

# PLANNING AND ZONING COMMISSION

Town of Glenville

18 Glenridge Road

Glenville, NY 12302

May 8, 2017

Present: M. Carr, Chairman, J. Gibney, T. Bodden, J. Lippmann, P. Ragucci, M. Tanner

Also

Attending: A. Briscoe, Deputy Building Inspector, K. Corcoran, Town Planner,  
M. Cuevas, Attorney, L. Walkuski, Stenographer

Absent: K. Semon

Meeting called to order at 7:03 PM

**Motion** to approve the Agenda

**Moved by:** J. Gibney

**Seconded by:** T. Bodden

**Ayes:** 6      **Noes:** 0      **Absent:** 1

Motion Approved

**Motion** to approve amended minutes from the April 10, 2017 meeting

**Moved by:** J. Gibney

**Seconded by:** T. Bodden

**Ayes:** 6      **Noes:** 0      **Absent:** 1

Motion Approved

**Capitaland Realty, LLC (Capitaland Subaru)  
47 Saratoga Road**

**Site Plan Review (Final)  
Public Hearing**

Capitaland Subaru is proposing to expand their existing parking lot by 65 spaces along their northern property line. The property is zoned “General Business”.

Luigi Palleschi, ABD Engineering, represented Capitaland Realty, LLC. Mr. Palleschi quickly reviewed the applicant’s intent. He presented the same plan previously approved by the PZC based on the preliminary site plan. The applicant is looking to expand the parking lot to the north of the existing facility. The modification would occur with the addition of 65 parking spaces and a 4 foot high berm with intensive landscaping on the northeast quadrant, and adding 2 extra light poles along the north side of the parking lot. The storm water will flow northerly into a swale and infiltrate into the ground. The existing house and driveway will be removed and the area will be top-soiled and seeded.

M. Carr mentioned an email a concerned neighbor sent and wanted to reiterate that the buffer is solid and there is no light pollution spilling onto the neighbor’s property.

M. Carr opened the public hearing. With no comments from the floor, the public hearing was closed.

**MOTION**

In the matter of the final site plan review application by Capitaland Realty, LLC, for the expansion of 65 parking spaces to the current parking lot along the northern property line, located at 47 Saratoga Road, the PZC hereby approves the application. The Commission’s decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.

5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structures, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purposes.

#### **MOTION**

**Moved by:** M. Carr

**Seconded by:** J. Gibney

**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

#### **Oakfield Hospitality 2A Freemans Bridge Road**

#### **Site Plan Revisions**

The final signed/stamped site plan for the Oakfield Hospitality/Hilton Homewood Suites Hotel project is not reflective of as-built conditions. There have been minor reconfigurations to several sections of the parking lot, the dumpsters have been relocated, and a 1,000 sq. ft. future office/service building has been removed from the site plan.

Luigi Palleschi, ABD Engineers, represented Oakfield Hospitality. Mr. Palleschi stated there have been a couple of changes; the first being the dumpster enclosure. Originally the enclosure was located behind the existing marina building and, during construction, the owner of the Waters Edge Lighthouse was looking to maximize the number of spaces for the restaurant. The decision was made to move the dumpster further to the east, and therefore parking spaces would be created behind the marina building

closer to the restaurant. Another reason the dumpster was moved was to avoid looking directly at the dumpster site in the pull off area. Overall, it was a good change to move the dumpster to the east.

A discussion took place reviewing the original plans and the current plans just to clarify where the dumpster was originally located and where it is being moved to.

M. Carr asked if the garbage trucks will be able to have access to the dumpster.

L. Palleschi stated there is enough room for the garbage trucks.

L. Palleschi said the second change to the plans was the 1,000 sq. ft. office/service building originally proposed next to the banquet facility. It was not built because they don't know what the future will bring.

M. Carr asked if they would be losing some green space once it is built.

L. Palleschi stated the original plan already took that into consideration. The landscaping would be changed a bit, and the landscaping that is on the current plan is what has been installed.

M. Carr stated that it looks like they would be losing a couple of handicapped parking spots.

L. Palleschi said the handicapped parking spots would be moved over to light pole #11.

M. Carr asked if moving the handicapped spots will create a problem. Aren't they supposed to be close to the building and will they be ADA compliant?

L. Palleschi remarked that if they are putting a building in then the parking spots will be near the building. Additionally if needed the spaces could be moved up. The spaces will be ADA compliant.

J. Lippmann said that a site plan revision would need to be done when the building is erected and it would be reviewed at that time.

L. Palleschi said the building is detached, although it could be attached to the banquet facility depending upon future needs.

J. Gibney asked if the landscaping is already in.

L. Palleschi stated yes the landscaping is in.

P. Ragucci asked if the maintenance shed was always there.

L. Palleschi said they always kept the maintenance shed and dumpsters together although the maintenance shed is actually a Hilton requirement to store their cleaning products.

L. Palleschi also noted they added additional landscaping, particularly around the building and sidewalk, on top of what was approved. The riverfront around the hotel has been sodded.

M. Carr asked if Kevin Corcoran, Town Planner, and Arnie Briscoe, Deputy Building Inspector, had any issues with the revisions. They both indicated they didn't have any revision issues.

## MOTION

In the matter of the final site plan review application by Oakfield Hospitality for the site plan revisions specifically addressing the location of the dumpster enclosures formerly adjacent to the marina building further north toward the access road, reconfiguration of parking areas, as well as the future construction of the maintenance building located at 2A Freemans Bridge Road, the PZC hereby approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.

9. The proposed use does demonstrate adequacy and durability of structures, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purposes.

**MOTION**

**Moved by:** M. Carr

**Seconded by:** M. Tanner

**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

It was also noted that in order for the maintenance building to be built the applicant would need to come back and obtain a building permit. At that point a modification would be required of the site plan and the PZC would need to see the modification prior to building.

**MOTION**

**Moved by:** M. Carr

**Seconded by:** T. Bodden

**Ayes:** 6 **Noes:** 0 **Absent:** 1

Motion Approved

With no further business the meeting was adjourned at 7:30 PM

Submitted by:

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Lynn Walkuski, Stenographer

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Linda C. Neals, Town Clerk