

# MEMORANDUM

TO: Planning Board members  
FROM: Jan Weston, Town Planner  
SUBJECT: February 13, 2013 Planning Board agenda  
DATE: February 5, 2013

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## **Lynnwood Estates - Old State Road**

The applicant has submitted plans for final approval of this 13 lot subdivision. Town staff and the designated Engineer have all reviewed the plans and are satisfied that they meet all standards and requirements. The only outstanding issues is a neighboring shed that encroaches onto the property. How this encroachment is to be handled should be addressed before signing the final plans. No objection to final approval.\

## **Miller -311 Dr. Shaw Road**

The applicant has applied for final approval to split a one acre parcel into two lots, one of which has an existing home. The lots both have the required 20,000 sq. ft. area but not the 125 ft width at the building line. The Zoning Board did grant variances for these lots. No objection to final approval.

## **Blackcreek Nursery - 617 Route 146**

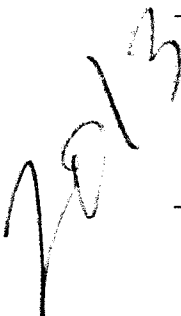
The applicant has requested an amendment to their special use permit to construct a 50 x 100 ft storage shed. The building will be set back over 100 ft. from the roadway. No planning objections.

## **Stuyvesant Plaza**

The applicant has requested a special use permit to construct a 26 car parking area and an area for trash compactors and recycling, along an half acre easement between the plaza and the McKownville reservoir. The Plaza was required to construct this parking as part of the improvement plan for the park along the McKownville reservoir.

The proposed plan would include areas of ingress and egress at both ends of the southern leg of the plaza, new gravel pathways to connect to the existing reservoir trails, and a retaining wall to separate the parking area from the existing mature trees.

My comments are as follows:

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- My main concern is the access into the parking area which is on the southeast corner of the Fridays' 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.
  - 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.
  - A certain number of spaces should be reserved, and signed, for park use only.

- The area to be used for trash should be well screened from the public park space.

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 calm traffic and minimize conflicts and maximize safety.

*Jan W. Cotton*