

**TOWN OF GUILDERLAND
PLANNING BOARD**

November 13, 2013

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

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

ABSENT: Jan Weston.

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 September 25, 2013 and October 9, 2013 minutes with few minor corrections and so moved by, Michael Cleary and seconded by Terry Coburn and carried by a 7-0 vote by the Board.

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STEWART'S – 2446 Western Avenue

Chairman Feeney announced that this was a continued site plan review for the construction of a new 3,400 sq. ft. convenience store. Zoned General Business. Chuck Marshall presenting.

Terry Coburn read the comments of the Planning Board as follows:

Stewarts - 2446 Western Avenue

The applicant has submitted a revised plan for the construction of a new 3400 sq. ft. shop on the site. The new design pushes the building back on the parcel, adds two additional gas pumps, and locates them further from the Route20/146 intersection which is a positive safety feature. The plan eliminates the existing non-conforming setbacks of the fuel pumps. The amount of green space is reduced from 45% to 29%, but still meets the minimum requirements for this General Business district. Overall I think the new design lends to a more efficient and safe traffic flow, especially for the Valvoline service center. I have the following comments:

- The revised plan improves both vehicular and pedestrian traffic flow.
- Some green space has been added along Rt 146, along the east side of the building and behind the Valvoline.

- I question the need for the 5 parking places along Rt. 146. My concern is mostly because of headlights shining directly onto traffic, which is never desirable. If these spaces are deemed necessary, they should be located toward the rear of the building, and this space along the roadway converted too much needed street landscaping.
- The applicant did submit a truck route plan which seems tight. In fact, for all three truck types it appears that the vehicles will have to encroach into the oncoming traffic lane in order to make the turns. The Fire Department should have the opportunity to review the layout.
- A lighting and landscaping plan need to be submitted.

Overall this is a much improved plan. If the parking and truck routes could be tweaked A little more, all the better. No objection to planning approval.

Chuck Marshall presenting: We have made a lot of the changes that the Board has requested. We maintained the green space in the front and the five spaces, I would argue are essential, while the board thinks that the parking spaces in the back are more useful. In our stores the front parking fills up first. We moved the handicap on parking to the center of the building. We provided little radius to direct people existing Valvoline to make a turn instead of cutting across the entrance on Rt. 20. During construction we did provide stacking for the Valvoline and a picnic areas and will landscape the northern portion of the entrance on Rt. 146.

We will provide chain link fencing that will prohibit people from driving through the site. We will establish an entranceway that will provide that deviation.

Chairman asked if you have provided a landscaping plan. If not you will need to provide a landscaping plan along with the landscaped screening along State Rt. 146 between the parking spaces.

Herb Hennings wanted to know where would the tubes or holes be the tanker delivery trucks would deposit the gasoline to.

Chairman asked to explain the fuel truck tank route and the safety issues.

There was discussion about extending the sidewalk to halfmoon drive and the stormwater A 6nalysis and about the snow storage areas.

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

Chairman made a motion for approval in the matter of Stewart's 2446 Western Avenue, site plan review and recommend approval with the following conditions:

- Provide a detailed landscaping plan.

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- Provide landscaped screening along State Rt. 146 to screen the 5 parking spaces from roadway.
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- Fire Department review of truck access route.
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- Continue sidewalk to Halfmoon Drive.
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- Provide stormwater analysis and show the location snow storage areas.

The motion was seconded by Terry Coburn and carried by a 6-0 vote from the Board.

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MEETING ADJOURNED

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