

Town of Vestal Planning Board Minutes

February 12, 2008

Present: Broad members: Joyce Majewski, Bob Bennett, Edward Zimmer

Absent: Madeleine Cotts, Augie Gates, Bob Warner

Also present: Gary Campo - Town Engineer, Dave Burger - Town Attorney, Action News and Fox 40

1). Approval of Previous Minutes

Motion was made to approve the January Minutes. Motion by Ed Zimmer, second by Bob Bennett: Motion was passed with all members voting in favor.

2). BCTM#158.13-1-32 Porto Bagel, 1901 Vestal Parkway East/Demolish and reconstruction of site buildings.

Present: Vincent Porto: owner, Laura Intscher, Secret Base Design: architect. Property is west of Wal-Mart, in between A&W and Subway. Existing building and property was heavily effected by the 2006 flood. Lower level had extensive damage and is empty at this time. Tenants lost everything. Mr. Porto purchased the property in 2003 from Lee Knolls, damage has never been to this extent before. Businesses were dissolved due to the property damage and loss. New design is 20,000 square foot, three story office building. Total built up curb up is 26,500 square feet. The new building area with be approximately 25,000 square feet. We want this new building to be environmentally energy efficient, solar power, Geothermal heating and cooling, and passive solar.

We would be removing the western section and in cooperating parking on that entire side. There are two parcels currently, Mr. Falvo which is to the east. We are in negotiations with him to acquire that property. In between the two buildings there will be a common entrance way with an elevator to accommodate the different floors. We are not going to change the front of the building at all. There is a New York State easement to the west; we are not going to be building anything there.

There is a shortage of parking. We will be submitting to ZBA regarding same. Required number of spaces is 100-120 spaces. When we include both parcels, the approximately square footage of the altered contour of building in still only .66 acres.

The proposed usage of the building is entire office space in both the new and the old sections.

Engineer's checklist (made before this meeting)

Zoning is C-1, Office space is allowed and retail. Setbacks are OK: they have to go to the Zoning board for parking, he was short when they built the place. He had 75 when it was built, and he has 75 now. Since he is modifying he has to go to the ZBA. Drainage, ditch in the rear, DOT easement on the side. Site will not affect neighbors. Landscaping is shown in the front corners and the rear of the parcel, the lighting is showing pole lighting but changing it to wall packs. Does have the dumpster shown as screened, the grade/contours not shown, and he does have spot elevation. (Possibly a retaining wall), if he is not able to purchase the other parcel. Town Attorney to review the agreement for the access on the parking to make sure that the assumptions we are working under tonight are in deed fact, if not he will have to submit a different site plan. There was a question about the access behind the three story location by the fire department, as there is no sprinkler system. Information to Mark Detric Town of Vestal Code Enforcement. There is a fire hydrant on the lot and a second one to the east at A&W. It is technically not in the flood plain, but the river affects the lot. Restaurant grease separator not required. Vehicle oil/grease separator not required. (DP Dough restaurant) on site at this time. 2.39 1 & M review was sent, no Town Bard issues. ZBA for parking and SEQR attached.

Also required will be a Fire Department Knox box, 8 inch street numbers, a water device backflow, and engineer stamped plans. The parcel is within the water and sewer district. Planning board fees have been paid in full. The developer to grant easement for the existing water line.

County comments: Parking variants, ZBA wants the parking spaces legal size to meet code.

Motion to approve the negative SEQR negative declaration of the short form: Motion by Bob Bennett, second by Ed Zimmer, motion passed with all members voting yes.

Motion for site plan approval: Subject to the further determination of the sprinkler system; fire access to the rear of the building, contingent on parking various by the Zoning Board of Appeals; obtaining a highway work permit from the State; Construction silt control plan by Town Engineer for the construction activities and Water/Sewer supervisor, Scott Groats to sign off. Property owner to grant waterline easement and to come back to the Planning Board if the lot on the east side is not obtained.

Motion by Ed Zimmer, second by Bob Bennett, motion passed with all members voting yes.

3). BCTMP# 158.10-2-24, Carrols Corporation 3101 Stewart Road, corner of Sycamore Road.

Demolish exiting building and build new 2500 square foot Burger King Restaurant.

Present: John K. Hagopian consulting engineer, James Meineke, Carrols Corporation

Engineer's checklist, (made before this meeting)

Zoning is C-2, setbacks are OK; parking OK, and traffic flow is in and out on Sycamore and Stewart to extend the island for one direction of travel.

Pedestrian's traffic concern for this site with sidewalks. Drainage MS4, under the acre, curbed for drainage. Landscaping plan shown as well as an elevation view and lighting plan.

Dumpsters will be screened. Grades are OK, building will not be sprinkler fed. There is a fire hydrant on the corner and the Parcel is not in the flood plain. Restaurant grease separator is required. Vehicle oil/grease separator is not required.

Also required will be a Fire Department Know box, eight inch street numbers, and a water device backflow. Engineered stamped plans provided. The parcel is within the Water and sewer District. Planning board fees are paid in full.

Additions: curb to be replaced not cut, sanitary/cross lot, do need easements. Extend the island on Stewart and signs need to be 8 feet from the property line, (permit from code). Discussion where you are going to move snow, no issue, there is room. Dumpster is screened; keep dumpster clean, no grease smell. If you want to change address to Sycamore you need to speak with Broome County Real property/BC 911. Discussion on exit/entrance to Sycamore, understanding that there will be exit issues on Saturday and Holidays.

Negative declaration for short environmental assessment form: motion made by Ed Zimmer, second by Bob Bennett, motion passed with all members voting yes.

Motion for acceptance of the site plan subject to review of new lighting design, revising site of handicap parking, sanitary issue with the cross lots, replace the curb, extent the island on Stewart, motion by Bob Bennett, second by Ed Zimmer, motion passed with all members voting yes.

**4). Best Buy BCTMP#158, 11-1-22.11, 22.2, 22.12, 23
3209/3213 Vestal Parkway East**

Demolish existing buildings and build new Best Buy (Preliminary review only)

Present: Matt Napierala, and Jeff Feinburg

Best Buy and Retail office space, Jensen Road, Vestal Parkway East to Stewart Roads.

Best Buy 30,000 square foot development, situated on this site which is currently Peter Harris and a vacant building below as well as the Walsh property. Upon demolishing these buildings, it will be site prepared for this development. There are several grade breaks and evaluation changes, to get this site transitioned for an environmentally development. As we look at the positive aspects of this site, it is a modern planned out development, high volume corridor that is attracting nationwide interest. 4 tax parcels consolidated into two parcels. One being the Best Buy parcel and the other for seventy-five hundred components. We are showing it as retail but it could change to office as the development interest comes together and we see what we want and tenant interest.

Parking required by code should have 240 spaces and 300 for the whole lot.

We want to start the process with you and get your feed back on this development. Anticipated time frame is to break ground in September.

State and County comments needed as well as traffic reports.

Asked if Stewart Road would become congested, Town Engineer feels no.

He does feel a study should be made for a traffic light at the intersection of Vestal Road and North Jensen. Best Buy will do a report on that. During the study it was suggested a turning lane be made for Jensen Road and discussed existing truck turn issues at Jensen and the Parkway.

Set backs are good, concern for the turning grades for the trucks.

Storm drainage, Town system being covered with 25 foot of fill, these needs to be addressed. Developer to connect their pipe system into the Town System.

Developer to cut new ditch along Stewart Road; site distance on Stewart Rd, "S" turn, needing a 300 foot distance if not, they will have to make a retaining wall.

Dumpsters will have to be screened. All preliminary at this time.

Public hearing held February 29, 2008 with the Vestal ZBA for parking variance.

Public hearing will be March 12, 2008 with the Vestal Town Board for re-zoning.

5). BCTMP# 158.15-1-24 Holly Manor Apartments, 3137 Burris Road

New apartment unit, Preliminary review only

Present: Chris Stastney; Griffiths Engineering

Holly Manor apartment complex on the south west corner on Burris Road.

Development of the site, is an "L" shaped one bedroom unit complex, with balconies, three stories high. Rooms are 750 square feet. Neighbor protection concerns, no place for trees. They will be getting a letter regarding the project.

They will be going to ZBA with application, parking review by them.

Sprinkler system should be required per Ed Zimmer. Talking with Water/Sewer supervisor regarding an additional fire hydrant for water flow.

Developer asked to talk to the neighbors.

Meeting was adjourned: 10:10P.M.