

TOWN OF COLONIE PLANNING BOARD MINUTES

OCTOBER 9, 2007

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PRESENT: Acting Chairman Holland, Members Cosgrove, Herman, McCashion, Prevratil, Silo, Counsel Hoblock, Director Sheehan, Senior Planner Lyons

ABSENT: Chairman Platt

* Acting Chairman Holland called the meeting to order at 7:00 PM at the Public Operations Center.

* Mr. Bruce Secor of Stantec Engineering presented plans for **TGIF & Chipotle Restaurants** proposed at **694 Troy Schenectady Road**. Mr. Secor noted prior to submission of concept plans, they would like to propose waivers of the 5% interior green space requirement within the parking area and a waiver to allow pavement within the front yard of Troy Schenectady Road. Mr. Secor added, while the site plan as shown has 35% green space, provisions for incentive zoning would be necessary with a loss of approximately 5% due to New York State Department of Transportation right-of-way takings for the I-87 Exit 6 improvements. The Board reviewed the written request for waivers and incentive zoning and the site plans noting several suggestions that should be incorporated in the conceptual submission such as grading out the future access to the abutting property, increasing the width of the 3 ft. landscape island to 9 ft., avoid the use of locust trees, and narrow the width of the pavement around the end island near Troy Schenectady Road from 15 ft. Noting the grade difference between Troy Schenectady Road and the site, most of the Board members felt comfortable with the request. Member Silo noted the request for these waivers for the applicant's desire to place two similar intense uses on the site is inconsistent with the intent of the waiver provisions. No action was taken.

* Ms. Melissa Currier of C.T. Male Associates and Mr. Tom Burke, Applicant, presented final plans for the **Wilton Retail Plaza**, a 7,355 sq. ft. multi-tenant strip mall proposed at **650 Troy Schenectady Road**. A shared driveway restricted to right turns in and out is proposed with the currently vacant property immediately to the west, in anticipation of the I-87 Exit 6 interchange improvements. A provision for a future access connection to the south has been provided by way of an easement. A drive-thru for a food use is proposed at the rear of the building. A public sewer main extension is also proposed.

Mr. Richard Tentor, abutting property owner, expressed a concern over the impacts of headlight and snow removal practices on the rental home immediately to the east and requested either fencing or a hedge row to prevent glare from the drive-thru vehicles and prevent snow from being pushed off the pavement and by-passing the storm water management basin. Mr. Tentor noted Mr. Burke had agreed to remove two old and damaged trees along the common property line. Mr. Burke replied he had begun clearing operations without the necessary permits and was ordered to stop all work. Once the necessary permits are issued, he will finish removing the trees. Mr. Burke added he would be donating the white oak timber to a group that is constructing a replica of the Onrust, the first Dutch ship built in North America in the early 1600's. Lastly, Mr. Tentor requested the dumpster enclosure be moved to the west side of the site away from

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his residential tenants. Mr. Burke noted the dumpster will be placed within a gated masonry enclosure and was shown in this location, 150 ft. away from the home, on the concept plans of 2003.

The Board reviewed the project and determined that the action is consistent with their prior SEQRA determination. The Board granted final approval on a motion by Member Cosgrove subject to:

1. Contribution of a proportionate share of mitigating funds consistent with the Airport Area GEIS Statement of Findings,
2. Addressing the outstanding issues of the October 2, 2007 Planning and Economic Development Department comment letter.
3. Increase the amount of street tree plantings by planting them 35 – 40 ft. on center.
4. Grade the future driveway beyond the proposed pavement area to minimize future disturbance to the plaza's tenants.
5. Provide a 4 ft. high fence or hedgerow along the easterly edge of the front parking area.

The motion was seconded by Member McCashion and approved by a vote of 6-0.

* Mr. Dan Tompkins of Environmental Design Partnership, Mr. John Lathrope, AIA, and Mr. Sandy Keeler, Applicant, presented plans for a change in tenant to **Smart Center of Albany**, a 5,700 sq. ft. Smart Car auto dealership proposed at **1075 Troy Schenectady Road** in the Keeler Auto Campus. Included in the proposal are waivers to allow additional pavement in the front yard for display of cars and a driveway connection to the Keeler Auto Campus, and an increase in light pole height to match the existing Campus. The Department raised other issues, including a recommendation for closure of two of the three curb cuts on Troy Schenectady Road and concern over the painting of the entire building black. The Department also presented a mark-up plan that relocates the interconnecting driveway to the Campus to the rear of this building and one parking row back on the adjoining parking lot.

The Board first addressed the architectural design element. Mr. Keeler noted this is a new prototype for an innovative dealership with a unique automobile product. Mr. Lathrope expanded on the marketing concept that promoted the product size within both the building and the outdoor display. Glass panels will be added across the front of the building to allow a view into the bright interior of the building, countering the black exterior walls. Members Herman, Silo and Cosgrove noted there is too much black and the proposal is counter to the existing Keeler Auto Campus plan. Member McCashion agreed with the architect's concept. Member Prevratil agreed the building needed a new image that would remove the stark whiteness of the existing sidewalls. On a motion by Member McCashion and seconded by Member Cosgrove, the Board agreed to the painting of the building completely black by a vote of 5-1 with Member Herman opposed for reasons stated earlier. On the curb cut reduction and new pavement in the front yard, Member Silo noted for such a small project with an interconnection to a similar use, he could only support maintaining one curb cut. On a motion by Member McCashion, seconded by Member Silo, the Board unanimously agreed to allow a single curb cut.

Mr. Keeler added he would like to provide a smooth transition between this site and the Campus by allowing a continuation of the existing driveway in front of the

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building and parallel to Troy Schenectady Road as it is on the Campus for customer ease of mobility through the dealerships. Mr. Tompkins added they would like to display three vehicles directly in front of the building without impeding pedestrian access and a second display pad for two vehicles in front of the driveway connector to the west. The Board unanimously approved the waiver to allow for the two display pads for a total of five vehicles, Two along Troy Schenectady Road and three in front of the building, on a motion by Member McCashion, seconded by Member Cosgrove. Lastly, the Board addressed the lighting issue. Proposed are two pole-mounted lights 27 ft. high to match the existing campus style lighting. The current building height is 23 ft. to the peak, which limits the lighting height to 23 ft. On a motion by Member McCashion, seconded by Member Cosgrove, the Board agreed to allow a maximum pole height of 23 ft. provided the lighting at the existing dealership at 1111 Troy Schenectady Road is replaced with a down style fixture.

* The meeting was adjourned at 9:25 PM on a motion by Member Silo.

MJL/ml

G: planning board/minutes/2007

_____ (Acting Chairman) _____

