

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

ABSENT: Members Gervais, Shamlian

* The meeting was called to order at 7:00 PM by Chairman Thimble at the Public Operations Center.

* The minutes of September 18, 2013 were read and unanimously adopted as revised on a motion by Member Blair seconded by Chairman Thimble.

* Mr. Chris Bette of First Columbia and Ms. Stephanie Ferradino, Esq., presented a variance application to construct a hotel and retail building of which 9,881 sq. ft. of building and 42,297 sq. ft. of parking lot pavement and related site work are proposed within a protected watercourse buffer area along a tributary to the Shaker Creek. The project is known as **First Columbia Retail/Hotel** and is located at **227 Wolf Road and 638, 650 & 652 Albany Shaker Road**. The notice of public hearing was read aloud by Counsel Spath. Also present were Kimberly and Brian Goodrich, adjacent residents at 8 Gay-Lyn Drive; Mr. Paul Feigenbaun, Esq. and Mr. Tony Mantello of 221 Wolf Road; and Mr. Jeff Horton.

Mr. Bette noted the proposal consists of merging all three parcels and reusing the existing Afrim's Sports building with minor modifications including an addition to the south side of the building that is within the protected watercourse. A portion of the proposed hotel and related parking to be constructed on the vacant portion of the parcel are located within the protected watercourse. He noted their proposal also includes the relocation of the protected watercourse further south to accommodate the current site design.

The Board discussed the following issues:

- Expand the narrative description to discuss the potential impacts on the watercourse,
- The impact the proposed impervious areas would have on the watercourse,
- The use of green infrastructure such as green roofs and porous pavement to reduce the stormwater run-off from the site,
- The proposed relocation of the protected watercourse closer to the residential property which would change the location of the 100 ft. buffer limits and the neighbor's property rights,
- Quantifying the amount of fill and the limit of grading that would be necessary,
- Detail the design of the proposed stormwater management system to provide added water quality to the site's run-off,
- Relocating addition "B" to the existing building and the proposed hotel outside the protected watercourse buffer area,
- Reduce the amount of parking in the buffer area by maintaining as green space and labeled as future banked parking,

- Identify the limits of the Federal wetland areas,
- Remove invasive plant material and plant native materials to improve the existing quality of the watercourse and the buffer area,
- The potential impact of oil, gas, anti-freeze and salt run-off from the new parking area.
- Submission of a planting diagram/plan utilizing native plantings per the Albany County Soil & Water Conservation District hand-out provided at the meeting.

The Board reviewed the plans, the Environmental Assessment form, the Planning Board's lead agency request, and the application package. The Board unanimously concurred the project is a type I SEQRA action and agreed the Planning Board should be designate lead agency on a motion by Member Blair, seconded by Member Perry. No further action was taken.

* Chairman Thimble adjourned the meeting at 8:30 PM.

MJL

G:seamab/minutes/2014

_____ (Chairman) _____
