

Town of Vestal Planning Board Minutes

January 8, 2008

Present: Board members: Joyce Majewski, Bob Warner, Bob Bennett, Augie Gates, Madeleine Cotts, Carle Truman, Edward Zimmer

Also present: Gary Campo, Town Engineer; Dave Burger, Town Attorney; Rosemary West, Town Crier Newspaper; Debbie Swartz, Binghamton Press; Steve Appel, CAC

1). Approval of Previous Minutes

Motion was made to approve the November minutes. Motion by Bob Warner, second by Augie Gates: Motion was passed with all members voting in favor.

2). BCTM#159.19-1-8 New Senior House Building New 30,300 sf building for 36 unit complex

Present: Colleen Hunt; Woodland Manor
Jay Wegman; Wegman Family
Alex Urda; Keystone Associates

Alex Urda with Keystone Associates: We are doing the site design for the assistance living facility, it is actually an Alzheimer's facility, 421 Plaza Drive in Vestal. Jay Wegman is with Wegman Family, they are the developer of the site. He is also working with Amerada's, the combination of the two is Ameriweg, and they will be the owner of the facility, *Ameriweg Vestal*. Colleen Hunt works at the Woodland Manor facility, 505 Clubhouse Rd in Vestal, and can help answer any questions on how the facility functions. This facility will function similarly, besides from the fact that this will be for Alzheimer's patients.

The plan is 30,750 square feet, it is on a 2 ½ acre parcel, last month it was rezoned to multiple residents, RC and there was a special permit granted by ZBA for this type of facility on the property.

The design is fairly basic. To fit the building on to meet the demands of the property, there is some need for some retaining wall on the south side, there is quite a grade change across the property. Basically we are looking at a retaining wall to accommodate for anywhere from 0-10 foot drop. On the north side there is a freight elevator, it will not be a walk out building, except for the elevator area, the building will drop down for a walk out to the loading zone. It will be 10 feet lower than the front door and it will help make up for some of the grade change as you come around and drop to this side.

Parking, 49 spaces are required for this facility. We have 38 showing with the remaining as reserved space, slopes are adequate, and I left space for parking if it needs to be put in. The owner's interest is to just utilize the parking as shown, this is what they anticipate they will need. Adding the remaining as reserve, it can be put in if in demand for the future.

Town of Vestal Planning Board Minutes

January 8, 2008

Utilities, there are public utilities to this site, public water, electric, gas and sewer. We will connect sanitary, to the sanitary manhole. Water main is a 6 inch. I talked to Gary about the service, we are going to shut it off and cut in a "T", then run a 6 inch line out. Then we will split for fire flow and domestic water into the building.

Dumpster location will be accommodated near the loading zone area, It will be screened. There is also the potential for a back up generator to go in this area also, it still has yet to be determined what that might take up.

Storm sewer, one of the critical things in the MS4, is what to do with the storm water. Being that most of the site will utilize underground storage. We are splitting the system so that there will be underground piping below the parking. The whole site will be treated for quality and quantity. The quantity will be controlled completing within these 3 foot diameter pipes under ground. And then controlled by the outlet, and we will outlet to the 15 inch system to the street. In general terms, the storm water flows, will be contained and kept into the pipe system, some of it will infiltrate out hopefully but the system will be designed to basically accommodate the full pass through all the way up to the 100 year storm.

Landscaping plan, we did not have available at the time that the full set was brought in. But I did bring one in, and a lighting design is not 100 percent finalized, the mechanical electrical consultant will help me out with the wiring and nail down the specific locations. We want a cut off fixture, something fairly standard.

33 units, 65 beds and regular shift will be 16 employees. If they have any more employees at any given time, which is where the parking count came into play. There is one stall per two beds and one for an employee. *(33 bed spaces, 16 employees, total of 49, providing 38 with eleven reserved.)* Four proposed handicap parking spaces, by New York State law and ADA.

Young and Wright out of Buffalo are the architects for the facility. They provided us with an elevation plan.

Single floor, appearance of two floors is where the elevator actually does drop out the back. The site is designed so you can get a larger vehicle around, whether it is a dumpster truck, fire truck, or a small semi truck to make deliveries, they will maneuver to this spot, unload and take it up in the elevator.

Storage area is being created also.

Augie Gates: Where does the elevator go?

The back, to the loading area that flows into the kitchen. Extra necessity given the site lay out, it's just an added cost they are going to have to encounter to make the deliveries in the back. Either that or walk out elevator or retaining wall across the whole bottom to bring it everything up to 10 feet that needed to be up.

Augie Gates: Is there a lot of cut and fill in this project?
Considerable amount of cutting.

Town of Vestal Planning Board Minutes

January 8, 2008

Where are you taking the fill?

Unknown at this time.

Are you going to pound our highways?

Gary Campo: No, Plaza Drive was just worked on a couple of years ago.

MS4 states no mud comes off the site.

The new MS4 code that the Town adopted last year will require it to be real tight, including sight inspections. They will be considerable amount of control on this site given the MS4 criteria.

Environmental: [Natural](#) gas.

Neighbors across the street, lawyer's office called concerned about the look of the building and the landscaping.

They look at woods right now. They will now be looking at the front of the building, but there will be landscaping.

The other neighbor is Time Warner and apartments in rear.

Engineer's checklist (made before the meeting)

Approval contingent on MS4 papers:

- Dumpster screened

- Fire code/chief review

- Sprinkler connection (has to be by the road (upfront)
(hydrant across from Time Warner)

- Discuss addition hydrant with code enforcement
(Fire chief and fire code inspector to be notified)

- pull covers on inside fire alarm

- \$500 fee to be paid

- Lighting not spilling onto the apartments 10 ft retaining wall,
see some type of design on that

Parcel is not located in the flood plain.

Cooking facility, restaurant grease separator will be required.

Vehicle oil/grease separator is not required

239 1&m review was not sent, over 500 feet, Town Board rezoned to RC on November 28th, ZBA special permit given on the 29th.

Attached is the SEQR Review, long form along with negative declaration.

You will need a Fire Department Knox box, water back flow device, the parcel is within the water/sewer district and the Planning board fees of \$500 will need to be paid.

Motion to accept the Negative Declaration for the full environmental assessment; motion by Ed Zimmer, second by Augie Gates, all members in favor.

Town of Vestal Planning Board Minutes

January 8, 2008

Motion to accept site plan contingent on:

MS4 plan,
dumpster screened,
sprinkler/new hydrant, Siamese connection revised by Code, fire code and fire chief
pull covers on inside fire alarm
\$500 fee
grease separator to be installed
fire Knox box installed.

Motion by Bob Warner, second by Bob Bennett, all members voted in favor and the motion was passed.

Engineers report (taken from letters of intent addressed to the town Engineer)

A.. Change of Tenant 3605 Vestal Parkway East BCTMP#158.12-2-10

James Ward was given approval to modify the eastern drive to entrance only.

B. New Tenant 2520 Vestal Parkway East BCTMP# 158.14-1-9

Hertz car rental was given approval to occupy 1500 sf of the 6000 sf building.
Pickup and drop off Hertz Vehicles.

C. Moving Location 313 Front Street, BCTMP#173.22-2-16

Approval for Vincent of Vestal Barber Shop to relocate.

Meeting was adjourned.

Barb Taggart