

site and now with the new ruling, the wetlands no longer exist. Mr. Mafrici stated that the applicant created banked parking in the rear of the site which pinches the parking lots together to be operated by Volvo. Mr. Mafrici pointed out that these proposed changes are on page C-2 of the site plan dated 2/24/20.

Mr. Mafrici stated that the site was previously granted a variance from the Village's Zoning Board of Appeals for green space in the front of the property and that variance is still valid. There will be no changes to the green space in the front portion of the lot. Mr. Mafrici explained that there will be some technical differences in the stormwater calculations and operation and a slight change in the parking. The new proposed parking shows 200 parking spaces and it was previously approved for 206 parking spaces. Mr. Mafrici stated that there are 66 banked spots to be built out in the future as the banked parking is only proposed at this time.

Engineer Laberge reviewed his comment letter dated March 19, 2020. Engineer Laberge stated that the major item identified is the routing of the watermain. Mr. Mafrici stated that the building will need a 6 inch service to serve the needs of the building. Engineer Laberge spoke with Village DPW Superintendent Les Decker concerning the route of the watermain. Superintendent Decker agreed to the alignment presented on the plan when the applicant indicated the preferred route to Colonie Plaza would put them in the position of having to apply for an Army Corp permit due to wetlands on the property. Now that the wetlands are no longer protected, and a permit will not be required from the Army Corp the watermain route should extend from New Karner Road to the Village main in Colonie Plaza.

Mr. Mafrici stated that the extension out to Colonie Plaza at 1832 Central Ave will add about 400 plus feet of watermain than originally planned for. Mr. Kahn stated that these are tough times that everyone is going through right now with the current corona virus pandemic. Mr. Kahn explains that he has had to furlough at least 50% of his employees for the time being. Mr. Kahn explained that he remains very optimistic about this project and believes that this project is great for the community and for the Village. Mr. Kahn explains that with the Village's decision to extend the watermain, it has increased the financial strain on an already costly project. Mr. Kahn requested the Planning Commission for their support helping Volvo out financially with the project, more specifically supplying the watermain materials. Chairman Dennis stated that the Commission does not have the authority to approve or support this type of request and suggested the applicant send a request directly to the Mayor and Board of Trustees.

Chairman Dennis asked if the site statistics were updated on the submitted site plan to include the proposed banked parking. Mr. Mafrici stated that the site statistics were not updated, and they reflect what was previously approved. Mr. Mafrici explained that the current green space is 40% and with the proposed banked parking it decreases to 32% green space. Mr. Mafrici added that this is still above the Village's 20% minimum and the green space in the front of the parcel remains as approved through the ZBA.

Commissioner Judge stated that the applicant is seeking some type of relief from the Village for this project and asked how much would the watermain extension be. Mr. Mafrici stated that the entire cost of constructing and installing the water main from New Karner Rd to Colonie Plaza would be about \$40,000. Mr. Mafrici explained that they would be requesting relief for the part and materials which is about one-third to one-half of that cost, about \$15,000 to \$20,000. Mr. Kahn

stated that this type of project is an improvement to the Village's infrastructure and the cost should not be put entirely on the applicant. Mr. Kahn again asked for the Commission's support.

Commissioner Martin stated that the site plan does not show a driveway leading to the banked parking as discussed in Engineer Laberge's 3/19/2020 letter. Mr. Mafriaci explained that the driveway is an existing driveway to the Village's pump station and that a 24 foot wide drive way will be maintained. There will be a T-turn in the future banked parking area. Engineer Laberge stated that the entirety of the design should be shown on the site plan. Mr. Mafriaci agreed and stated that there are minor clarifications that should also be shown on the site plan and stated he will provide such revisions and send to Engineer Laberge for review. Commissioner Martin asked if the banked parking affects the variance granted by the ZBA. Mr. Mafriaci stated no as the variance was for the green space in front of the building which is not changing with the proposed changes presented tonight.

Commissioner Hart asked if there will be lighting in the banked parking area as there is nothing shown on the provided site plan. Mr. Mafriaci stated that lighting for this area has not been designed and the parameters were removed for clarify on this specific portion of the plan. Mr. Mafriaci explained that although the previous site plan approval showed designs with lighting, stormwater, and porous pavement, these designs are not depicted in the current site plan submittals because the banked parking will not be built right now. Engineer Laberge added that the Commission can only act on what is on the site plan and any changes to that approved site plan would require the applicant to return to the Commission. Commissioner Hart added that he does not support the applicant seeking relief from the Village Board as this is a voluntary business and voluntary project.

Chairman Dennis stated that he would like to see the 24 foot roadway extended to the banked parking and have that shown on the site plan, update the site statistics to include the banked parking and show the watermain running through the site to Colonie Plaza. Engineer Laberge added that the original conditions set on the previous approval have not been met and are indicated within his review letter dated 3/19/2020.

With those requests, Chairman Dennis polled the Commission to see if they would like to vote on this application tonight:

Commissioner Martin – No

Commissioner Chudzinski – No

Commissioner Hart – No

Commissioner Judge – Yes

Commissioner Splonskowski – Yes

Commissioner Keegan – Yes

Chairman Dennis – Yes

Majority rules in favor of voting on this application.

Commissioner Judge made a motion to approve the site plan amendment for 350 New Karner Road, Capital Volvo of Albany with the following conditions:

1. All items in Engineer Laberge's request letter dated 3/19/2020 must be satisfied
2. The 24 foot wide access road to the banked parking must be shown on the site plan
3. Update site statistics to include the banked parking
4. Show the waterline connections through the site to Colonie Plaza

Commissioner Splonskowski seconded the motion.

VOTE:

Commissioner Martin – No
Commissioner Chudzinski – No
Commissioner Hart – No
Commissioner Judge – Yes
Commissioner Splonskowski – Yes
Commissioner Keegan – Yes
Chairman Dennis – Yes

Motion passed and application is approved.

APPLICANT:

**1761 CENTRAL AVE
GEICO
(SITE PLAN AMENDMENT)**

Mr. Rick Schrade, owner and Mr. Dick Hoffman, architect, were present via videoconference to propose an amendment to their previously approved site plan for 1761 Central Ave. Mr. Schrade stated that he has revised his site plan from his March 9, 2020 approval to relocate a few parking spaces to accommodate a new monument sign. Mr. Schrade indicated on a provided plan that he is proposing to remove a parking space on the front corner of the property and replace it with greenspace and add a parking space where the old Pioneer Bank monument sign sits. Mr. Schrade stated that the new greenspace area will be about 10 square feet. Chairman Dennis asked that the new percentage of greenspace for the property is. Mr. Schrade stated 28.5% which is above the required 20%.

Commissioner Martin stated that at the March 9, 2020 meeting a discussion was held regarding a tree that was growing into a light pole and that it was going to be removed. Commissioner Martin asked if that tree will be replaced and added to the site plan. Mr. Schrade stated yes, he is replacing a total of 4 trees and adding one to make a total of 5.

Attorney Caponera stated that the applicant cannot put a monument sign as previous proposed due to a utility easement that runs the length of the front property line. Attorney Caponera stated this plan is a compromise for the sign location and has already been addressed by the sign review board.

Commissioner Martin made a motion to approve the site plan amendment for Geico located at 1761 Central Ave. Commissioner Hart seconded the motion.

VOTE: unanimous to approve the application as presented.

DISCUSSION:

The Commission discussed the process in accepting applications during the COVID-19 crisis.

The Commission discussed possible agenda items for the April 21, 2020 meeting.

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

VOTE: Unanimous to adjourn the meeting at 7:20 p.m.

Respectfully Submitted,

Alexandra M. Hart
Planning Coordinator
Village of Colonie