

**TOWN OF GUILDERLAND
PLANNING BOARD**

March 25, 2015

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

PRESENT: Stephen Feeney, Chairman
Thomas Robert
Theresa Coburn
Herb Henning's
Bruce Sherwin
Michael Cleary
James Cohen

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.

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DJQ Realty -1232 Western Avenue

Chairman Feeney announced that this was a site plan review to allow the conversion of office space to 2 extended stay motel units. Zoned GB. David Quadrini presenting.

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

DJQ realty - 1230-32 Western Avenue

The applicant is seeking a special use permit to convert existing office space, currently over the Dunkin Donuts, into two extended stay motel units as part of the Days Inn. No site changes are proposed however, it is anticipated that two motels rooms will generate far less traffic than office space and required fewer parking spaces. No planning objections.

David Quadrini presenting: We are proposing to convert the office space on the second floor of an existing motel into two additional motel rooms. The present office space has not been used for the past 15 years and the need for that is no longer for office space. We would downgrade the space and put in these two extended stay rooms. These two rooms once created will be used on a nightly, weekly or monthly basis as the need arises.

Chairman stated that this is pretty straight forward and Ms. Weston had no planning objections.

Chairman asked for anyone from the audience who would like to address this application and there were none.

Chairman Feeney made a motion to recommend approval for site plan review in the matter of DJQ Realty, 1232 Western Avenue, seconded by Michael Cleary and carried by a 7-0 vote by the Board.

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BRUNI - 5664 DEPOT ROAD

Chairman Feeney announced that this was site plan review to amend an existing special use permit to include outdoor storage. Zoned Industrial. Carl Bruni presenting.

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

Bruni - 5664 Depot Road

The applicant has requested an amendment to his special use permit to allow outdoor storage of vehicles and also four storage sheds. The property is zoned Industrial and I understand that no other storage facility has a "no outdoor storage" clause. I have the following comments:

- The adjacent wetlands may extend into the area where parking is proposed. It is unclear from the plans whether this area is to be paved or not. In either case, the wetlands should be delineated and avoided.
- The Board may want to consider some screening along Depot Road as the west side is zoned residential and has a row of homes.

No planning objections if the above concerns are adequately addressed.

Carl Bruni presenting: The applicant has purchased the property in 2004 and has been running the self-storage business at the property since then. I am looking to be a little more organized with the parking of my trucks and trailers. I would like to be able to park several of the vehicles used for the moving and storage business on the property, (backhoe, trucks, trailer, RV), similar to the businesses adjacent to this property (New Scotland Asphalt, Besco Metals). The applicant is not requesting permission to store customer's vehicles.

The applicant is also requesting permission to place four pre-constructed sheds on the property for storage of the owner's maintenance equipment.

Chairman asked if you are going to pave the area. Mr. Bruni said that we will be using crushed stone.

Chairman asked if you are going to encroach on the regulated wetlands. When I looked at the area, it looks pretty wet.

Mr. Bruni explained that if we get a rainy season it tends to be wetter than usually and the men will park their vehicles on the driveway until it dries out.

Chairman asked about the fencing and the screening along Depot Road.

Chairman made a motion to recommend approval for the site plan review for Bruni-5664 Depot Road, to amend an existing special use permit to include outdoor storage with the following condition:

- Provide a detailed landscaping plan to adequately screen proposed sheds from adjoining residences.

seconded by Terry Coburn, and carried by a 7-0 vote by the Board.

TRI-WAY SERVICES – 2430 – 2444 Western Avenue

Chairman Feeney announced that this is an advisory opinion to rezone two parcels from Local Business to General Business. Tony Stilletto presenting.

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

Tri-Way - 2430 & 2444 Western Avenue

The applicant has amended their request, which now includes both lots, to be rezoned from Local Business to General Business. Their application is in anticipation of a proposed FastTrac convenience store/gas station. I have the following comments:

- The application states that the lot line adjustment was recorded in the Albany County clerk's office on 12/23/14. In fact, the plat was signed on that date but has not yet been filed. The legal filing date has now expired however, that may be a moot point if the rezone is approved as a condition should be that the two lots should be merged as one.
- Although at this stage we are not specifically reviewing the site plan details, this application does resolve a number of issues the Town had with the previous application -
- The Western Avenue entrance has been moved further to the east, the vacant bank building will be removed, and the underground gas pumps are now relocated to the rear of the property.
- A new drive-thru feature has been added which is permitted in the General Business district but also challenges traffic patterns.
- It appears that variances may be needed for some setbacks for parking and buffering. 088 location.

Anthony Stellato, Jr. PE presenting: I would like to comment on the note about the subdivision map not being filed. I filed that with the County myself and will get you a copy of the stamped plans.

There was a concern about the bank building because the proposal from Cumberland Farms did not touch the bank site. The plan of Fastrac will take both parcels. The vacant bank building will be demolished, resulting in the orderly re-development of the entire site.

The Fastrac plan proposes a more desirable location for the Western Avenue driveway, and this provides additional separation between the site driveway and the Rt. 146 interaction.

Chairman explained that my concern is that you are showing a full movement driveway. The letter from DOT was proposing a restriction for right and left turns and the full movement driveway was off the table. DOT would allow lefts-in on a trial basis and no lefts-out. DOT would allow the lefts in with the condition that the two year study occurs. Also, the location of that access would need to be optimized and the two adjacent parcels merged into one parcel.

Thomas Robert stated: I don't think anybody was comfortable with the results. We deferred to DOT that what DOT said about having an evaluation to be completed two years after opening (as recommended by and to be further defined by NYSDOT). This is to determine whether the applicant is required to implement any mitigation measures including the potential for restricting Western Avenue driveway to right-in/right-out turns.

Mr. Stellato explained that we do recognize that we do have to go through a site plan review process and will have a more complete presentation. We are here tonight asking for a recommendation for the rezone from a less intense use to a more intense use. With that this is going to generate more trips and increasing the intensity of the use.

There was further discussion about the traffic and entranceway and the right and left hand turns.

Mr. Stellato explained that we know that we have to update the traffic study to resubmit to DOT to get their recommendation on the driveway and come back to Planning Board during site plan review to evaluate all of that

Chairman added that before the Town Board approves the rezone, the applicant needs to provide some sort of elevation drawing or what the building is going to look like. They would like to make sure that the building is consistent with the Guilderland Hamlet Neighborhood Plan.

Chairman stated that we had a number of conversations with DOT and they were very concerned about allowing any access on Rt. 20.

Chairman added that another condition recommended by Jan Weston would be that it doesn't get final rezoning until it gets approval from the Zoning Board of Appeals.

Ms. Weston explained that you need to get your Special Use Permit with the Zoning Board under a conditional rezone to make sure that all the traffic and whatnot is taken care of, and then the Town Board will put the final stamp of approval.

Chairman stated: They would go to the Town Board and the Town Board would grant them a conditional rezone which would allow them to move forward to the Zoning Board of Appeals.

Chairman made a motion to recommend approval to rezone two parcels located at 2430-2444 Western Avenue, from Local Business to General Business with the following conditions:

- One partial full movement driveway (no left-turn exiting movement) is allowed to Western Avenue at this time per NYSDOT correspondence (November 4, 2014). The driveway location on Western Avenue shall be optimally located from the perspective of traffic operations and safety

utilizing the available frontage while still taking advantage of the existing left-turn lane. An after-evaluation be completed two years after opening (as recommended by and to be further defined by NYSDOT) to determine whether the applicant is required to implement any mitigation measures, including the potential for restricting the Western Avenue driveway to right-in/right-out only, as determined necessary by NYSDOT.

- Provide elevation drawings of the structures that are consistent with the Guilderland Hamlet Neighborhood Plan and to ensure that the proposed structures will not to conflict with the character of adjacent structures (e.g. have dead flat roofs).
- Final rezoning conditioned upon issuance of a Special Use Permit from the Town Zoning Board of Appeals.
- Two adjacent parcels merged into one parcel.

seconded by Thomas Robert and carried by a 7-0 vote by the Board.

MEETING ADJOURNED: 9:00 P.M.

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DJK Realty - 1232 Western Avenue

BRUNI – 5664 Depot Road

TRI-WAY SERVICES - 2430 - 2444 Western Avenue

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