

Mr. Leonardo stated this proposed tenant is looking to move into a 2,120 sq. ft. vacant space that is located next to the old Verizon space. Commissioner Martin asked if the tenant space is identified by a number or letter. Mr. Leonardo stated no. Commissioner Martin asked who the adjacent tenant is, as he is looking to identify the part of the building the tenant is proposing to occupy. Mr. Leonardo stated that the adjacent space is also vacant but was previously occupied by the tanning salon.

Mr. Helo stated that he is proposing to open an American Shaman store marketing patent pending CBD products. Mr. Helo stated that he has ties to the parent company and will be opening the store as a wholesaler for American Shaman but will operate as retail only. American Shaman is not able to franchise in New York State at this time, but the store will exclusively sell the brand and will franchise within the next few years. Chairman Dennis asked Mr. Helo to explain his product. Mr. Helo stated that the products will be CBD products and the CBD has been shrunk down to nano size particles that allow for immediate absorption into the skin. Chairman Dennis asked what the volume of the store will be. Mr. Helo stated that they will gross between \$25,000 to \$45,000 monthly and will see about 10 customers on average a day. Chairman Dennis asked how many employees will be working per shift. Mr. Helo stated 2.

Commissioner Judge asked if the products are prescribed by a doctor or are over the counter. Mr. Helo stated that they are over the counter products. Mr. Helo added that all their products are 3rd party tested on top of being compliant with all guidelines. Commissioner Hart asked how many deliveries will be made per day if this operation is considered wholesale. Mr. Helo stated that he will order on a weekly basis and can receive 1 shipment per week. Mr. Helo stated deliveries will not be made by tractor trailers.

Commissioner Martin made a motion to approve A.S Natural Health Solutions at 1770 Central Ave. Commissioner Hart seconded the motion.

VOTE: Unanimous to approve the application as presented.

APPLICANT:

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

Mr. Bill Mafriaci from Hershberg and Hershberg an Mr. Eric Kahn, owner of Capital Volvo, came before the Commission to present an update to their ongoing proposed site plan application. Mr. Mafriaci stated that there have been some updates to the site plan. Mr. Mafriaci explained sheet by sheet the changes that have been made based on Village Engineer and Commission comments.

C-2 Site Plan: Major changes have been made to the porous pavement area as a result of increasing the standard pavement due to the circulation of the drive and need for separation between both porous and non-porous pavements.

C-6 Landscaping: Addition of colored day lily plantings to include yellow, red, and burgundy. The plan reflected an increased density of perennials, addition of grass in the islands, and crab apple caliber was increased form 2 inches to 2.5 inches.

C-7 Lighting: Light poles have been defined. There will be 17 feet high mounted lights in the center and 15 feet high mounted lights on the perimeter. All poles will have LED lights and the building mounted lights will be a down lit wall packs.

C-10: Major revisions were done for the water line. The water line needed to be looped to eliminate the dead end and extend through the site and will be connected to the CarMax line. Mr. Mafrici met with Water Foreman Dan Light, and Engineer Laberge and came up with the plan to loop the water line through to New Karner Road and the Volvo service will be off of the new water main. There will be a 35 foot easement granted to the Village for ownership and maintenance of the water line. Installation and cost of the water line and service to be handled by the owners. There will be a new hydrant to be 5 feet off of the road and the existing hydrant will be left as is.

Engineer Laberge stated that there was discussion of routing the waterline a different way however after speaking with Mr. Light and Superintendent Decker, this new loop configuration eliminates the dead end connection.

Mr. Mafrici stated that the Architect submitted the floor plan and colored façade rendering. The lighting glazing is as previously presented. Commissioner Hart asked if there is a PA or speaker system outside. Mr. Mafrici stated no. Chairman Dennis asked if the applicant was willing to add a gutter lip on the porous pavement to help keep the integrity of the green space. Chairman Dennis stated that he would like to see a distinction between the pavement and green space. Mr. Mafrici stated that he will be able to do that and stated it will be much more cost effective than curbing.

Engineer Laberge read through his review letter dated December 17, 2019. The applicant will need the following and approvals and/or permits:

1. Site plan approval
2. Albany County curb cut permit
3. Albany County Health permit for the water line
4. Latham Water
5. There was no response from the Town of Colonie Planning Board.
6. SHPO letter
7. DPW is requiring 16inch x 16 inch x 12 inch tap
8. Stormwater will need to change elevation slightly

Engineer Laberge stated that there are several permits and SHPO letter needed but as long as the Commission is in agreement with the site plan the applicant can apply for the required permits and the Commission can act in January. Engineer Laberge added that the Commission cannot make a SEQR determination without the SHPO letter from New York State. Mr. Mafrici stated that there was a letter from the archeologist stating that there is no concern or effect. Engineer Laberge stated that the State must review and issue their letter before the Commission acts. Engineer Laberge added that a construction and observation escrow will need to be set up. It was also requested that any easement documents be provided to the Planning Commission attorney for approval

APPLICANT:

**10 WALKER WAY #7
FIDENS BREWING COMPANY
(MODIFICATION OF EXISTING APPROVAL)**

Mr. Michael Carter, owner of Fidens Brewing Company came before the Commission to seek approval for a modification of previous approval for the addition of tables and stools and a change in business hours.

Chairman Dennis stated that this applicant was previously denied as they needed to modify their previously granted variance by the Zoning Board of Appeals. Coordinator Hart read aloud the decision of the Zoning Board of Appeals dated December 4, 2019 granting the change of hours and addition of tables and stools.

The Commission had no further comment on this application.

Commissioner Martin made a motion to approve the modification of approval for Fidens Brewing Company at 10 Walker Way #7. Commissioner Chudzinski seconded the motion.

VOTE: Unanimous to approve the application as presented.

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

VOTE: Unanimous to adjourn the meeting at 7:23 p.m.

Respectfully Submitted,

Alexandra M. Hart
Planning Coordinator
Village of Colonie