

**TOWN OF GUILDERLAND
PLANNING BOARD**

October 13, 2010

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

PRESENT: Stephen Feeney, Chairman
James Cohen
Thomas Robert
Michael Cleary
Theresa Coburn
Paul Caputo
Kimberly Jones

Jan Weston, Planning Administrator

ABSENT: Linda Clark, Counsel

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 August 22, 2010, so moved by Terry Coburn, seconded by Thomas Robert, and carried by a 7-0 vote by the Board.

SERVICE TRUCK TIRE CENTER – 80 Railroad Avenue

Chairman Feeney announced that this was a site plan review to allow a truck tire sales, warehousing and distribution business. Zoned Industrial. Tom Kelly presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
Service Truck Tire - 80 Railroad Avenue

The applicant is requesting a special use permit to use the former Marjam building for a truck tire sale and service business. There will be approximately 9 employees and the majority of sales are delivered to customers. This property is located in an industrial corridor and the site seems well suited for the proposed use. My only comments are that an effort should be made to update and supplement the landscaping along Fuller Road and that the outdoor storage area should be screened.

Tom Kelly presenting: Service Tire Truck Center is primarily a commercial truck tire sales and service business. We retread industrial application tires. We are not in the automobile business of servicing cars. We will be using the location for serving our

customers. Freight companies such as JB Hunt, Yell/Roadway, and FedEx: Construction companies. We do offer tires and services on a drive-in basis, which represents approx 5% of our sales volume. We will be storing truck tires, earthmoving equipment tires, and a trailers coming in to deliver, and going out to our customers to our retread shop in Mass. We will be containing all scrap tires in a trailer on the premises.

Chairman asked about the trailers for scrap tires.

Mr. Kelly explained: The trailer will be stored inside and when this trailer is loaded and filled, we have a vender that will come in with a tractor, hook the trailer up and then take the trailer away. We will not have a problem with piles of scrap tires.

Michael Cleary wanted to know if all the new tires would be stored inside.

Mr. Kelly said yes, they will be stored inside, but we will be storing large earthmover tires outside at an outside storage area. These tires may sit for a month or two or perhaps longer. We will only have them as we need them, and do plan to tarp these tires as needed and they will not be seen from the road.

Chairman asked about the lease area. Is that an existing fence boundary?

Mr. Kelly explained: Right now there is a fence that divides the property. It was put up by the landlord.

Chairman asked about the gate for the access drive and will it be secured?

Mr. Kelly stated: That it will be a secure facility and will have cameras set up and there will be people coming and going out 24 hours everyday, because of the type of our business that we are in.

Chairman Feeney stated: You will just need to clearly identify outside storage areas for the tires and the trailer on your plans. Also, identify any fencing or screening proposed.

Chairman asked for any other comments from the Board and there were none.

Chairman recommended approval for the site plan review for 80 Railroad Avenue, Truck Tire Service and Sales, and was willing to make a motion for approval with the following conditions:

- Clearly identify outside storage areas for tires and trailer.
- Identify any fencing or screening proposed.

The motion was seconded by Michael Cleary and carried by a 7-0 vote by the Board.

WAITE – 2123 Western Avenue

Chairman Feeney announced that this was a site plan review to allow the building to be used as professional offices. Zoned BNRP. Stephen Waite presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
Waite - 2123 Western Avenue

The applicant has requested a special use permit to use the building for professional offices - a law firm and a web services company. There are a total of 5 employees. The property contains 12 parking spaces and the traffic to the site will be considerably less than when it was used as a photography studio. No planning objections.

Stephen Waite presenting: Waite & Associates, P.C. and WebDirect CMS, LLC proposes to utilize the space at 2123 Western Avenue for their business offices. Waite & Associates is a small law firm currently consisting of three employees. WebDirect CMS is a small web services company currently consisting of two employees.

Chairman stated: That this is pretty straightforward.

Chairman asked for any other comments from the Board and there were none.

Chairman was willing to make a motion in the matter of Stephen Waite, 2123 Western Avenue, and recommend site plan approval. The motion was seconded by Paul Caputo and carried by a 7-0 vote by the Board.

MURPHY – 1969 Western Avenue

Chairman Feeney announced that this was a site plan review to allow a mobile cupcake stand in the Hewitt's parking lot. Zoned Local Business. John Murphy presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
Murphy - 1969 Western Avenue

The applicant has requested a special use permit to operate a mobile cupcake stand in the Hewitt's parking lot. The bus is there from November to May and employs only one person. There is more than adequate parking during these off-season months. No planning objections.

John Murphy presenting: We are a company that sells cakes and cupcakes at our store in Saratoga Springs and aboard two of our mobile stores plus we have the only double decker cupcake stand. We have one double decker bus and one single decker bus. We would like to park in the parking lot of at Hewitt's with the double decker bus during the winter season.

John Murphy added: We do have approval from the Health Department.

Chairman asked about restroom facility.

Mr. Murphy explained that we have permission to use the restroom in Hewitt's.

Chairman Feeney stated that this was pretty straightforward.

Chairman entertained a motion for approval in the matter of John Murphy cupcake bus, 1969 Western Avenue. The motion was made by Thomas Robert, seconded Kimberly Jones and carried by a 7-0 vote by the Board.

MEETING ADJOURNED: 8:00 P.M.

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WAITE – 2123 Western Avenue

MURPHY – 1969 Western Avenue