

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

ABSENT: None

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

* The minutes of January 21, 2015 were read and unanimously adopted as revised on a motion by Member Simmons seconded by Member Perry.

* Mr. Chris Longo of Ingalls & Associates and Michelle D’Allaird and Randy Brenner, Applicants, presented a variance application to construct a paved parking lot expansion consisting of 2,700 sq. ft. of new pavement and related grading within a protected watercourse buffer area along the Shaker Creek. The project is known as **Aesthetic Science Institute** and is located at **922 Troy Schenectady Road**. The notice of public hearing was read aloud by Counsel Spath. Also present was Paul Bauer, real estate agent, and James Porcaro, adjacent commercial property owner. Mr. Longo provided a scope of the proposed redevelopment of the site which includes razing the existing two story retail building and free standing garage and the construction of a 10,150 sq. ft. two-story w/ground floor level school. The applicants currently lease space for the Institute for the past 12 years at 1202 Troy Schenectady Road. The Institute is fully accredited through NY State. The staff includes 8 full and part time instructors over 3 shifts per week. They plan to maintain the current 3 classroom schedule of 12 students per class. Clinic hours are available to the general public based on student availability. A total of 49 parking spaces are proposed which the applicant noted would be the minimal number of spaces needed based on parking demand at their current location. It was noted that if the parking was designed for a similar sized retail building, 50 parking spaces would be required. Mr. Brenner also noted Troy Schenectady Road is on the CDTA bus route and generally several students per session use mass transit or carpool. Mr. Longo added much of the existing paved parking area will remain intact and the placement of the proposed building in the northwest corner of the site and the use of a ground floor level will cause minimal site work disturbance. Stormwater quantity and quality practices will also be installed consistent with the NY State Stormwater Design Manual.

The Board discussed various options to reduce the amount of pavement proposed within the protected watercourse which included:

- Parking space width reduction from the standard 9 ft. to 8.5 ft.
- Parking space depth reduction from 18 ft. to 17 ft. where the bumpers could overhang the edge of pavement.
- Consider providing two passive parking spaces at the rear of the building.
- Divert additional stormwater runoff from the existing pavement to the water quality/quantity basin by way of a swale along the southerly edge of pavement.
- Designate a snow storage area away from the stream and watercourse buffer.
- Investigate off-site parking spaces with adjacent businesses.
- Maximize the number of parking spaces outside the protected watercourse buffer to

minimize the encroachment within the buffer.

- Provide native plantings within the disturbance area of the protected watercourse buffer.
- Clean the stream the length of the property of any garbage and debris.

The meeting was unanimously adjourned to April 22, 2015 to allow the applicant the opportunity to adjust the site plan and address the above recommendations on a motion by Member Perry, seconded by Member Gervais.

* Chairman Thimble adjourned the meeting at 8:45 PM.

MJL

G:seamab/minutes/2015

_____(Chairman)
