

**TOWN OF GUILDERLAND  
PLANNING BOARD**

**April 22, 2015**

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  
Bruce Sherwin  
James Cohen

Jan Weston, Planning Administrator

ABSENT:

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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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**GIRZONE – 1071 JOSHUA LANE**

Chairman Feeney announced that this was a site plan review to allow a 2 family dwelling in an RA-5 zone. Deborah Leach presenting.

Terry Coburn, Planning Board member, read the comments of the Planning Department as follows;

The applicant is seeking a special use permit to allow for existing living space to be considered a two family building, a use which is permitted in the RA-5 district. The lot is large and well setback from the roadway and there is ample parking. No planning objections.

Deborah Leach presenting: This is an existing single family dwelling and Father Girzone built a separate addition for his sister. Now my son and I reside there and would like to rent it and make it a legal apartment.

Chairman stated: My only question would be the septic system. It would have to be designed to ensure that the existing system can accommodate the number of bedrooms proposed.

Chairman asked if there are any neighbors here who had any comments and there were none.

Chairman made a motion to approve the site plan to allow a 2 family dwelling with the following conditions:

- Provide engineers evaluation of septic system to ensure existing system can accommodate number of bedrooms proposed.

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

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### **ENDRES – 3403 Carman Road**

Chairman Feeney announced that this was a continued site plan review to allow the conversion of the former Gruelich's market into a bakery. Zoned - Local Business. Fred Metzger, Jr. presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:  
Endres - 3403 Carman Road

In response to the Planning Board's comments, the applicant has revised the site plan for the former Gruelich's site - the easement to the rear property will be relocated onto the drive aisle, a proposed sidewalk is shown, the entire northern curbcut will be eliminated and the parking in front of the building removed and this area will now become green space.

The Zoning Board should determine when the sidewalk will be installed and also review a lighting and landscaping plan.

I believe these changes will be a vast improvement to the site and the reuse of the building an asset to the community. No planning objections.

Fred Metzger presenting: I would like to address the comments and concerns that the Planning Board had with the existing situations. They will be moving the northern entrance and closing it off and making it into green space, so that way we can concentrate the traffic flow in and out through just the southern entrance. We are proposing 35 parking spaces with 2 handicaps spaces and keep curb stops. There is a series of existing lighting along the building and they intend on using that and updating some.

Chairman asked about the two to three parking spaces near the entrance way. We recommend that you revise the plans to modify and expand the asphalt removal to the first couple parking spaces. This would create a more standard entry way and would be satisfactory for additional tenants. This is a huge improvement and the Department of Transportation recognizes that too.

Chairman added that you will need to show the sidewalk across the frontage inside property line and would like for you to provide a landscaping plan.

Chairman asked if there are any neighbors who would like to address this application and there were none.

Chairman made a motion in the matter of Endres – 3403 Carman Road, to recommend approval with the following conditions:

- Provide landscaping plan
- Revise plans to modify extent of pavement removal to create a more standard entrance, with approximate 30' radii and 24' width as shown on the sketch.
- Proposed sidewalk to be shown across frontage inside property line.
- NYSDOT review

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

#### **PRICE CHOPPER – Hamilton Square**

Chairman Feeney announced that this is a site plan review to allow for changes to the building, new entrance and bottle return, and regarding the parking lot.

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

Price Chopper - Hamilton Square

The applicant is requesting to amend their special use permit to make external changes to the building and parking area. These changes include regrading the parking lot, moving the bottle return area to the parking garage area, a redesigned front entrance and revisions to the crosswalks. I have the following comments:

- The consolidation of the front entrance is beneficial as it will funnel all pedestrian traffic to one spot. However, there is another door shown (labeled “Pharmacy”) which will enter and exit off to the side. I’m not sure what the purpose is for this door.
- The relocation of the bottle return area to the far end of the under building parking area raises many questions. People will now either be filling a cart from where they parked their car (usually closest to the entrance) cutting through the parking lot, and crossing the road at the entrance to the parking area. Or people will park in the garage, dispose of their bottles and walk up the incline to the store entrance. Or worse, they will park in the drive aisle to quickly dump their bottles before continuing to park their car at the store entrance. I do think that this location will create pedestrian safety issues.
- Four parking spaces will be eliminated for the bottle return area.

- A portion of the parking area is proposed to be re-graded. Will the pavement now be porous as was installed on the upper level?
- The Zoning Board will have to review the proposed additional signage. One problem area I have heard many people mention is that a small sign is needed to direct cars from the external roadway to the exit to access the traffic light. Too many people either wind up going through the parking spaces or wind up in the dead end park of the lot and have to turn around. A small directional sign would be helpful.

Overall I have no issue with the proposed changes. However, the relocation of the bottle return and pedestrian safety to the return and to the building entrances needs to be addressed.

Edward Pepin, Pepin Associate Architects was here representing the Golub Corporation I am going to turn this over to Dan Hershberg; Site Engineer who will give a site overview for the project

Dan Hershberg, Hershberg & Hershberg Consulting Engineers, gave a site overview for the project. Golub Corporation proposes rehabilitation of an existing 46,543 SF to a Market 32 format supermarket. There will be interior changes, changes to entrance including regarding of pavement, and modification to plumbing and adding an exterior grease trap, relocation of bottle return to parking level, revisions to crosswalks and pavement striping revisions and revisions and additions to existing signs

Mr. Hershberg discussed the two locations of the entrances and there will be some very substantial grade challenges at the one entrance, and the sidewalk grade drops considerably to the lower parking level. We will completely rework the corner to the same footprint, but will develop a single main entrance to the building that will lead right into the floral and produce aisle. The grocery carts are now a challenge because of the grade differential.

Parking was a major concern and we did a shared parking study at the site during the holidays and we found that the parking has been adequate on the site.

Mr. Hershberg continued to explain the modifications to Price Chopper with the new elevations being proposed, interior and exterior changes and the revisions to crosswalks and pavement striping and the addition to existing signs.

I have a partial plan of the store front. There will be two entrances now. One for the store in front and one at the bottle return area. There will be some very substantial grade challenges. As part of this remodel is to completely rework this corner to the same footprint but will develop a single main entrance into the building that will lead into the floral, produce, etc.

Chairman had a question about the graphic panels. Does the town code consider this signage?

Terry Coburn asked about the cart storage areas.

Dan Hershberg explained the relocation of the bottle returns. Price Chopper is planning on taking the return bottles area from that upper entrance area and developing a new reverse vending addition to the building down at the lower parking area. At the northwest corner of the parking area, we are proposing eliminating four parking spaces and creating this addition for the purposes of bottle vending.

Pedestrian access has been considered in the conversion to Hamilton Square and is maintained by this plan. There are a few different ways that this space can be access by customers and will be proposing crosswalks for the pedestrians and sidewalks.

Thomas Robert was concerned about the security issue with people walking carts down in the middle of the roadway.

Herb Henning asked about the handicap parking near the bottle return.

Ms. Weston added that I have concerns about the security and pedestrian safety with the relocation of the bottle return area to the far end under the building parking area.

Chairman stated: One of my issues with the site plan is why are we looking at a 36 ft. wide drive isle in front of the building and why we can't narrow that down. It shortens the crossing for people and calms traffic and allows you to create larger end islands.

Also, would like to see landscaping plans.

There was discussion about the stop signs, crosswalks and the islands. A concern about the additional signage for the allowing graphic depictions of products for sale and not including them in the allowable square footage is a concern. It would allow every business to display large graphics of their products over their building facades.

Chairman made a motion to continue the hearing for the application for the site plan review for Price Chopper – Hamilton Square to amend the special use permit, so moved by Michael Cleary and seconded by James Cohen and carried by a 7-0 vote by the Board.  
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 MEETING ADJOURNED: 9:15 P.M.

**TOWN OF GUILDERLAND  
PLANNING DEPARTMENT**

**APRIL 22, 2015**

**GIRZONE - 1071 Joshua Lane**

**ENDRES - 3403 Carman Road**

**PRICE CHOPPER - Hamilton Square**