

**MINUTES FROM THE CITY OF WATERVLIET PLANNING BOARD MEETING HELD ON TUESDAY, MAY 31, 2016
AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK**

MEMBERS PRESENT:	Chairman Donnelly Whitehead Dave Sylvester Mike Duffey Dave Dressel Jim Hayes Jim Chartrand	ALSO PRESENT:	Christine Chartrand Yorden Huban Mark Gilchrist Joe Grasso, CHA
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Chairman Whitehead called the meeting to order at 7:00 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 TO CONSTRUCT AN ADDITION TO THE EXISTING STEWARTS STORE LOCATED AT 309 6TH STREET BY ACQUIRING PROPERTY LOCATED AT 608 4TH AVENUE, WATERVLIET, NEW YORK

Steve Kinley was present from Stewarts Shops. He explained they were under contract to attain property located at 608 4th Avenue, Watervliet, New York, and they planned to put on a 900 sf addition in back which would include a 119 sf external freezer (no noise factor) which would be accessible from outside. The improvements/additions to the building include: siding the building with hardie board on the upper half and brick veneer on the lower half, upgraded LED lighting, four additional parking spaces, additional seating, four additional coolers, dumpster would be moved to the back, and a six foot stockade fence would be installed in the back. Don Whitehead mentioned that the green space proposed is 5% and it must be at least 20%. He suggested they could lose the parking space near the dumpster and turn that into green space or that vegetation could go up in place of the wood stockade fence proposed. It was also mentioned that the roof should be replaced to match the style put on the new stores.

Mark Gilchrist did mention that this project would have to go before the zoning board for an area variance with regard to the setback on 4th Avenue and new construction in a mixed use area is supposed to be two stories. He will compile a complete list of zoning issues ASAP.

A motion was made by Don Whitehead and seconded by Jim Hayes hire Clough Harbour & Associates for professional assistance. Joe Grasso stated that \$2,500 would probably cover their services.

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

A motion was made by Mr. Duffey and seconded by Mr. Dressel referring the application to the Albany County Planning Board.

	YES	NO
Jim Hayes	X	
Jim Chartrand	X	
Don Whitehead	X	
Dave Dressel	Second	
Mike Duffey	Motion	

Nancy Sheridan, who owns 615 3rd Avenue and 604 3rd Avenue, spoke about her concerns. She feels this addition will just move everything back toward her property (deliveries, truck traffic, dumpster etc.) Debbie and Tabitha Shevy of 601 4th Avenue are concerned about all the customers who park in front of their house and run into the store and inquired as to whether the City could post a resident only parking sign in front. Charles Patricelli of 720 7th Avenue would like to see a new roof put on the building and an increase in green space. He would also like to see the liter pickup area extended. He would like to see streetscape renderings for next meeting. Additional comments made by residents concerned parking on the street, garbage and the lack of curb cuts on 4th Avenue.

A motion was made by Dave Dressel and seconded by Mike Duffey to table the meeting until June 22, 2016.

	YES	NO
Jim Hayes	X	
Jim Chartrand	X	
Don Whitehead	X	
Dave Dressel	Motion	
Mike Duffey	Second	

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 2ND AVENUE, WATERVLIET, NEW YORK

Chuck Marshall was present for Stewarts Shops. Mr. Marshall started out by stating that Stewarts partnered with Creighton Manning to perform a traffic analysis and Allana Moran was present to go over the results. He also shared a rendering Stewarts prepared looking on from 21st Street. He noted the bollards were removed and replaced with a six inch curb cut and two more parking spaces were added in front of the bank. He also asked if the board would prefer the orientation of the pumps to be east/west or north/south. After discussion, the board agreed east/west. Dave Sylvester stated that he did not feel the layout of the proposal is pedestrian friendly even though it is in a residential neighborhood. He suggested possibly eliminating parking space 19 and adding a crosswalk (angled) from the bump out. Joe Grass will send a sketch highlighting this suggestion. Dave also suggested providing more renderings. It was also suggested the fuel truck exit 20th Street which would keep truck traffic off of 21st Street.

Allana Moran spoke about the traffic/trip generation study which found they do not believe there will be a large impact. They suggest Pioneer will have fewer customers to which Mr. Gilchrist and the Board do not agree with. They believe the customers currently going to Pioneer on a regular basis will continue. Joe Grasso stated that DOT would not require a traffic study of this area because there isn't enough of an impact.

Yorden Huban entered letters written by Acting Police Chief Spain, Charles Patricelli and Matt Ethier in the record. Mr. Huban also asked if ACPB should re-review the application because Stewarts has made changes since approval. Mr. Grasso did not believe that was necessary. There was no motion to resubmit the ACPB application. A motion was made by Jim Hayes and seconded by Mike Duffey not to resubmit the application to the ACPB.

	YES	NO
Jim Hayes	Motion	
Jim Chartrand	X	
Don Whitehead	X	
Dave Dressel	X	
Mike Duffey	Second	

Paul Huban spoke regarding the purchase of 20th Street and made reference that Stewarts does not own this property yet. He also mentioned that the structure could not go on a sewer main. Charles Patricelli would like to see more accurate landscaping plans and an actual traffic study. He also mentioned that the Stewarts on New Scotland Avenue in Albany closes at 10:00 p.m. Joe Grasso stated that DOT did not want to review this project for traffic issues. Nick Ostapovich made a comment regarding the impact noise could have on the neighborhood.

A motion was made by Don Whitehead and seconded by Mike Duffey to table this application until the June 22, 2016 meeting.

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

The meeting was adjourned at 9:50 p.m.