

Commissioner Martin stated that on the application there are plans to expand in the future and stated that if the applicant chooses to expand the operations then they must reappear in front of the Commission. Pastor Cooper stated that he would come back.

Commissioner Martin made a motion to approve Miracle Temple Church Inc. at 1524 Central Ave. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve this application as presented.

APPLICANT:

**20 WOLF ROAD
DOUGLAS, PAYTON & COMPANY
(EXTERIOR FAÇADE CHANGE)**

Mr. Dan Sanders, architect came before the Commission to present a proposed update to the existing exterior façade at 20 Wolf Road, former location of Barnes & Nobles. Mr. Sanders stated that they are looking to restore the exterior façade of the building section next to DXL. Mr. Sanders stated that the property owner is looking to fill the entire 21,750 square feet space. Mr. Sanders stated that there currently is a tenant in the space and Spirit Halloween will be back in the fall but they are actively looking for a permanent tenant. Mr. Sanders presented the proposed façade exterior to the Commission and explained that they are just looking to update the paint color and try to hide the old Barnes and Nobles lettering on the building.

Commissioner Martin made a motion approve the exterior façade changes at 20 Wolf Road. Commissioner Krause seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:

**14 PETRA LANE
SMS PETRA LLC
(SITE PLAN)**

Mr. John Hitchcock from ABD Engineering came before the Commission to propose a 10,080 square foot building in the rear of the existing building at 14 Petra Lane. Mr. Hitchcock stated that the proposed building will be approximately 4400 square feet of office and 6400 square feet of warehouse space. Mr. Hitchcock stated that the proposed building will have the same façade to match the existing building. The green space is currently proposed at 28.7% with 28% building coverage. Mr. Hitchcock stated that he received Engineer Laberge's comment letter stating that the parking ratio was incorrect and he adjusted it to show the correct parking requirements. The site is required to have 41 parking spaces and the current site plan provides 44. Mr. Hitchcock stated that the sewer will connect into the existing lateral and the proposed building will have a separate waterline.

Chairman Dennis asked if the proposed building will be the same tenant as the existing building. Mr. Hitchcock stated that a portion of the building will be for lease and the other portion will be used for vehicle storage for the existing tenant at 14 Petra.

Engineer Laberge reviewed his comment letter dated July 15, 2019 and made the following points:

- a. A special permit is required for this application
- b. The correct parking requirement has been addressed
- c. The remaining building space can only have 1300 sf. of office due to parking limitations
- d. The proposed 12 foot proximity of the buildings is too close and may require a review from the Colonie Fire Company. A 15 foot one way drive aisle minimum is required by Village Code
- e. The acceptability of a second water service needs to be verified by the Village DPW
- f. A storm water report is needed
- g. Indicate the type of evergreens on the site. Engineer Laberge stated that there are also minimum requirements for types of trees ex: 6 ft. in height
- h. A map of the disturbed area needs to be provided to indicate whether SWPP is required
- i. Sewer and water service details should be added to the plan

Commissioner Martin asked if this application is a preliminary review. Engineer Laberge stated yes, a public hearing will need to be set for the special permit. A discussion was held regarding a date for the public hearing. It was determined that the applicant will return to the Commission again with the proposed revisions and the public hearing will be scheduled at that meeting.

APPLICANT:

**134 LINCOLN AVE BLDG 2 SECT 202
TSS ASSOCIATES
(CHANGE OF OCCUPANCY)**

Mr. Joe Clark, property owner, came before the Commission to seek approval for a change of occupancy. Mr. Clark stated at the July 2nd meeting, Mary Clark and the tenant from TSS Associates came to present their application, however there was a discrepancy with the floor plan and was asked to come back. Mr. Clark stated that the tenant could not attend tonight but he has brought an updated floor plan showing the designated areas for office space, warehouse and bathrooms. Mr. Clark indicated on the site plan where the overhead door is located and stated that he will submit an updated site plan with the next tenant.

Commissioner Martin asked about the landscaping on the property. Mr. Clark stated that the landscaping plan was approved with the original site plan approval and the work should be completed by the Commission's deadline of August 15th. Chairman Dennis asked that the percentage of office and warehouse space for each tenant be noted in the tenant parking requirement section of the applications.

Commissioner Martin asked if the utilities on site have been approved yet. Mr. Clark stated that the sewer has been tested and approved and the water is currently being tested over the next few days. Once the testing is completed then the engineer will send the report to the Department of Health. Mr. Clark explained that the site and buildings have been renumbered with Albany County and the local 911 emergency systems. 124 Lincoln Ave is now considered the Colonie Block plant and the other two sites are identified as 132 and 134 Lincoln Ave. Commissioner Martin asked for clarification on the address for this application. Mr. Clark stated that this application is for 134 Lincoln Ave, building 2 section 202.

Commissioner Martin made a motion to approve TSS Associates at 134 Lincoln Ave Building 2 Section 202 with the condition that the landscaping be completed by August 15th and the utilities are approved by the Department of Public Works. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:

**350 NEW KARNER ROAD
CAPITAL VOLVO OF ALBANY
(SITE PLAN)**

Attorney Caponera has recused himself from this application.

Mr. Dan Hershberg from Hershberg and Hershberg and Mr. John McLean from Capital Volvo were present before the Commission for a new Capital Volvo showroom at 350 New Karner Road. Mr. Hershberg stated that at the July 2nd meeting it was discussed moving the building back to achieve the required greenspace in the front of the site. However, when the building was moved 40 feet back, the building had low visibility from the roadway and also encroached on the adjacent wetlands. Mr. Hershberg stated that from the East there are wetlands and in the West there are large trees in the right of way. Mr. Hershberg stated that his client would like to make this site as visible as possible and therefore are seeking denial based on limited green space in the front of the property in order to apply for a variance with the Zoning Board of Appeals.

Chairman Dennis asked Mr. Hershberg to identify on the site plan where the building would sit if moved 40 feet back. Mr. Hershberg demonstrated on the site plan for the Commission and stated that if they invade the surrounding wetlands then they would have to be subjected to a permitting process that would be lengthy and could take up to a year. Mr. Hershberg stated that the total required greenspace on the site is 3700 square feet and they currently have 7600 square feet (42%) which does not meet the total green space requirement. Mr. Hershberg stated that after the variance then he would return in front of the Commission with landscaping and elevation proposals.

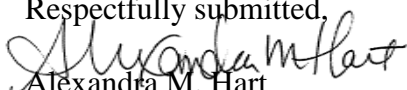
Commissioner Martin made a motion to deny Capital Volvo of Albany at 350 New Karner Road for lack of green space in the front of the site. Commissioner Krause seconded the motion.

VOTE: Unanimous to deny the application as presented.

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

VOTE: Unanimous to adjourn the meeting at 7:15 p.m.

Respectfully submitted,


Alexandra M. Hart
Planning Coordinator
Village of Colonie