

**TOWN OF GUILDERLAND
PLANNING BOARD**

March 11, 2015

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
Bruce Sherwin
James Cohen
Terry Coburn

Jan Weston, Town Planner

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 Feeney asked for a motion to approve the minutes of February 11, 2015 minutes with few minor corrections and so moved by, Thomas Robert seconded by Michael Cleary and carried by 6-0 vote by the Board.

.....
(Note: no sound to tape or TV)

HOLIDAY INN – 1442 Western Avenue

Chairman Feeney announced that this was a site plan review to allow a 240 sq. ft. addition for ADA compliance. Zoned General Business. David Weiler presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
Holiday Inn - 1442 Western Avenue

The applicant is seeking an amendment to their special use permit to extend several rooms by 10 ft. to bring them into compliance with ADA guidelines. The bump-out will decrease the existing parking by 6 spaces. No other site changes are proposed. No planning objections if parking is deemed to be adequate.

David Weiler presenting: We are constructing a 10' x 24' expansion off the rear of the building to increase the overall size of guest rooms 10 feet to meet new ADA guidelines for accessibility. Parking will be reduced from 126 spaces to 120 spaces.

Chairman Feeney made a motion to approve the site plan review for Holiday Inn, 1442 Western Avenue, seconded by Terry Coburn and carried by a 7-0 vote by the Board.

DUFF – 1853 Western Avenue

Duff – 1853 Western Avenue

Chairman Feeney announced that this was a site plan review to allow the former beauty salon to be used as a massage/therapy spa. Zoned BNRP

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

Duff - 1853 Western Avenue

The applicant is seeking a special use permit to operate a massage therapy spa in the building which was formerly used by a beauty salon. The building is located on the northeast corner of Western Ave and York Road.

Many site improvements were made at the time of that former application and no further changes are anticipated. No planning objections.

Robert Duff presenting: We are proposing to provide a medicine-free treatment for respiratory and allergy ailments.

Bruce Sherwin stated: It does not appear that you have enough parking. Will the existing parking accommodate your plans.

Chairman Feeney made motion to approve the site plan review for the site plan review, at 1853 Western Avenue, seconded by Michael Cleary and carried by a 7-0 vote by the Board.

Endres – 3403 Carman Road

Chairman Feeney announced that this was a site plan review to allow the conversion of the former Gruelich's market into a bakery. Zoned Local Business. John Endres presenting.

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

Endres - 3403 Carman Road

The applicant is requesting a special use permit to convert the former Gruelich's market into a bakery. While this is basically a change in tenancy, there are a few site plan issues that should be addressed:

- All parking spaces should be delineated and striped.
- A sidewalk should be installed.
- Curbcuts should be narrowed to provide drive aisles and safer vehicular ingress and egress.

No planning objections contingent on the above issues being addressed.

John Endres presenting: We are proposing to create a retail and wholesale gluten free bakery. At this time we will only occupy the front part of the building.

Chairman Feeney stated: The site plan you have provided does not give enough detail. It is not drawn to scale. The property lines, building location and right-of-way are not shown.

Mr. Endres explained that he met with the Building Department and was advised that the plan was adequate.

Chairman stated that you need a plan drawn by a professional architect or engineer to clearly identify access, parking, landscaping, etc.. The parking plan that you show does not work. By accommodating the access easement you do not leave enough room for two rows of parking and a drive aisle.

You should give some consideration to modifying the easement to run through the parking lot. This will give you much more flexibility with your design.

Chairman Feeney made a motion to table the former Gruelich's market into a bakery with the following suggestions:

- provide more detailed site plan prepared by a licensed architect, engineer or landscape architect accurately depicting property boundaries, highway r-o-w/access, building/parking space locations, landscape/lighting plan, and easements of record.
- Existing highway access should be modified and appropriate curbing installed to meet NYSDOT standards and provide an opportunity for sidewalk installation and landscaping.
-
- Consideration should be given to modifying the existing 20' wide access easement for the residential properties to the rear. As depicted, the easement restricts the parking lot configuration and may contribute to access conflicts to State Route 146.

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

.....
MEETING ADJOUNED: 9:00 P.M.

**TOWN OF GUILDERLAND
PLANNING BOARD**

March 11, 2015

(note: no sound to tape or TV)

HOLIDAY INN – 1442 Western Avenue

DUFF – 1853 Western Avenue

ENDRES - 3403 Carman Road