

MEMORANDUM

TO: Planning Board members
FROM: Jan Weston, Town Planner
SUBJECT: July 14, 2010 Planning Board agenda
DATE: July 7, 2010

Hawthorne Gardens - Western Avenue

The applicant has requested a special use permit to allow the construction of 26 garages in the southeast corner of the apartment complex. The buildings will meet the setback requirements and the green space requirements are still met. My only comment would that an adequate buffer be maintained between the new garages and the adjacent townhouses on Highwood Circle.

Niagara Mohawk Power Corp. - Route 146

The applicant has requested a special use permit to replace equipment at their Route 146 substation. I have no objection to the application as presented, however, since this installation is very visible from the road, in an area where we are trying to preserve the rural character, a landscaped buffer between the substation and the roadway would be appropriate.

Burgeois - 1855 Western Avenue

The applicant is seeking a special use permit to be able to rent the second story of the building for a professional office. The first floor is currently occupied by the Capital Hearing Center. The main area of concern is the parking. There are currently 6 parking spaces on site, including the garage. The applicant has stated that there is also room for two additional cars along side the garage, however, if cars are in the parking lot, these vehicles would not be able to exit. The Capital Hearing Center has two employees and there are usually empty spots in the lot. The applicants state that they hope to rent to a one person operation that only sees one client at a time. However, most professions have at least one support person and clients often overlap. I am not in opposition to the application, however, I would feel more comfortable if we knew the particular parking demands of the proposed tenant.

Stuyvesant Plaza

The applicant is requesting a special use permit to construct a paved area on the south side of the TGI Fridays restaurant and plaza for ingress and egress, trash storage and public parking.. The Plaza was required to construct this parking as part of the improvement plan for the park along the McKownville reservoir. The proposed parking area will consist of 31 spaces and an area for a trash compactor and recycling. My comments are as follows:

- My main concern is the access into the parking area which is on the southeast corner of the Fridays's parcel. This area is already confusing and congested with traffic coming from many different angles, entering and exiting to Western Avenue. It would be difficult to enter from Western Ave and make a left into the parking as it would be trying to make a left out of the new parking area. At a minimum there should be a right turn only exiting the parking area.
- There is only 20 ft of pavement between the parking spaces and the buildings and I am not sure if this easement is intended for two way traffic.

- I am not sure whether this easement area is intended to divert thru traffic from the office buildings in the rear out to Western Avenue. It would be beneficial to have vehicles exit this way to relieve some of the through traffic/pedestrian conflicts in front of the shops.
- I don't see any pedestrian amenities connecting the parking area to the park land.
- A certain number of spaces should be reserved, and signed, for park use only.

In summary, I am not sure what the best solution is to minimize the traffic conflicts at the plaza entrance. But a thorough investigation should be done to determine whether the easement should perhaps be one-way or have limited ingress and egress, and what signage may be necessary to minimize conflicts and maximize safety.