

PLANNING BOARD MEETING - DECEMBER 3, 2018
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

PRESENT

Denise Mayrer, Chairwoman
Wayne Johnson, P.E.
John LaVoie
Lawrence D'Angelo
Andrew Aubin, P.E.
James Shaughnessy, P.E.
Nadine Fuda, Director
Attorney Craig Crist, Esq.
Richard Laberge, P.E. Planning Board Engineer

MEMBERS ABSENT

Paul Puccio

APPROVAL OF MINUTES — NOVEMBER 5, 2018

Johnson moved, LaVoie seconded that the minutes be approved as amended.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

PUBLIC COMMENT

Resident stated he could find Stewarts a better spot than the Edwards Chiropractor site.

Resident stated Sunset road is a commuter road and he thinks Stewarts should look for a better site then the current location on the corner of Columbia Turnpike and Sunset Road.

Resident read her letter regarding Stewarts and Amazon, (See File)

Resident stated the board needs to do better planning for the future.

Site Plan /Special Permit

Raw Wraps and Sign
4179 State Route 20
Proposed- Change in Tenancy

2018-43/LB/200.-7-71.11

Michael Wilde and Nick Noel, applicants were present for this meeting.

Mr. Wilde stated they are looking to move their business into the old L. Browe building located 4179 Rt. 20.

Mr. Johnson asked about the type of business they are opening.

Mrs. Fuda stated nothing is changing on the site plan, no renovations to the building and no added parking is needed.

Mr. Johnson asked about the permanent structure for a sign.

Mr. Wilde stated there is no sign currently on the site so come spring they will be looking of put up a sign about 5 feet tall and 8 feet wide with nice landscaping.

CHANGE IN TENANCY

Shaughnessy moved, LaVoie seconded APPROVAL of a change in tenancy at "4179 State Route 20"

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

Site Plan /Special Permit

Stewart's Shop

2018-34/HC/178.-14-5 / 178.-14-6

1540 - 1538 Columbia Tpke.

Proposed - New Stewarts Shop

Chuck Marshall, representing Stewart's shops was present for this meeting.

Mr. Marshall stated he would like to address the comments on the historic nature of Edwards Chiropractic and Broughton garage, the state has declared both properties ineligible for the historical register, in addition to the architectural registry eligibility the phase 1A and 1B was conducted on site and those results will be forwarded to the town but pursuant to their consultants findings there were no features on the buildings left to warrant a historic listing. The stormwater concept has been sent to Mr. Laberge for review. from the last submission they have moved the entrance to the north on Columbia Turnpike the traffic consultant is still waiting for NYS DOT to respond to the plans, he also stated the current Stewarts will have the 1995 underground fuel tanks removed by state law and the site redone then will be sold or leased. He asked for questions from the board.

Mr. Johnson stated on one of the plans it shows connecting sewer to this site.

Mr. Marshall stated we met with East Greenbush towns water and sewer department and there is a connection available at Old Miller so they will connect to that, they have to do a district connection and they are waiting for proposals for the map plan and report and that will have to be approved by the town board.

Mr. Johnson asked if DOT had any changes to the curb cuts or changing the configuration of the travel lane on 9&20. To better accommodate the traffic coming in and out.

Mr. Marshall stated DOT has not we are waiting on the feedback from them on the traffic study.

Mr. Johnson asked about the talk of a sidewalk.

Mr. Marshall stated they had proposed a sidewalk along 9&20 he is not sure what the town's desire of a sidewalk is.

Mr. Johnson stated you show the tankers coming in from Sunset Rd to make deliveries and exiting onto 9&20, he asked that the driveway on Sunset be entrance only.

Mr. Marshall stated their traffic consultants are still waiting to hear from DOT on their recommendation for the traffic flow to and from this site.

He spoke about the Laberge Letter dated October 9, 2018 (**see attached**)

Mr. Johnson stated he would like to see the driveway on 9&10 a right in and right out only.

Mr. Marshall stated DOT will give their recommendations on the driveway but he agrees that a right in and out is best.

Mr. Shaughnessy stated the comments about the stormwater.

Mr. Marshall stated he didn't do a grading plan, but the two different stormwater collection areas, one in the front and the other in the rear which is a dry pond.

Me. Laberge asked about the time frame for the traffic study.

Mr. Marshall stated DOT has 10 day's so he is assuming 2 weeks.

Chairwoman Mayrer stated the earliest for a public hearing would be January 2019.

Laberge letter dated October 9, 2018.

Concept/Preliminary Review

Stewart's - Sunset Road

- 1) The project is in the HC zone and requires site plan approval. It is an allowable use in the zone.
- 2) The project lies in the Direct Recharge Area as defined by the Town's Water Quality Control Act (WQCA) which prohibits gas sales. The applicant has indicated that they intend to seek a variance under WQCA. If received then a Special Permit under the WQCA will be necessary and the plans should incorporate other requirements of §223 of the Town Code.
- 3) The applicant should consider modifying the site to be more consistent with the proposed Town Center zoning overlay. This site is part of the Town Center Corridor area where it is envisioned buildings will be street oriented with street side features such as terraces and green spaces.
- 4) The applicant should contact all emergency services with primary coverage responsibility to solicit their comments/approval of the plan.
- 5) Coordination with NYSDOT shall be initiated regarding their requirements for the proposed curb cut location. NYSDOT approval is required.
- 6) NYSDEC approval for the petroleum storage and dispensing is required.
- 7) The applicant should consider connecting to existing sewers along Miller Rd/Old Miller Road. A gravity sewer along Miller Road to the pump station on Miller Road would be preferred.
- 8) The parcels will need to be combined and be assigned only one tax map parcel number.
- 9) All lighting shall be full cut-off, down lighting and should be limited to no more than 16' from the ground elevation.
- 10) The applicant is proposing a free standing sign and two building mounted signs; one on each two sides of the main building. The location of the proposal free standing sign should be shown on the site plans. §219-43 allows only one wall sign. The applicant should remove one sign or apply for a variance for the two.
- 11) The applicant should show a stormwater management concept on the plan.
- 12) Driveway entrance locations should be located as far from the intersection as possible. Specifically, the site should be arranged to allow the driveway onto Sunset Road to be moved further to the west.
- 13) Either vehicle or pedestrian access sufficient for emergency services needs to be provided in the rear of the building.
- 14) The dumpster/recycling locations should be shown.
- 15) Outside display and storage areas should be noted on the plan. If no storage is planned, a prominent note should be added stating same.
- 16) Location of planned sanitary disposal should be shown.
- 17) The project statistics table on the proposed site plan should be revised to

accurately depict signage and parking.

- 18) A limit of disturbance line should be shown.*
- 19) Existing significant trees should be located on the plan and considered in the layout and grading of the site.*
- 20) A landscaping plan will be required.*

SEQRA

The project is an unlisted action and a coordinated review should be commenced with involved agencies. In addition, the plan should be sent to the County Planning office as a GML 239 referral.

Closing

We recommend the following actions to the Planning Board at this time:

- a) Declare intent to seek Lead Agency status under SEQRA and direct the Planning Director to initiate a coordinated review.*
- b) Direct the Planning Director to send the application to the County Planning department for the GML 239 review.*
- c) Direct the applicant to provide information and revise the plans in accordance with the above. Please contact us if you have any comments on the above.*

ADJOURN

D'Angelo moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:40 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning