

PRESENT: Acting Chair Perry, Members Blair, Gervais, Simmons, Counsel Spath, and Senior Planner Lyons

ABSENT: Chairman Thimble

* The meeting was called to order at 7:00 PM by Acting Chair Perry at the Public Operations Center.

* The minutes of March 18, 2015 were read and unanimously adopted as revised on a motion by Member Blair, seconded by Member Simmons.

* Mr. Chris Longo of Ingalls & Associates and Randy Brenner, Applicant, presented a revised variance application to construct a paved parking lot expansion consisting of 2,200 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 W15-001** and is located at **922 Troy Schenectady Road**. The project had been tabled at the March 18, 2015 meeting until this date. Mr. Longo summarized the changes made to the plans based on the direction given by the Board at the March 18, 2015 meeting. They include a reduction of the parking space depth along the wetland and protected watercourse areas to 17 ft. and a reduction in the parking space width to 8.5 ft.; a site total of 49 parking spaces as requested by the Planning Board; the addition of a 1 ft. stone strip and swale at the pavement edge to direct stormwater runoff to the detention basin; the proposed paved parking area within the protected watercourse buffer will be pitched toward the proposed swale so as to treat the stormwater within the stormwater management area prior to discharge into the wetland and protected watercourse; establishment of a snow storage area; and relocation of one parking space closest to the protected watercourse to adjacent to the building. The changes presented result in the new parking area maintaining a 55 ft. setback to the watercourse.

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 will not have a significant environmental impact on a motion by Member Simmons, seconded by Member Gervais. The following factual findings were made:

- The Shaker Creek in its current state has significant environmental value.
- The Board and the applicant reviewed all possible alternatives to the proposed construction of 2,200 sq. ft. of pavement and related grading in the protected watercourse buffer area.
- The construction of 2,200 sq. ft. of pavement and related grading will result in minimal disturbance within the protected watercourse buffer.

The Board granted the variance on a motion by Member Gervais 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. The applicant shall clean-up the stream and the area surrounding it of all debris and litter.

3. Installation of a double row of native planting along the south side of the proposed swale per the Albany County Soil & Water Conservation District hand out provided.
4. The applicant shall ensure the swale is properly sized to convey the stormwater run-off from the parking area to the stormwater management basin.

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

* Acting Chair Perry adjourned the meeting at 8:15 PM.

MJL

G:seamab/minutes/2015

_____ (Acting Chairman) _____
