

**TOWN OF GUILDERLAND
PLANNING BOARD**

April 11, 2012

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
Herb Hennings
Michael Cleary
Theresa Coburn
Paul Caputo

Jan Weston, Planning Administrator

ABSENT:

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 asked for a motion to approve the minutes of February 22, 2012 and March 4, 2012 minutes with few minor corrections. The motion was made by Thomas Robert, seconded by Michael Cleary, and carried by a 7-0 vote by the Board.

SPAWN – OLD STATE ROAD

Chairman Feeney announced that this was a concept presentation of a proposed 3-lot subdivision of 23.8. Zoned R-40. Mark Blackstone presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
Spawn – Old State Road

The applicant is requesting concept approval for a proposed 3-lot subdivision of 24 acres. The existing farmhouse was previously sold from this site. The remaining parcel, on the northeast corner of Old State and Fuller Station Road is flat farm field and is rimmed by wetland and vegetation along the northern and eastern boundaries. The applicant has already received permits from the DEC and Army Corp for the wetland disturbances shown.

I have the following comments:

- The lots all have access to public water and sewer, however, each lot must have it's own water and sewer line to the street, and not shared lines as shown.
- The proposed lots all far exceed the minimum one-acre requirement but because of the NYS and federal wetlands, the building envelopes are very restricted. Care will have to be taken to abide by all the restrictive covenants and conditions. All wetland buffers should be permanently marked to help prevent any encroachment.
- Lots 2819 and 2823 will share a curbcut to limit wetland disturbance and because of limited sight in this area. Cross easements and a shared maintenance agreement should be submitted with the final application.

No objection to concept approval.

Mark Blackstone presenting: The applicant would like to subdivide the 24 acres into three new lots. The existing farmhouse was previously sold from this site. The applicant has received permits from the DEC and Army Corp for the Wetland disturbances. I have taken the areas of the Army Corps wetland disturbances and will have them highlighted in red for the proposed house that lies farthest to the east. The total accumulated projective disturbances for Army Corps is .09 acre. The plan utilizes the section of the property to the north and rear of the existing farmhouse and barn, to situate two single family homes in the open field area. The two lots will share a curb cut to limit wetland disturbance. There will be no disturbance of any of the wooded areas.

Chairman asked for any questions from the Planning Board and there were none.

Chairman stated that we have not decided on how the wetland boundaries will be marked. Also, is the applicant aware of the sewer issue?

Mr. Blackstone said that he is aware of the issue. We are proposing a revision on the map that will reflect addressing individual water and sewer service.

Chairman stated that we would also need the common access easement and a maintenance language for the attorney to review. There will also be easements to maintain the water and sewer lines. We will need a legal document and then it needs to be filed.

Mr. Blackstone stated: I will provide whatever is necessary.

Chairman asked if there are any comments from the audience and there were none.

Chairman explained that what they need to do as a part of the permit, is to show the actual wetland boundaries. Then the final map would have to indicate how those boundaries would be marked. That is a requirement of the DEC permit.

Chairman asked if there are any comments from the audience.

Amelia Leonard, Ingles Associates, explained that I did the permit application and review for all the wetland impacts on this site. The DEC permit is specific in referencing the restrictions signs or boundaries or barriers only to the area along the wooded line.

Chairman was willing to entertain a motion for concept approval in the matter of Spawn, Old State Road, so moved by Michael Cleary, seconded by Paul Caputo and carried by a 7-0 Vote by the Board.

GUILDERLAND PARTNERS – 2327 Western Avenue

Chairman Feeney announced that this was a site plan review to allow a farm implement/garden supply store on the site. Zoned Agriculture and Local Business. Mark Jacobson presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows: +0

Tractor Supply - 2327 Western Avenue

The applicant has applied for a special use permit to construct a Tractor Supply, farm equipment and garden supply store at the site of the former Bumble Bee restaurant. The parcel is approximately 4 acres and is split between Local Business zoning along the Route 20 frontage and Agricultural zoning in the rear. The land is generally flat, sloping toward the rear northeast corner, and has little existing vegetation. The rear of the site has been previously filled and the applicant has supplied an engineering report listing the details of this fill. I have the following comments:

- Because of the amount of fill in the rear of the property, the location of the building has been moved forward, creating a possible variance situation in the front.
- An access road is proposed between this site and the adjacent motorcycle shop property. Shared access is to be encouraged but I am uncertain about the plan that states this is proposed to be a town road. If that is the case, detailed engineering plans should be submitted and a TDE assigned to review and approve the design.
- According to our ordinance 102 parking spaces would be required. The plan shows 56 spaces with 48-banked spaces. This seems more than adequate for the use.
- In 2007, the Town adopted a Guilderland Hamlet Master Plan. The plan considers this area as the western gateway of the hamlet and recommends:
 - that future development in this area is co-ordinate to enhance safety (e.g. Shared access roads) and to reflect a high quality of design (e.g. Consistent landscaping and signage, architectural styles, etc) reflective of the Country Hamlet concept.

- Work with property owners to identify ways to maintain and promote the agricultural operations in this area of the hamlet.
- Establishing pedestrian connections to the rest of the hamlet and community resources in the area.
- On the north side of the road, a sidewalk should be constructed from Route 146 to the “Bumblebee” area.
- In the design of new structures, parking should be secondary to the buildings and pedestrian system. It should be located behind, or occasionally along the side of commercial structures, and visually screened from the road to create a more interesting streetscape.

In general, this use is consistent with the Master Plan. However, my biggest concern is for the overall design of the site. The building itself is proposed as a standard block structure with a large, fenced-in outdoor display area. In the area set aside for banked parking there is another outdoor display area, which will contain large farm equipment and trailers. There has been no landscaping plan submitted. It does not appear that any attempt has been made to adhere to the recommendations of the Hamlet Master Plan, with the exception of the shared access. It would be my recommendation that this plan be revised to:

- increase the green area setback along Route 20 to allow for substantial screening.
- perhaps rotate the building so the fenced outdoor display area is in the rear, or at least stepped back, to allow for heavy screening.
- relocate as much parking as possible to the sides of the building.
- push the proposed isolated outdoor display area further away from the roadway.
- heavily screen and/or use decorative fencing around the outdoor display areas
- add some architecture and landscaping detail to the building to soften its appearance.
- prohibit any outdoor displays along the area in front of the building.
- consider sidewalks as recommended in the master plan and other pedestrian amenities.

This parcel is a prime site along the entrance to the Guilderland Hamlet. It should be designed and landscaped in such a way as to minimize the negative visual impacts of outdoor displays and to enhance the general area.

Peter Lynch presenting: We have applied for a special use permit and in both of these zonings, it is our position under the ordinance that the tractor supply store does constitute a special use, subject to your determination. But if the Zoning Board of Appeals decides that they are not going to grant this special use, then there would be no need to go into the final working detail engineering plans for the building on this site

Mr. Lynch explained the building design and the fenced-in outdoor display area, and how we want to make it aesthetically as pleasing as possible. We believe that this design will be pleasing to the tenants and the neighbors.

Mr. Lynch addressed some of the recommendations that Ms. Weston has made.

Ms. Weston one comment was about increasing the green area along the Rt. 20 but the reality is based on the sites constraints and we are not able to do it.

The second comment was to rotate the building so the fenced outdoor display area is in the rear. For tractor supplies to have that display area behind the building would defeat the fundamental purpose of the display area. The tractor supplies and fenced yard, needs to be visible in front of the building for the customers to see from the road.

Another comment was to relocate as much parking as possible to the sides of the building. We do have a single row of parking along Rt. 20 along the setback and a row of handicap parking spaces as close to the front entrance as possible. We cannot eliminate those parking spaces in the front of the building. The plan shows 56 spaces and bank the rest.

Chairman wanted to know what is in the isolated outdoor display area.

Mr. Lynch explained that we put tractors and trailers. We like to have them visible from the road. We did move the display area 100 ft. back from the road and 20 ft. from the building. The display in front of the building will be along the sidewalk area. There will not be any display out by the roadway. The display will consist of feed, any heavy equipment, and a propane tank

There was discussion about the loading dock.

Mark Jacobson explained about the delivery trucks and where they come in to unload and the access road being proposed between this site and the adjacent motorcycle shop property. At the easterly portion of the site, there are three curb cuts. The whole idea for traffic safety along Rt. 20 is to minimize the curbcuts. We have proposed an access road that we would be building to the lands of a third party and that access road is off site and we would be constructing it and obtaining an easement for access on the westerly end. At the easterly end, we have a right-in-turn only that would take the flow of the traffic, especially for the truck. Mr. Lynch also mentioned that the sidewalks would be constructed along the property frontage. This particular road would be on the lands of Serafini who owns the lands to the north. This road once built would serve both our sites.

The existing site to the west, and access to the future development of the lands of Serafini's parcel. We have one lane coming in, a left turning lane and a right turning lane for exiting traffic onto Rt. 20. The whole idea of this boulevard entrance is to cut back on multiple curb cuts, consolidate the access point to a single point that would service two parcels and the parcel to the rear.

Terry Coburn wanted to know if that road would be built to town standards.

Mr. Lynch said yes it will be and will be offered to the town for dedication to become a public road.

Herb Hennings asked if the road will go back just to the end of the property?

Mr. Lynch explained that it will go as far as the northerly part and any future development by Mr. Serafini, he would have to extend the road into his property.

Paul Caputo asked about the traffic study and any talk about a middle turning lane.

Wendy C. Holsberger, P.E., Creighton Manning Engineering explained the traffic volume that was used to get our trip evaluations. What we did was use some data that was prepared by Atlantic Traffic and Design Engineers at a similar Tractor Supply store and size on a state highway, located in Sussex, New Jersey. Also, we did look at a middle turning lane as part of our study

There was further discussion about the traffic study and the turning lanes and the access roads.

Mr. Lynch stated: Unless there is any further questions from the Board, we would like to defer the application at this time to the written materials that we have submitted, and we would like to have an opportunity to make further submissions, including a detailed landscaping plan.

Terry Coburn wanted to know if you foresee any portion of that being a garden shop.

Mr. Lynch did not think so.

Chairman stated: As far as the site goes, we realize that it is a tough site to get in and out of. There are concerns about the left hand turns and the combined access roads is something that this Board is looking for and appreciates you getting that done. A comment that was not raised is, if this becomes residential in the back, we would be looking for that developer to build a sidewalk along the new road all the way out to Western Avenue. We also would like to see a sidewalk constructed on your property and not within the right-of-way and would like to see that on the plans.

Michael Cleary asked about the grass area out in front. What is the average width of that?

Mark Jacobson, Creighton Manning explained that the average width is about 25 to 30 ft. and then a five foot sidewalk will go in there.

Michael Cleary biggest concern is the lack of landscaping for screening and the parking in front.

Chairman would like for the landscaping to be at a level that would be a screen for the cars parking in the front.

Chairman would like to see the lighting plans and how tall the lights will be, and we require cut off r fixtures. This needs to be shown on the plans. As far as the traffic generation, we feel that it isn't necessarily a problem for this site, but you would need to speak with DOT about the approvals of the curb cuts. Also, the biggest concern is the left hand turn into the site and we need to see the sidewalks and a detailed landscaping plan and more details on the lighting that should be on the next plans .

Chairman asked for any comments from the audience.

Hiram Eberlein, President of Guilderland Hamlet Neighborhood Association, had several preliminary conversations with the applicant about the construction of a Tractor Supply Company and did visit some of the other Tractor Supply Store locations.

For what it is worth, the Neighborhood Association does not have a problem with the concept of what they are trying to do. We have not seen the site plan as to make comments, but as far as the basic concept goes, the Hamlet Association seems to think that it is a reasonable approach. We will have some more comments to make once we see the plans.

Michael Cleary would like to see some of the others curb cuts for the Motorcycle shop and the church on the drawings.

Chairman asked about the stormwater management. What exactly are your plans?

Mr. Jacobson explained that we anticipate a stormwater infiltration system.

Terry Coburn would like to see some good creative landscaping along Route 20.

Chairman stated that it should be designed and landscaped in such a way to minimize the negative visual impacts of outdoor displays and to screen out the cars. The lighting and the type of fencing needs to be shown on the plans also.

James Cohen mentioned that it was a great site and a great use.

Chairman made a motion to continue this application, seconded by Michael Cleary and carried by a 7-0 vote by the Board.

PREMIER HAIR LOUNGE – 2573 Western Avenue

Chairman announced that this is a special use permit to allow conversion of an existing commercial building from a floral shop to a hair salon. No changes are proposed to the exterior or access to the parcel.

Jan Weston, Town Planner, had no objection to concept approval.

Dana Galusha, presenting: We would like to use the building for a hair salon. There will be no changes to the exterior of the rented building.

Chairman entertained a motion to recommend the site plan approval for Premier Hair Lounge, 2573 Western Avenue, so moved by Paul Caputo, seconded by Terry Coburn and carried by a 7-0 vote by the Board.

MEETING ADJOURNED: 8:45 P.M.

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