

MINUTES FROM THE CITY OF WATERVLIET PLANNING BOARD MEETING HELD ON WEDNESDAY, APRIL 26, 2017 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
 Jim Hayes

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, NY, SEEKING SITE PLAN REVIEW TO CONSTRUCT A 7'9" X 15'5" EXTERIOR FREEZER TO THE EXISTING BUILDING, UPGRADE LIGHTING TO RECESSED LED AND RELOCATE EXISTING SHED AT PROPERTY LOCATED AT 309 6TH STREET, WATERVLIET, NY

Steve Kinley was present from Stewarts Shops. He explained they were looking to construct an exterior freezer to the existing building and move the shed next to the freezer. In addition, they would be adding LED lighting, installing angle vision coolers, painting the outside grey and adding a pizza as a choice for customers. There will be no noise factor associated with the freezer and it would be accessible from inside. The freezer would be beige to match the building and the shed. Mark Gilchrist pointed out that the dumpster in the front of the building has to have some sort of enclosure according to the code. He suggested that maybe the dumpster could be moved over by the shed and the enclosure could surround both and install a vinyl fence on that side. Don Whitehead mentioned that there is not much green space on this property and maybe some could be added in the extra six feet that would be left near the shed area. Steve Kinley mentioned that to compensate for the lack of green space Stewarts is looking to invest in the gazebo across the street in the park.

A motion was made by Don Whitehead and seconded by Mike Duffey to refer the revised plans to Albany County Planning Board on the condition the revised plans are received by Friday, May 5, 2017.

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

Two residents spoke in favor of the dumpster staying where it is now and one was worried the fence would put too much shade in his yard to grow flowers.

A motion was made by Dave Dressel and seconded by Dave Sylvester to table the application.

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

APPLICATION OF PCP WATERVLIET, LLC, 20 CORPORATE WOODS BOULEVARD, ALBANY, NEW YORK, SEEKING SITE PLAN REVIEW FOR THE CONSTRUCTION OF A 80' X 90' (7,200 SF) O'REILLY AUTO PARTS STORE AT PROPERTY LOCATED AT 515 19TH STREET, WATERVLIET, NEW YORK

Greg Ursprung of Bergmann Associates presented the proposal. He started off by saying the location of the building is based on the location of the gashouse creek. The entrance to the building would face 5th Avenue with 25 parking spaces in front of it. Mock windows would be on the south side facing 19th Street. Closer to the wall facing 5th Avenue would be a seat wall and the area would be heavily landscaped with benches. A WB55 tractor trailer truck would deliver one time daily at approximately 8:00 p.m. (actually states between 8:00 p.m. and 2:00 a.m.) The dumpster would be closer to 5th Avenue. The store would be open seven days a week.

The first thing board members inquired about was why the building could not face south like the rest of the businesses/homes on 19th Street. It was suggested they could add another entrance on the side if need be. It's a walkable neighborhood and this would blend better. Mr. Ursprung said he would go back to his client and discuss this possibility. The reasoning behind it was that they didn't want customers to have to walk from a back parking lot to the front to enter the building. Small pickup trucks for deliveries will be parking on the northwest corner of the building.

Mark Gilchrist would like to know the height of this building compared to the height approved three years ago, and would like to see northwest and north views with fencing and landscaping. Client was reminded tractor trailers must use 19th Street/5th Avenue – 23rd Street has weight limits. Dave Dressel pointed out there would be an amendment to SWIP. Another thought was perhaps sharing some parking with Price Chopper to allow more green space.

Client would like to have tractor trailer delivery between 8:00 p.m. -2:00 a.m. This is too late for a residential neighborhood – Mark Gilchrist asked for these were company drivers or independent drivers.

Don Whitehead made a motion and Mike Duffey seconded it to hire Clough Harbour & Associates for site plan review and Weston & Sampson as a gashouse creek consultant. Don Whitehead explained an escrow agreement would be prepared and forwarded to applicant for review.

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

It was also requested that a representative from O'Reilly Auto Parts attend the next meeting.

During the public comment period one resident who lives across the street on 5th Avenue explained that 5th Avenue has had a significant increase in traffic and pedestrians since Price Chopper opened and that there are no sidewalks on 5th Avenue between 18th Street and 19th Street. He recommended installing a traffic light at 19th St and 5th Avenue and to synchronize it with the light at 6th Avenue. He also recommended lowering the speed limit on 5th Avenue and to limit travel on 5th Avenue for delivery trucks.

Another neighborhood resident from 6th Avenue said there is no need for another auto parts store in Watervliet. He is worried about the increased traffic and the addition of more lighting in the parking lot. He said people fly down 6th Avenue and requested the side streets be lowered to 25 MPH. He has also seen an increase of litter and debris and he certainly does not want a delivery truck there after dark. Also doesn't see why a business has to move in there with more tractor trailer deliveries.

Another resident thought the 19th Street cultured stone and faux windows with awnings.

Don Whitehead suggested that a traffic evaluation be done.

A motion was made by Don Whitehead and seconded by Mike Duffey to table the matter.

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

The meeting was adjourned at 8:30 p.m.