

Date ? May 2016?
June 2016?

MATTER OF RYAN JANKOW – 1206-1210 WESTERN AVENUE

Chairman Feeney stated that this was a site plan review to allow the redevelopment of the site as a neighborhood shopping center. Zoned: GB Daniel Hershberg presenting

Jan Weston, Town Planner, had the following comments:

“The applicant has requested a special use permit to redevelop the property which currently contains a deteriorating residential structure and two vacant lots, one of which in the rear is in the City of Albany. The proposal calls for a 5000sf single-story building to be used for retail or restaurant purposes. I have the following comments:

- One existing curbcut will remain unchanged while the curbcut that serves the house will be eliminated. However, it appears that if the entrance were moved to the west side of the building it might align with the SUNY traffic light. The SUNY entrance should be shown on the plans along with crosswalks.
- The proposal decreases the amount of green space from 27.9% to 14.3% which will require a variance from the required 30%. Variances are also requested for a 24' drive aisle and front setback.
- 35 parking spaces are required and 65 spaces are provided. However, this parking area is already often filled to capacity from adjoining uses. The Boards may want to consider having a certain number of spaces reserved, during busy hours, for the patrons of the new building only.
- The majority of these lots are currently paved which was apparently done without the benefit of Town approvals. This reduction of green space and addition of pavement most likely impacted the stormwater management in this area. The proposal calls for a new stormwater recharge gallery which may improve the situation and a TDE should review the details.
- A couple of parking spaces near the Western Avenue curbcut should be eliminated to lessen the congestion at the throat of the entrance. Also, the last space along the border with Santa Maria should have an end island to prevent any conflict with other traffic movements.
- I did not see a dumpster location on the plans.
- Lighting and landscaping should be discussed as well as snow removal.

Overall there are many positives to this proposal including the closing of a curbcut, the redevelopment of a declining property, landscaped end islands and the opportunity to improve some stormwater issues. But parking continues to be a concern as the City Line Restaurant uses a good deal of the available spaces. Additionally I believe the restaurant is seeking approval for an expanded deck which is in Albany. I would anticipate that the new building will attract a significant amount of pedestrian traffic but, if approved, the applicant should choose tenants that will complement the timing of trips generated and also set aside spaces specifically for the new use.”

Daniel Hershberg presented the case. Mr. Hershberg stated that the applicant runs the City Line Restaurant. Mr. Hershberg stated that the entire site (including the City of Albany) does have

19.3% greenspace. There are no specific tenants yet but envisions this to be occupied by sit-down restaurants with a take-out component and a portion may be occupied by a small retail tenant. The existing curbcut will stay where it is and the second curbcut will be eliminated. There also is a cut through between the back of the adjoining building to interconnect for people going to the City Line parcel looking for parking.

Mr. Hershberg stated that they do feel the need for the front setback to keep the building up to the same line as the adjoining buildings; further back would make it invisible and not make the streetscape as desirable as it could be. Some changes will be made to the aisles and improve some of the landscaping.

Mr. Hershberg stated that they are not disturbing more than ½ acre of property to build this building. In order to be consistent with stormwater requirements, they take the roof drainage from the site and put it into a recharge gallery. The parking exceeds the parking demand for this retail use but it does provide parking for City Line also.

Chairman Feeney stated that a lot of this will also hinge on NYSDOT comments. Chairman stated that this would be an adventurous left hand turn.

Chairman Feeney asked if there was any consideration of lining up with the intersection.

Dan Hershberg stated that they would need a Highway Utility Permit for their water connection, other than that they do not intend to go for any driveway work. DOT will be involved through the highway permit project.

Chairman Feeney asked if there was a parking easement with the hotel also.

Mr. Hershberg replied that there is an informal agreement to allow overflow parking there.

There was discussion regarding the difficulty of making a left hand turn out of the property.

Mr. Jankow discussed the parking and he stated that he is not going to put a competitive use next to him.

Chairman Feeney asked if there were any questions or comments from the residents.

Don Reeb of 5 Norwood Street stated that this is a very troubled site as far as ingress and egress. Mr. Reeb discussed the parking, the attractiveness and the landscaping.

Debbie Trees of McKownville also had concerns regarding ingress and egress and thanked the applicant for making an effort to clean up the property.

Chairman Feeney stated that as far as the front setback, it does make sense to maintain the building frontage line and may even comply with the new Zoning Code.

but what about future owners

Chairman Feeney also would like to see a detailed landscaping plan. He would also like to see an overlay of adjoining property uses so they can get a sense of how it all relates. Chairman Feeney stated that there are concerns regarding the parking nearest the intersection, they would like to keep the throat distance open to lessen congestion.

Mr. Hershberg discussed the drainage and stated that the drainage is hard piped into an 84" pipe and has been that way for years.

Jan Weston asked where the dumpster would be located.

Mr. Jankow stated it would be all the way to the back.

Don Reeb had concerns that neighboring residents in the City of Albany were not notified.

Chairman Feeney stated he would like to continue this case and get some correspondence from DOT, a more detailed landscaping plan, a detailed lighting plan, building footprint and a more detailed architectural rendering.

OTHER:

Chairman Feeney asked for a motion to appoint Ken Johnson of Delaware Engineering as TDE to review the Mat Farms subdivision and drainage. So moved by Terry Coburn and seconded by Tom Robert. Vote 7 – 0.

Jan Weston stated that there will be a Planning Board meeting on June 8, 2016.

Meeting adjourned at 9:25pm.

← has this happened - it would help