

**TOWN OF GUILDERLAND
PLANNING BOARD**

January 14, 2015

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

PRESENT: Stephen Feeney, Chairman
Thomas Robert
Bruce Sherwin
Herb Hennings
Michael Cleary
Theresa Coburn

Jan Weston, Town Planner

ABSENT: James Cohen

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 October 08, 2014 minutes with few minor corrections, so moved by Terry Coburn, seconded by Thomas Robert and carried by a 6-0 vote by the Board.

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Chairman announced that the matter of Smolen, 5640 Depot Road, was cancelled at the applicant request.

DOO YOUNG PAI – 1758 Western Avenue

Chairman Feeney announced that this is a site plan review to allow a physical therapy office. Zoned Local Business. Doo Young Pai presenting.

Terry Coburn, Planning Board Member, read the comments of the Planning Department as follows:

Doo Young Pai - JK Physical Therapy - 1758 Western Avenue

The applicant has applied for a special use permit to lease space in the building for a physical therapy office. The remainder of the building is used for Pai Tae Kwon Do. The application states that there will be two employees and possible three patients during business hours. Improvements were made to the site including closing one curbcut, removing the front yard parking and increasing green space when the Tai Kwon Do business occupied the building. NO other site plan changes are proposed. No planning objections.

Chairman stated that this looks pretty straight forward.

Josh O'Connor presenting: This is located on the southwest corner of Western Avenue and Homes Terrace and would like to operate a Physical Therapy Office. This will be the top half of the Pai Tae Kwon Do studio. The landscaping has been done changes to current approved parking.

Michael Cleary commented on the nice job of landscaping they did.

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

Chairman was willing to make a motion to recommend approval for the site plan for a Physical Therapy office at 1758 Western Avenue, seconded by Michael Cleary and carried by a 6-0 vote by the Board.

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WOLANIN – 1700 Western Avenue

Chairman Feeney announced that this was a continued public hearing on the site plan of a proposed Planned Unit Development. Joshua O'Connor presenting.

Terry Coburn, Planning Board Member, read the comments of the Planning Department as follows:

Wolanin - 1700 Western Avenue

The applicant has revised the site plan for this 210 unit PUD by eliminating one 10 unit building in the southeast corner and redistributing these units to other buildings. This revision has increased the buffer to the Newman Road resident, eliminated some issues with the turning radius of a roadway and improved the grading in this area. The revised plan also shows improvements to the Town Center parking lot which will help direct and calm the traffic entering and exiting from this direction.

I still have serious reservations about channeling residential traffic through a commercial parking lot; however, I can see nothing further that can be revised to improve upon this amended site plan. In addition, the TDE has numerous details that should be addressed or conditioned before any final approval is given.

Joshua O'Connor, PE. Ingalls & Associates, LLP, stated: We have addressed all of Ms. Weston's comments that Mr. Johnson presented. I don't believe we have anything outstanding and submitted the revised plans. Two of the buildings have 13 units, the other has one-12 units and the other one has 10 units.

We maintained the density on the site but had managed to reduce the overall disturbance significantly about 1 ½ acre. One of the things that the Board asked us to look at further, was decreasing the impact to the berm that exists on the southern boundary of the site, We have been able to decrease that impact, and no longer reducing the height of that berm in that area at all. We reevaluated all of the stormwater management and added greenspaces, traffic coming and landscaping through this corridor in Town Center. We also readdressed the pedestrian access to Town Center by providing new curb, landscaped islands and crosswalks. We provided the full set of details and design for those gates and how they interact with the sidewalk.

Additional, we were asked to look again at active recreation areas for the residents in the open space. We provided a mulch trail through the green space to the south, and there will also be some fitness focus locations throughout the green space.

There was some concern raised about the level of screening between the clubhouse, residences on Patricia Lane and we added some additional fencing and another roll of trees. We are working here to accommodate a storm water management swale, and the DEC required access and we provided additional fencing between the pool.

This reconfiguring one of the driveways and really reduce the congestion point for the truck turning movement as it applies to the fire department. We updated our renderings and our view shed analysis for the adjacent parcels. The grading has changed and was reduced significantly on the eastern side and the trees will remain as identified.

There was further discussion about the visual impacts, and the elevations.

Ken Johnson, Delaware Engineering, explained the two outstanding items. The Fire Department would like to see the units along Newman Road, and would like to see an updated fire truck turning radius plan.

The second concern is the Dillenbeck Pump Station has not been pumping the design flows it should provide. The Town is currently looking into the reduction of the flows and would like to have more additional time to monitor the flow.

Chairman asked for any comments from the Board.

Bruce Sherwin wanted to make clear that the applicant worked really hard to make this plan work. The Town Boards condition was for a significant buffer between the clubhouse and neighborhood and knows that you have improved it but was wondering if there is anything else that can be done to make it more private.

There was further discussion about the buffer.

Chairman asked if there is any one from the audience who would like to address this application and there were none.

Chairman entertain a motion to close the hearing, so moved by Michael Cleary, seconded by Thomas Cleary and carried by a 6-0 vote by the Board.

Chairman wanted to note for the record that we have gone through all the correspondences from various agencies. The following conditions from the Town Board are:

First: There will be no entrance or exit from the project to Patricia Lane or Newman Road.

Second: There will be no entrance or exit from the project through the Westmere Elementary School.

Third: Present occupants or 1700 Apartments shall be able to enter and exit through the project and the Price Chopper Johnston Road Exit.

Fourth: The entrance road to the clubhouse which is depicted on the map as a circular driveway will be reconfigured so that no part of the driveway or the parking shall fall within the 100 foot setback from the residential area on Joseph Terrace and Patricia Lane.

Fifth: the clubhouse and the pool as depicted on the plan shall be significantly buffered by landscaping and fencing to prevent noise to the adjoining neighborhood.

Sixth: In addition to the setback required for Planned Unit Developed from the property line 200 ft. buffer restriction showing on the map shall be implemented and there shall be no building or structure within that 200 ft. buffer. This should be shown on the map.

Seventh: The Board establishes the maximum density of the project which was complied with.

Eighth: Request the Planning Board to, as part of their review, have the developer contact D.O.T. regarding the timing of the light at Johnston Road and Western Avenue and that was done.

Ninth: A condition of the approval that somewhere there will be a CDTA Bus Stop. The Planning Board will determine the location in consensus with the developer and D.O.T. The Board asked for a sidewalk to be added and this was done.

Tenth: The Planning Board will have a minimum of one public hearing and shall notify all properties including from Church Road to Johnston Road to the West and Zorn and Newman Road to the South up to Western Avenue. Crossgates. Gabriel Terrace.

Eleventh: Rielton Court, and Westmere Terrace, as well.

: The Planning Board in their deliberations and final plans and review shall take into account the proper screening and buffering of the project from the residents that adjoin the rear of 1700 Western Avenue.

Twelfth: The Planning Board will be directed to work with the resident at 5865 Newman Road to add more plantings to make sure there is adequate buffering.

Chairman added that only comment on this, is there a note on the plans indicating that those occupants of 1700 Apartments will have full access.

Mr. O'Connor stated that there is a note indicating that on the plans.

Chairman added that the entrance road to the club house has been reconfigured so that no part of the driveway or the parking falls within the 100 ft. setback from the residential area on Joseph Terrace and Patricia Lane.

Chairman also mentions that you need to identify any easements on the plans.

The Town Board did an Environmental Review and made a Negative Declaration that was done on April 11, 2014. The SEQR has been determined by the Town Board. Chairman made a final approval for the site plan of a proposed Planned Unit Development with the following conditions:

- Demonstrate that fire truck turning radius comply with minimum

standards per Westmere Fire Department.

- Town Water & Wastewater Superintendent approval.

Seconded by Thomas Robert and carried by a 6-0 vote by the Board.

KNUKER – 1832 Western Avenue

Chairman Feeney announced that this was a site plan review to allow a financial planning office. Zoned BNRP. Frank Kunker presenting.

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

Knuker – 1832 Western Avenue

The applicant is seeking a special use permit to convert an existing residence into a Office for financial planning services. I have the following comments:

- The plan shows 9 parking spaces although space #3 encroaches on an adjacent property and would be impossible to back out of. However, the applicant states that they have 3 employees and at most, 2 clients on site at any time so that the parking should work fine for this use.
- The Western Avenue access to the rear parking is only 9 ft. wide. This is tight for a drive aisle and the removal of the deck may be considered to help open this up.
- The applicant states that they have an easement through the rear properties at 1928 and 1930 Western (a dentist and a beauty salon) which will allow their traffic to exit to Palma Boulevard and a traffic light. Signage should be required to indicate that the Western Avenue curbcut is 'one-way' in and all traffic should exit to Palma.

No objection to site plan approval.

Frank Kunker presenting: Currently this is a single family house that is vacant now and would like to use it for an office. We are a financial planning company with three full time employees. Most of our business is conducted at their location or electronically and generally have two clients a day.

Apparently according to the square feet of the house, some 16 spaces are required. We feel that nine spaces will be sufficient to our needs while still providing a reasonable amount of green space. We can add an additional four spaces in if you so desire.

Chairman asked if you are going to pave an area in the backyard for the entranceway to the back and additional parking spaces.

There was discussion about the access road and the easement through the rear properties at 1928 and 1930 Western which will allow their traffic to exit to Palma Boulevard and a traffic light.

Chairman stated: You will need to show a handicapped parking space.

Terry Coburn wanted to know if you have a written agreement over your neighbor's property at 1928 & 1930 Western Avenue.

Chairman also explained that you will need to clearly identify that access easement on the plans and make reference to that.

Mr. Kunker explained that they will be taking down the side fence along the driveway that goes to the back. This makes it one-way coming in.

Terry Coburn asked about the turning lane and what the upstairs is going to be used for.

Chairman stated: You will need to provide an appropriate handicapped parking space and reduce the number of spaces in the back.

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

Chairman was willing to make a motion for site plan approval for Kunker, 1832 Western Avenue, with the following conditions:

- Modify parking plan to identify accessible handicapped space & reduce the number of spaces along the rear from 7 to 5 or 6 to provide more space from side property lines.
- Identify access easement on plans from property to the east.
- Identify signage/stripping plan to identify one-way only entrance from Western Avenue.
- Provide landscaping/lighting plan.

seconded by Michael Cleary and carried by a 6-0 vote by the Board.

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BELTRONE HEARING AID CENTER – 6281 Johnston Rd.

Chairman Feeeney announced that this was a site plan review to allow the hearing aid center to occupy this building. Zoned BNRP. Dana Abin presenting:

Terry Coburn, Town Planner, read the comments of the Planning Department as follows:
 Beltone - 6281 Johnston Road

The applicant has requested a special use permit to relocate their business from Western Avenue to this site which had formerly been used as a legal office and a consulting firm. No site plan changes are anticipated. No planning objections.

Chairman stated that this is pretty straight forward.

Chairman made a motion to approve the site plan to allow the hearing aid center to occupy this building, so moved by Terry Coburn, seconded by Michael Cleary and carried by a 6-0 vote by the Board.

DAWOODANI – 3605 Carman Road

Chairman Feeney announced that this was a site plan review to allow the former auto repair/gas station/convenience store. Zoned General Business. Bill Hennessey presenting.

Terry Coburn, Planning Board Member, read the comments of the Planning Department as follows:

Dawoodani - 3605 Carman Road

The applicant has requested a special use permit to renovate the existing gas and vehicle repair station into a gas station/convenience store. The only site changes will be to construct some additional parking to meet the current requirements. A sidewalk has already been installed. No planning objections.

Bill Hennessey, Hennessey Engineering, representing the applicant. This existing two bay automobile service garage occupies the site. The building is approximately 1,325 sq.ft. and the existing gasoline canopy is approximately 768 sq. ft. The facility is all up to date with all their permits with the state for the environmental aspects for the fueling operation.

Currently the building was a two bay service garage with minimal convenience sales. My client is proposing to convert the building into more of a convenient store which would include a small room for lunch and breakfast. There will be no seating is being proposed. Prior site renovations included landscape trees and pedestrian sidewalk and no additional lighting is being proposed. Only pole lights will be needed for vehicle parking.

Chairman mentioned that his concern has to do with the parking as proposed. I have some concern with pushing the parking as far to the back as you are showing it. Will people actually use that space? People tend to park in front of the structure which then interferes with entering traffic when they are backing out. We would like that to be identified as a “no parking” zone in the front. Also, you will need to show a handicapped space and give some consideration to installing a bike rack.

Chairman made a motion to approve the site plan for Dawoodani – 3605 Carman Road with the following recommendations:

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- Reconfigure parking layout to provide more convenient access and clearly identify handicapped space.
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- Provide no parking striping across the full width of the front of the building.

- Give some consideration to installing bike rack.
- Provide lighting plan

seconded by Michael Cleary and carried by a 6-0 vote by the Board.

MEETING ADJOURNED: 9:00 P.M.

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DOO YOUNG PAI – 1758 Western Avenue

WOLANIN – 1700 Western Avenue rear

KUNKER – 1832 Western Avenue

BELTONE HEARING AID CENTER – 6281 Johnston Road

DAWOODANI – 3605 Carman Road