

**MINUTES FROM THE CITY OF WATERVLIET PLANNING BOARD MEETING HELD ON WEDNESDAY, APRIL 28, 2016 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK**

MEMBERS PRESENT:	Chairman Donnelly Whitehead	ALSO PRESENT:	Christine Chartrand
	Dave Sylvester		Yorden Huban
	Mike Duffey		Mark Gilchrist
	Dave Dressel		Joe Grasso, CHA
	Jim Hayes		

Chairman Whitehead called the meeting to order at 7:08 p.m. and asked the recording secretary to take attendance and to read the agenda.

**APPLICATION OF STEWARTS SHOPS, P.O. BOX 435, SARATOGA SPRINGS, NEW YORK, SEEKING SITE PLAN REVIEW FOR A NEW STEWARTS STORE WITH GAS AND AN END CAP FOR A PIONEER SAVINGS BANK BRANCH AT PROPERTY LOCATED AT 2000 2<sup>ND</sup> AVENUE, WATERVLIET, NEW YORK**

Chuck Marshall and Steve Kinley were present from Stewarts Shops. Mr. Marshall briefly went over the project and the changes made since the December 2015 meeting. He stated they added curbed island for parking protection at corners and sidewalk on 2<sup>nd</sup> Avenue and sidewalk component near the bridge. The gasoline canopy was reconfigured to be 1'10" shorter (as was Pioneer Savings Bank). Lighting at 21<sup>st</sup> Street intersection includes back shielded pole LED lights. Mr. Gilchrist asked Mr. Marshall to go over the lighting plan and the spread of light. He explained the lights around the canopy are underneath. The lights are 15' high because of the pedestrian scale of the site (most are 20' to 30' high). Mr. Gilchrist suggested measuring the existing light on 21<sup>st</sup> Street and adding the spillage associated with this project. He also asked if there is technology to limit reflection to which Mr. Marshall answered there was not. He then asked about using pavement instead of concrete since the darker would show less light; and if that was not possible, he suggested painting the concrete darker. Mr. Gilchrist also asked for a comparable site and Mr. Marshall stated 112<sup>th</sup> Street and 2<sup>nd</sup> Avenue in Troy.

A long discussion developed on the canopy. Chairman Whitehead pointed out the canopy is currently 17.6' and it cannot be more than 16'. He also pointed out the code says the canopy cannot have a flat roof. The consensus is that a peaked roof is more desirable. Mr. Marshall pointed out that the canopy is 16' from the ground to the roof.

Traffic flow (proposed vehicle movement) was provided to the Board. Mr. Marshall also offered a lot of statistical data but most attendees felt it was too much virtual information and would like to see a professional study done on the actual traffic patterns on the affected area at different times of the day.

The consensus of the Board was also that curbing was more desirable than bollards. Mr. Grasso did recommend four bollards because of the proposed columns – they would be at parking space #23 and #24 and #29 and #30.

Regarding stormwater, Mr. Dressel asked if a SWPPP would be required. Mr. Marshall does not have a definitive answer. Mr. Dressel mentioned that there is a sewer line up 20<sup>th</sup> Street and that it might be easier to connect to the existing main. Stewarts may camera the line to investigate. They will also look at the main that runs along the bridge.

Chairman Whitehead also mentioned that per code all landscaping must be done by a professional; and along 21<sup>st</sup> Street the Board prefers trees, shrubs and metal fencing.

Mr. Gilchrist inquired about the fire suppression system. Mr. Marshall said there is one in the current plans and they will keep it there if the City requests (there was just a new State regulation passed that would not require a fire suppression system due to the distance from a residential neighborhood).

Matt Ethier, Executive Director of the Watervliet Housing Authority attended the meeting to voice his concerns (M.J. Day Apartments is across the street from the proposed project). His concerns include the layout (pumps being so close to 21<sup>st</sup> Street), traffic, lighting, noise, school bus stop at the end of Whitehall Street, hours of operation, drive thru. He feels there is too much being built on the parcel and would rather see the pumps closer to the bridge.

Two residents of MJ Day Apartments who live on the 21<sup>st</sup> Street portion spoke regarding traffic, safety for children, excess sewer water, odor, the store becoming a hangout for kids and stated 21<sup>st</sup> and 2<sup>nd</sup> is already a bad intersection.

Nick Ostopkovich, 4 Hillview Avenue, Waterford, has concerns about traffic flow. He also said he was surprised any portion of 20<sup>th</sup> Street could be sold because there are utilities on that street. Other concerns included turning radius on Broadway (especially during funerals at Parker Brothers), lighting, vehicles/volumes of traffic. Whatever the final result, he feels this is a cornerstone to the City and the appearance should be spectacular.

Three other residents who live at Quinn spoke about the extra traffic and how it will affect pedestrians. One other resident of Quinn Apartments inquired about diesel fuel. It was pointed out that some passenger vehicles take diesel – it's not just big trucks.

It was again pointed out that Stewarts would prefer fuel be delivered when the store is closed, which would have to be between 12:00 a.m. and 4:30 a.m. A question came up about frequency of fuel delivery – Mr. Marshall said it would be approximately 2 times per week and it takes about a ½ hour to fill the tanks up.

Mr. Marshall also said that one of the main reasons the pumps are proposed toward 21<sup>st</sup> Street is so that Pioneer Savings Bank can remain open during construction.

The next meeting will be Tuesday, May 24, 2016 at 7:00 p.m. ***(please note this meeting had to be changed to Tuesday, May 31, 2016 at 7:00 p.m. due to a conflict).***

A motion was made by Don Whitehead and seconded by Mike Duffey to table this application until the May, 2016 meeting.

	Yes	No
Don Whitehead	Motion	
Dave Dressel	X	
Dave Sylvester	X	
Jim Hayes	X	
Mike Duffey	Second	

**CONSIDERATION OF THE ALBANY COUNTY PLANNING BOARD’S RECOMMENDATION ON THE APPLICATION OF 317 21<sup>ST</sup> STREET, LLC, 8 LAKEWOOD MEADOWS, CLIFTON PARK, NEW YORK SEEKING TO SUBDIVIDE PROPERTY LOCATED AT 317 21<sup>ST</sup> STREET, WATERVLIT, NEW YORK INTO TWO LOTS**

A motion was made by Mr. Dressel and seconded by Chairman Whitehead to approve Albany County Planning Board’s recommendation that the proposed action will have no significant countywide or intermunicipal impact and to defer to local consideration.

	Yes	No
Don Whitehead	Second	
Dave Dressel	Motion	
Dave Sylvester	X	
Jim Hayes	X	
Mike Duffey	X	

**CONSIDERATION OF THE ALBANY COUNTY PLANNING BOARD’S RECOMMENDATION ON THE APPLICATION OF KRUG GROUP (REPRESENTED BY TED DELUCIA), SEEKING TO SUBDIVIDE PROPERTY LOCATED AT 321 25<sup>TH</sup> STREET, WATERVLIT, NEW YORK INTO TWO LOTS**

A motion was made by Chairman Whitehead and seconded by Mr. Duffey to approve Albany County Planning Board’s recommendation that the proposed action will have no significant countywide or intermunicipal impact and to defer to local consideration.

	Yes	No
Don Whitehead	Motion	
Dave Dressel	X	
Dave Sylvester	X	
Jim Hayes	X	
Mike Duffey	Second	

A motion was made by Mr. Sylvester and seconded by Mr. Duffey to adjourn the meeting at 9:28 p.m.