

TOWN OF GUILDERLAND  
MEMORANDUM

**TO:** James Carr, Chairman, Zoning Board **OFFICE**  
**FROM:** Matthew J Delany, Planning Consultant **DATE** April 29, 1993  
**SUBJECT:** Agenda May 5, 1993

1. Farrar/ 2555 Western Avenue

The applicant wishes to expand his wheelchair business and occupy an additional 1.450 sq ft of vacant space in his building in a local business zone at the above address.

No objection as previously stated.

The application was held back for decision only, pending review by Albany County Planning Board, which meets May 5th.

2. Mangia/ Stuyvesant Plaza

The applicant wishes to construct an outdoor dining terrace in front of the restaurant. The applicant is to provide more details on the protective landscaping.

No objection.

The application has held back for decision pending review by Albany County Planning Board, which meets May 5th.

3. Carman Liquor Store/ 3637 Carman Road

The applicant wishes to expand an existing liquor store into space formerly occupied by a video store.

No objection as previously stated.

The application was held back for decision only pending review by Albany County Planning Board, which meets May 5th.

4. Holiday Inn Express/ 1444 Western Avenue

The applicant has presented a number of alternative site layouts to the Board with the Inn located on the east and west sides of the rear lot and the professional office buildings shown in different configurations in the front. The plan presented showing the Inn on the east side of the lot and two professional buildings, each with its own lot was considered the most desirable. The rationale for the east side site for the Inn is the preference for a building rather than a

parking lot facing the residential properties on Mc Kown Road and Ayre Drive. The professional buildings reflect the reality of the current market for such space.

The layout has a good rationale. There are two areas of concern. The first is access to Western Avenue. Since there is no access to Western Avenue via the traffic light at 1450 Western Avenue, except in emergencies, the applicant is restricted to direct access from the front of the parcel. As far as the Inn is concerned its main traffic generation period is early morning coinciding with peak commutation traffic flowing eastwards on Western Avenue. It is hoped to coordinate the traffic lights at 1450 Western and McKown Road in order to permit traffic from the Inn to exit and, especially, made a left turn. During the remainder of the day access will be no more difficult for the Inn than for any other business along Western Avenue which does not have a signal its point of entry. In the circumstances the proposal is reasonable.

The second problem area is assessing the parking requirements of the professional buildings in a realistic manner without full knowledge of the occupations of the occupants. Parking demands for medical practitioners vary greatly. The Board should lean towards the side of the worse case scenario or else retain the powers of review everytime there is a change in occupancy.

#### 4. Moore Tire Sales/ Railroad Ave

The applicant wishes to install a tire wholesale warehouse in an existing structure in an Industrial zone on Railroad Avenue previously used for the sale and repair of snowplows. The use is permitted.

The 5,427sq ft existing structure sits to the rear of the lot which borders on Conrail tracks. Approximately 350sq ft of the space will be used as an office for 3 to 4 employees. The operation is not open to the public. Even if it were there is sufficient room for any additional parking requirements. All conditions are pre-existing.

There is no objection to the proposal. -

Landscaping is shown along the back of the lot were it is least needed. The Board should require some along the front of the lot in addition.

#### 6. Serafini/ 2002 Philomena Drive

The applicant is requesting a variance on the frontyard setback on a single family dwelling on a corner lot which has two frontyards, one on Spawn Road and one on Philomena Drive.

On the basis of the layout submitted if the applicant placed the dwelling on the lot facing Spawn Road there would be no reason for a variance.

The applicant should present his case as to why this is not done.