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Sean M. Maguire
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Planning Board

Regular Meeting

~ Minutes ~

Tuesday, December 15, 2020 **6:00 PM** **Remote Meeting**

1. Call to Order

The meeting was called to order at 6:00 p.m.

To protect public safety during the State of Emergency triggered by COVID-19, the Planning Board is conducting this meeting and hearing remotely in accordance with Executive Order 202.1 and 2020.15 and as extended by subsequent orders. The Town has implemented business continuity measures that allow meetings to continue with public engagement. Please take note of the following options for viewing or participating in this meeting.

To view the meeting, please visit the Town's YouTube channel using the following link and you will be able to watch a live stream.

https://www.youtube.com/channel/UCAEwcIkO-Rthar8R38fU2Kg

To provide public comments at this meeting, please register with the following link and you will receive additional instructions.

https://us02web.zoom.us/meeting/register/tZwkdemhrDsoGNKh4e1f8EOu9WxsiS6WyYkG

The roll was called. Also present: Monique Wahba (PEDD Staff), Zachary Harrison (PEDD Staff), and Joseph Grasso (TDE, CHA).

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

2. Report of the Planning and Economic Development Director

Director Sean Maguire noted that due to COVID-19, the Planning Board will continue to meet remotely until it is safe to return in person. Some Planning and Economic Development Department continue to work from home and the office is currently closed to the public. It will reopen when it is safe to do so.

He also noted that the Town has been awarded a Technical Assistance project/grant from the Capital District Transportation Committee and Capital District Regional Planning Commission to study the incorporation of electric vehicle charging requirements into the Town's parking code and the feasibility of a green area ration approach to greenspace.

3. Regular Business

a. 855-861 First St. Lincoln Avenue Development Phase 1A.

Applicant: Lincoln Ave Development LLC, presented by McFarland Johnson. Sketch Plan review for a 28-acre parcel for construction of two warehouse/office buildings: one 120,000 square feet and the other, 55,000 square feet. Each building will include a loading dock/storage area and supporting roadway infrastructure. The site is zoned IND, Industrial. TDE: CHA Companies. (PL-20-00020)

Director Sean Maguire and Planner Zachary Harrison introduced the project. Adam Frosino from McFarland Johnson and Chuck Pafundi from Luizzi Bros. presented the project. Joeseph Grasso (CHA, TDE) provided his comments noting that it is an appropriate to consider the cumulative impacts of development including traffic on site and impact on neighbors. This is a Type I action under SEQRA.

The Board discussed the project. Chairman Peter Stuto asked if the applicant has identified potential users and if they have considered how they may connect to Route 155. Member Paul Rosano is not in favor of the location of the turn around - it should be shifted away from 9th Avenue/5th Street. He noted the lack of site amenities, including dumpster locations, on the plan and the applicant indicated that will be identified as the plans are further developed. Mr. Rosano also suggested that the applicant reach out and work with the local fire department on the protection of the site. Member Susan Milstein asked a question if all the vehicle parking shown is required at the warehouses. The applicant indicated that parking will depend on the tenant requests and parking could be reduced depending on the tenant; the parking shown is conceptual and could change. Member Craig Shamlian asked if Building 2 could be situated to keep parking and loading docks internal to the site and why the berm was reduced from 30 feet ot 15 feet. The applicant noted that the original plan called for a 40' berm but in a Department review, it was noted that the berm would be too high and not provide added benefit to the residents. A berm should be as high as the homes in the neighborhood. Mr. Shamlian asked about how this phase impacts Phase I. The applicant stated that they no longer intend to use one of the buildings in Phase 1 and plan to market it to another user. Mr. Shamlian asked if it possible to relocate the northern building in Phase 2B to create access to Lincoln Avenue/Route 155 across CP Rail on the west of the site. Mr. Pafundi noted that they planned this with a preferred routing of the future town road north along the site consistent with the town's redevelopment goals for the area. Mr. Grasso noted that it will be important to understand the cumulative impacts on the site including the limitations on development based on transportation demands and existing road capacity. Member Steven Heider noted that he doesn't think that the project will have enough space to place trees along Lincoln Avenue. He also noted his concern with the truck turnaround and emergency access at 5th Street. He continued to note that access options are limited here regardless of the emergency access to the site. Mr. Heider also stated that he has concerns about long-term traffic impacts, specifically due to the need to route truck traffic via First Street to access I-787 and SR 32 or via Route 155 and Delatour Road to access I-87 or SR 7, which could further complicate the traffic at the Junior and Senior High Schools as well as the US 9 and SR 155. Member Lou Mion is concerned with the location of the truck turn around - he would prefer to see if shifted and maintain the continuity of the planned berm. Member Chip Ashworth noted that he doesn't see much traffic using Route 155 to connect east and the likely route is First Street to the east. He asked about the visual of the scrap metal/cars at Metro Metal. Mr. Pafundi indicated that they plan to screen with trees. Mr. Ashworth asked about the 5th Street access and the berm. Mr. Pafundi indicated that one plan was to restore the existing building on the site instead of removing it for the turn-around. Mr. Stuto asked that PEDD staff review access options with Fire Services to determined if there are access alternatives.

No action was taken.

b. 635 Columbia Street. Starlite Retail.

Applicant: Starlite Associates, LLC, presented by Hershberg & Hershberg. Concept Plan review for a 6.1-acre parcel for construction of a three-story, 60,344 square foot building. First floor: 2,500 square foot bank with two drive through lanes, a 3,000 square foot, 30-seat restaurant, a 2,000 square foot retail area, and entrance lobby and office. Second and third floors: 52,844 square feet general office. 273 parking spaces. The site is zoned COR, Commercial Office Residential. TDE: CHA Companies. (PL-19-00005)

Director Sean Maguire and Senior Planner Monique Wahba introduced the project. Ms. Wahba notes that one of the comments she has is to consider banked parking on the site. Dan Hershberg from Hershberg & Hershberg presented the project. He noted that the building has been shifted back from Johnson Road, the elevation of the buildings "steps the building up" and includes non-reflecting glass, the parking analysis assumes uses but no tenants are yet identified and the applicant is agreeable to banking approximately 40 parking spaces; the deed restricted conservation area will be located in the conservation overlay district on the site, wetlands will be protected, and three waivers are requested - parking in the front yard, number of parking spaces, and an increased front setback to address the Planning Board's prior comments. He also noted that an EAF will be completed on the site per SEQRA and the prior traffic study should suffice for that analysis. Joseph Grasso (TDE, CHA) provided his comments noting that the TDE's letter has been added to the project file, he supports banked parking, the building elevations are good, site acess will required NYSDOT approval, the site is in the Boght Road GEIS area, and the Planning Board will need to complete SEQRA.

The Board discussed the project. Member Chip Ashworth asked if there are stairwells or escalators on the interior of the building, referencing the floor plan provided. The applicant's architect noted that those floor plans are conceptual and subject to change based on tenant needs. Mr. Ashworth asked if the project will still be in demand as a result of COVID-19. David Buick from the Galesi Group stated that he believes it will be and that this project is a higher quality project and unlike typical office space. Member Louis Mion asked if the applicant to looking for suggestions on areas of banked parking. Mr. Hershberg said that suggestions could be sent to him and he would review with the applicant. Member Steven Heider indicated that he is pleased with the project but noted that no street trees are shown along Johnson Road (Columbia Street Ext) and the applicant may need to add some. Member Craig Shamlian stated that he agreed with other Board Members and asked about how much space was provided for the restuaraunt. The applicant's representative noted that 3,000 square feet or approximately 30 seats are planned for the restaurant but based on demand, it could pull space in from the planned retail space in the building. Mr. Buicko stated that it is unknown what will happen after the COVID-19 pandemic but they will have a better idea when the project is approved by the Board on who may be interested in filling the space. Mr. Shamlian suggested that the banked parking spaces could be along Johnson Road (Columbia Street Ext) which would also increase greenspace along the streetscape. Member Susan Milstein is also pleased with the building design and supports Mr. Shamlian's comments about banked parking and greenspace. Member Paul Rosano asked how the applicant was planning to accommodate electric vehicle charing and suggested that the applicant look at some concepts for solar-based charging stations that require no wiring. Chair Peter Stuto thanked the applicant for their progress and how no outstanding questions.

1. Motion To: Accept the Concept Plan.

COMMENTS - Current Meeting:

Concept acceptance is subject to the conditions and comments provided at the Planning Board meeting and those provided by the Town departments and Town Designated Engineer to the applicant.

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

4. Adjournment

The next meeting is January 5, 2021. The meeting was adjourned at 7:20 p.m.