b>SECONDER:</b> | Susan Milstein, Board Member                                      |
| <b>AYES:</b>     | Paul L. Rosano, Frederick Ashworth, Steven Heider, Susan Milstein |
| <b>ABSENT:</b>   | Peter Stuto, Louis Mion                                           |
| <b>RECUSED:</b>  | Craig Shamlan                                                     |

4. **Adjournment**

With no further business before the Board, the meeting stood adjourned at 7:13 p.m.