

Mr. Costa addressed several points that were made in Mr. Laberge's letter dated April 17, 2018. Mr. Costa stated that the site remains as proposed with the entrance shifting slightly based off of Mr. Laberge's comments. The Commission finds it desirable for the entrance to 124 Lincoln Ave to line up with Petra Lane. Mr. Costa explained that he was still waiting for Mr. Decker, the Village of Colonie DPW Superintendent, to call him back to determine if the traffic control device can be moved to accommodate the new site entrance.

Chairman Dennis stated it appears that if the entrance can be shifted to align with Petra Lane then would the new road interfere with the building and hence will the building size change. Mr. Clark stated that this is something that can be looked into.

Mr. Costa stated that there is added green space where a small proposed parking lot was and utilities were also relocated based off of Mr. Laberge's comments. Mr. Costa stated that the storm water maintenance and discharge has been finalized. Mr. Costa explained that the water is captured and brought to a central recharge basin. With larger storms, this run off is connected to existing drainage that runs into Patroon Creek. Mr. Costa added that it is unlikely that the basin will over flow into the Patroon Creek, but there are occasionally excessively large storms. Most times the water will be absorbed back into the ground.

Commissioner Martin asked about plans for snow removal. Mr. Costa stated that there will be a lot of green space to push snow onto. Commissioner Martin asked if the snow affects the drainage calculation. Mr. Costa stated no and that is desirable that the snow removal be kept off of the drainage area due to potential compaction and introduction of salt into the runoff.

Mr. Costa explained the lighting plan. Mr. Costa stated that there is no spillage and that there is a decent buffer to surrounding abutting parcels. There are no residential neighbors that would be effected. There is also landscaping that helps to screen any light emitting. The Commission questioned the minimal lighting proposed on the buildings and expressed concern for safety during night time hours.

Mr. Costa stated that there are no changes to the site statistics. He explained that there is potential additional parking spaces on the site plan and these are shown in dashed lines. These spaces are in case a tenant requires more parking than what is currently on the site. Chairman Dennis stated that he would like to see a breakdown of the percentage of warehouse and office parking spaces allowed by code for this site. He would like to know what the maximum parking spaces for each type of use. Mr. Clark stated that for his sites, there is typically 10% office space and 90% warehouse.

Mr. Laberge stated that there is not enough tractor trailer access for the proposed buildings at the top of the site plan. Mr. Clark stated that he would not make that part of the buildings available to tenants that would require tractor trailer access.

Mr. Costa stated that the sanitary sewer and water lines have been extended. The lines will be private sewer and water lines with the exception of the existing line that has an easement with the Village of Colonie. Chairman Dennis asked if this site is one parcel. Mr. Costa stated yes it is one parcel currently and the applicant intends to subdivide into a total of three parcels. Chairman Dennis asked Engineer Laberge what the next step is in the subdivision process. Engineer Laberge

stated that the Commission would entertain the subdivision application, a public hearing would need to be held on each parcel to obtain special use permits and then site plan/ subdivision would be voted on for approval. Engineer Laberge suggested doing a special use permit upfront that way the applicant would not need to come back each time a tenant is approved in each building. Attorney Caponera suggested that the application be under warehouse. Mr. Clark stated that he would like to have it broadened to avoid being pegged into a specific tenant use. Commissioner Martin proposed that the special use permit to breakdown warehouse and office space. Mr. Clark stated that they would like to breakdown the permit into warehouse, office and athletic facility. Chairman Dennis stated that there would be three applications for a subdivision and special use permit, one for each proposed parcel.

Chairman Dennis asked Engineer Laberge to go through his most recent comment letter dated April 17, 2018. Engineer Laberge stated that the Albany County referral has been done by the Village. Lighting is shown on the buildings and there are easement maps and descriptions for the utility easements with the Village of Colonie. The Commission noted that the easement descriptions need to be forwarded to Attorney Caponera for review. Mr. Clark stated that the elevations are the same as the existing buildings in the Industrial Park. The Commission questioned the makeup and color of the building blocks to be used and requested the selections be provided on the site plan. The Commission also required there be some breakup of the building design similar to what had been done with other buildings in the Village.

Code Enforcement Officer, Randy Rivera stated that there needs to be a landing and cover for all exits for each building. Mr. Rivera stated that there does not need to be a sidewalk, just a landing pad for people to step onto coming into or out of the building. Chairman Dennis asked about the status of the EAF. Engineer Laberge stated that there needs to be some clarification on a few things based off of tonight's discussions and the comment letter dated April 17, 2018. Mr. Costa stated that he received a letter from the Pine Bush asking that the proposed landscaping be native plants to the Pine Bush. Mr. Costa stated that the Pine Bush gave a list of approved vegetation that the applicant will choose from.

Chairman Dennis stated that he had a general question regarding page 3 of the site plan. Chairman Dennis asked how emergency vehicles will maneuver between lots. Mr. Costa stated that there is a gravel road access that can be open to emergency vehicles. Chairman Dennis asked that Coordinator Hart share this site plan with the Colonie Fire Department and ask for their comments. Mr. Rivera stated that he would look into that as well. Chairman Dennis stated that there is a dead-end at building 4. He asked if the drive could be extended to avoid a dead-end. Chairman Dennis also noted that there is gravel to the property edge. He suggested adding a 2 or 3 foot buffer of grass to differentiate the different parcels. Commissioner Martin asked where the dumpsters will be located. Mr. Costa stated that there are 3 dumpsters and are labeled by a yellow square on the site plan. Mr. Costa stated that there is always an option to double up a dumpster for the building that is sharing one if need be. Each dumpster is proposed to be on a dumpster pad.

Chairman Dennis stated that in regards to the landscaping plan, the proposed landscaping is very limited for the size of the site. Chairman Dennis stated that he likes how there are the existing Pine trees however there are only 23 trees for a 75,000 sq. ft. of building. Chairman Dennis stated that there are shrubs on the schedule for only one building, he added that he would like to see better

barrier trees and emphasized quality and variety. Chairman Dennis stated that the existing Pine trees are see through. Mr. Costa stated that he can create a small berm about 3-4 feet in height. Chairman Dennis stated that he liked that idea as it would also hide some pavement and parking. Chairman Dennis asked if there will be a fence. Mr. Costa stated yes and that he will put it on the site plan. Chairman Dennis also requested the applicant provide a better landscape design depicting the entrance so as to upgrade its appearance.

Mr. Costa stated that he will address Engineer Laberge's letter and work on Chairman Dennis' comments. He will contact the Village DPW regarding moving the traffic control device and will refer to the Fire Department about emergency vehicle access points. Mr. Costa stated that he will resubmit the EAF form as well. Chairman Dennis stated that if all proper paperwork is submitted on time for May 1st, the Commission can set a date for the public hearing.

DISCUSSION:

The Commission discussed the Goldstein Auto property, the former Town of Colonie Community Center. At the April 3rd meeting, Commissioner Martin brought up the issue of Goldstein parking Subaru's on the property. Attorney Caponera established that that use is not allowed and the property owners will need to submit a site plan application. Coordinator Hart stated that she spoke to the Goldsteins attorney, Anthony Maney, and he stated that the Goldsteins would like to come to the May 1st Commission meeting where they would also like to discuss the NYS grant they received. Village Engineer Laberge stated he would call Attorney Maney to discuss what is required of the Subaru for the May 1st meeting.

The Commission discussed the ongoing issues for Mia Lucci's Pizzeria located at 1647 Central Ave.

The next scheduled meeting is May 1, 2018 at 6:30 p.m.

Commissioner Hart made a motion to adjourn the meeting. Commissioner Martin seconded the motion.

VOTE: Unanimous to adjourn the meeting at 7:45 p.m.

Respectfully Submitted,

Alexandra M. Hart
Planning Coordinator
Village of Colonie