

PRESENT: Chairman Thimble, Members Blair, Gervais, Shamlian, Counsel Spath, and Senior Planner Lyons

ABSENT: Member Perry

* The minutes of January 18, 2012 were read and adopted as revised on a motion by Member Gervais seconded by Member Blair with member Shamlian abstaining.

* Mr. M. R. Balakrishna, PE and Mr. Alex Patel of the Hindu Temple Society, presented revised plans to address concerns discussed at the October 19, 2011 and January 18, 2012 variance application meetings for the **Hindu Temple Parking Expansion W11-008**. The project consists of the construction of a 100 car parking lot of which 7,350 sq. ft. encroaches within the 100 ft protected watercourse buffer area. The placement of loose millings included in the variance has already been completed. The Board's work and regrading requests are to mitigate the negative impacts of this completed work. The project is located at **450 Albany Shaker Road**. This proposal is a continuation of the January 18, 2012 public hearing. Based on meetings with the Stormwater Office to mitigate the negative impacts of the placed loose millings, Mr. Balakrishna discussed the changes made to the plans that include regrading the portion of the parking area outside the protected watercourse buffer toward a low area that will act as a pretreatment area before utilizing the existing stormwater basin at the rear of the cultural center building. This redesign is consistent with NY State DEC Stormwater Design Guidelines. The 21 ft. of parking area within the buffer will remain loose millings to allow rainwater to recharge into the soil. No stormwater run-off will be directly discharged in the protected watercourse or its buffer area. Also, the caliper of the plant material recommended by the Albany County Soil & Water Conservation District has been increased.

The Board reviewed the plans, the Environmental Assessment form, the Town Attorney's Office SEQRA recommendation, and the application package. The Board unanimously concurred the project is an unlisted SEQRA action and that the project will not result in any significant adverse environmental impacts on a motion by Chairman Thimble, seconded by Member Shamlian. The following factual findings were made:

- The tributary to the Sand Creek in its current state has significant environmental value.
- The Board and the applicant reviewed all possible alternatives to the proposed installation of 7,350 sq. ft. of millings for a parking area in the protected watercourse buffer area.
- The placement of 7,350 sq. ft. millings will result in minimal disturbance within the protected watercourse buffer.

The Board granted the variance on a motion by Chairman Thimble subject to the following:

1. All erosion and sedimentation controls will be properly installed along the construction limit prior to the start of any work as identified on the site plan. Said controls will also be maintained throughout the entire construction phases and until vegetation has been fully established.
2. Stormwater design will be consistent with the NY State DEC Design manual.
3. All proposed contours will be labeled accordingly. The grading plans shall be designed, that no stormwater run-off will be directly discharged into the protected watercourse or its buffer area.
4. Provide directional flow arrows over the parking area showing stormwater run-off is directed away from the protected watercourse and its buffer area.
5. Provide a more legible scale such as 1"=30' for the separate grading plan. This plan shall be submitted to the PEDD for review.
6. The 21 ft of parking area within the protected watercourse buffer area shall remain in its current state of loose millings in perpetuity to allow stormwater to recharge directly into the ground.
7. Identify the snow storage area outside the protected buffer.
8. Provide a note on the drawing as to the long range plan for the surface of the remaining parking area.
9. Provide a note on the plans indicating no de-icing products will be used within the protected buffer.

The motion was seconded by Member Shamlian and approved by a vote of 4-0.

* Mr. Faisal Ahmed, property owner, presented a variance request for the razing of an existing 663 sq. ft. garage and replacing it with a 1,280 sq. ft. garage. The project is known as

the **Ahmed Garage W12-001** and is located at **1211 Twenty Forth Street Ext.** The notice of public hearing was read aloud by Counsel Spath. The proposal consists of razing and reconstructing an existing 663 sq. ft. garage with a 617 sq. ft. addition within a protected watercourse buffer area. Mr. Ahmed explained that he wishes to reuse the existing footings on the south and west sides of the existing garage to minimize disturbance in the protected watercourse buffer area and place the garage expansion on the north and east side of the garage furthest away from the watercourse. He added the house and garage were constructed in the 1930's and the garage was in disrepair when he purchased the property in 2003. Mr. Ahmed added the entire 2.3 acre parcel is steeply sloped and the location of the garage addition would be in the flattest area. Mr. Ahmed also present building plans not provided with the variance application that include an 8 ft. x 14 ft. deck and staircase on the north side of the proposed garage for access to the second floor.

Chairman Thimble discussed relocating the entire garage further north and east away from the watercourse but still within the buffer area. Member Shamlan expressed a concern over the potential for erosion and the advantages of using the existing foundation to minimize disturbance. An abutting neighbor, Mr. Edward Jannicelli of 1200 Twenty Fourth Ext. voiced his support of the application.

The Board reviewed the plans, the Environmental Assessment form, the Town Attorney's Office SEQRA recommendation, and the application package. The Board concurred the project is a type II SEQRA action. The following factual findings were made:

- The Dry River in its current state has significant environmental value.
- The Board and the applicant reviewed all possible alternatives to the proposed garage replacement and expansion including the deck and stairs in the protected watercourse buffer area.
- The reconstruction/construction of a 1,392 sq. ft. garage and deck utilizing the existing footings on the south and west side will result in minimal disturbance within the protected watercourse buffer.

The Board granted the variance on a motion by Member Blair subject to the following:

1. All erosion and sedimentation controls will be properly installed along the construction limit prior to the start of any work. Said controls will also be maintained throughout the entire construction phases and until vegetation has been fully established.
2. The deck material will be slotted to allow rainwater to pass through.
3. Any storage of petroleum products (other than that within the vehicle), fertilizers, pesticides, herbicides, etc., must be placed within a leak/spill proof containment bin.

The motion was seconded by Member Gervais and approved by a vote of 3-1 with Chairman Thimble opposed noting he would have preferred to see the garage moved further away from the stream.

* Mr. William Barber presented a sketch plan for **Barber Mixed Use W12-002**, the redevelopment of **298 Troy Schenectady Road**. The concept calls for the removal of the existing building that was severely damaged by fire several years ago and reconstructing a new building consisting of a 4,190 sq. ft. multi-tenant first floor and five residential apartment units on the second floor. The foot print of the existing two-story building is approximately 3,500 sq. ft. The Board expressed an interest in the redevelopment of the parcel and was pleased to see the building being moved closer to the road. The following design suggestions were offered:

- Eliminate the drive lane along the front of the building and move the building even closer to Troy Schenectady Road consistent with the COR design standards.
- The use of porous pavement in the proposed parking lot areas to reduce the stormwater run-off from the site.
- Consider angled parking with one way circulation around the building in a counter clockwise direction to minimize pavement areas.
- Research the NY State DEC Design manual for green stormwater practices that can be employed to reduce stormwater run-off.

No action was taken.

* The meeting was adjourned at 9:15 PM on a motion by Member Gervais, seconded by Member Blair.

MJL

G:seamab/minutes/2012

_____ (Chairman)	_____
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