

**TOWN OF GUILDERLAND
PLANNING BOARD**

Wednesday, June 23, 2010

Minutes of meeting held Guilderland Town Hall, Route 20, Guilderland, NY 12084 at 7:30 P.M.

PRESENT: Stephen Feeney, Chairman
James Cohen
Theresa Coburn
Michael Cleary
Thomas Robert

Linda Clark, Counsel
Jan Weston, Planning Administrator

ABSENT: Kimberly Jones & Paul Caputo

Chairman Feeney called the meeting to order at 7:30 p.m. He noted the exits for the sake of the audience in the event they were needed.

Chairman Feeney asked for a motion to approve the minutes of May 26, 2010 and the motion was so moved by so moved by Terry Coburn, and seconded by Thomas Robert and carried by a 5-0 vote by the Board.

MATTER OF SULLIVAN – 4533 Hurst Road

Chairman Feeney announced that this was a concept presentation of a proposed 2-lot subdivision of 16 acres. Zoned R20 and RA3. Josh Lare presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows: The applicant has applied for concept approval to cut a two-acre building site off of his 16 acres. The land is all cleared and relatively flat and has been used as a horse corral. Municipal water is available although a private septic will need to be installed. Site distance is good all along this stretch of Hurst Road. The final plat should show the proposed septic and driveway locations. No objection to concept approval.

Josh Lare presenting: We are looking at subdividing off a two-acre parcel to build a single family resident home and town water is there already.

Chairman stated: You will need to show the proposed connection to the water line on the final plans and the location of your septic system.

Mr. Lare stated that he has talked with the Albany County Health Department to find out more of what needs to be done.

Chairman added: You will need to note on the final plans that this property lies partially within an Agricultural District and farming activities occur within the area such as noise, dust and odors.

Chairman asked for any comments from the Planning Board and there was none.

Chairman asked for any comments from the audience and there was none.

Chairman entertained a motion for concept approval and the motion was so moved by Michael Cleary, seconded by Terry Coburn, and carried by a 5-0 vote by the Board.

SITE PLAN – SIKULE – 2073 Western Avenue

Chairman Feeney announced that this was a site plan review to allow a 580 sq. ft. addition to the Just Cats veterinary clinic. Dr. Susan Sikule presenting.

(The site plan review for Sikule – 2073 Western Avenue was adjourned to a later date).

SITE REVIEW - CHIPOTLE MEXICAN GRILL – Stuyvesant Plaza

Chairman Feeney announced this was a site plan review to allow outdoor seating at this proposed restaurant. Joe Corridore presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows: The applicant is requesting a special use permit to allow outdoor seating at a restaurant presently under construction. The seating would be partially recessed into an alcove with one row of table extending onto the existing sidewalk.

My only concern is that this is a very busy area of the plaza, being close to the Fuller Road entrance. Some kind of barrier should be placed around the seating area to give a physical separation between patrons and pedestrians.

Also, as a cautionary note, there has been a shift to more restaurant uses within the plaza, which is creating a much higher demand for parking than the typical retail uses. At some point the overall Stuyvesant plan should be revisited to insure adequate parking.

Joe Corridore presenting: We are proposing an outdoor dining area on the sidewalk area just outside the premises and under the Plaza's covered walkway adjacent to the Chipotle entrance. The total seating proposed is a total of 10 tables and 20 chairs.

Michael Cleary asked about the space and whether or not the customers will be approaching out onto the existing sidewalk.

Mr. Corridore explained: The space will allow for a clear width between tables and columns of 8 feet.

Chairman made a suggestion that you provide some sort of a separation barrier and then it would be up to you to design what you want when you present it to the Zoning Board of Appeals. Eight feet is not very wide for the pedestrians and the patrons.

Linda Clark, Counsel, wanted to know if they had outdoor seating in their Latham restaurant.

Mr. Corridore said that he did not do that store.

Chairman added: Another concern is having adequate parking and a concern that it might generate a lot of pedestrian parking at that part of the Mall.

Chairman and the Board would also suggested that the Stuyvesant plan should be revisited to insure adequate parking within the plaza and suggest having a crosswalk in front of the store for the pedestrians to cross and a yield sign for the pedestrians.

Tom Quaglieri, 104 Pheasant Walk, suggested having them put in a back entrance for the public to use and then you will have more parking back there.

Michael Cleary wanted to make a motion with Ms. Weston's recommendations.

Chairman stated: We can make a motion for site plan approval in the matter of Chipotle outdoor seating at Stuyvesant Plaza with the following suggestions and one condition.

Condition:

- Provide decorative barrier separating outdoor seating from sidewalk traffic.

Suggestions:

- Provide marked crosswalk near front entrance with appropriate yield to pedestrian's signage.
- Due to an overall increase in restaurants at the plaza, at some point the overall parking plan should be revisited.

The motion was seconded by Thomas Robert and carried by a 5-0 vote by the Board.

Chairman made a motion to table the application for Sikule – 2073 Western Avenue, until we have the complete application and so moved by Thomas Robert and seconded by James Cohen and carried by a 5-0 vote by the Board.

MEETING ADJOURNED: 8:15 p.m.

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SULLIVAN – 4533 Hurst Road

SIKULE – 2073 Western Ave.

CHIPOTLE MEXICAN GRILL – Stuyvesant Plaza