

Town of Vestal Planning Board Minutes

August 10, 2010

7:30 P.M.

Present: Planning Board Chairwoman, Joyce Majewski  
Board members: Bob Bennett, Augie Gates, Bob Warner  
Absent: Madeleine Cotts, Ed Zimmer

Also present: Gary Campo, Town Engineer; Dave Berger, Town Attorney;  
Carl Truman, Fire Marshall; Rosemary West, Town Crier Newspaper

- 1). Aldi Store, 100, Vestal Pkwy West, Vestal NY 4 Corners Plaza  
BCTMP #157.79-1-1  
Demo Hollywood Video and building new 18, 761 sf grocery store  
Preliminary approval

Marshall Harding, Senior Project Manager McFarland and Johnson  
Scott and Kathy Boudreau from Raymour & Flanigan, property owners

Proposed site is located in the north east corner of the lot located at 100 Vestal Parkway West and N Main Street. They want to construct a Aldi's Grocery Store, 17,800 sf., at the current Hollywood Video by demolishing it and the old round bank.

The building is going to have to be moved closer to CVS and back because of the gas line and water easement. In order to position the building so they are not within the easement a variance is needed, to the rear setback.

The building is required to have 1 parking space for every 200 sf. We are proposing to re-strip the lot and put in 395 spaces. We are required to have 468 so that leaves a shortfall of 73 spaces. We are actually adding 103 parking spaces for a building that does not require it to make up for the shortfall. Gary stated there were no previous variances before this. Handicap parking spaces will be included.

They are on the ZBA schedule for possibly August 26<sup>th</sup> for these variances, and are to return to this Planning Board on August 31<sup>st</sup>.

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Delivery issues: One tractor trailer delivery daily which is owned by Aldi's. They do not sell vendor merchandise, only Aldi's products.

Shopping carts are 25 cents a cart. The money is returned when the cart is returned, so there are not a lot of shopping carts in the parking lot left unattended.

**Review list per Gary Campo:**

Zoning uses C-1; setbacks need ZBA approval for rear lot and parking spaces; drainage is on site, no SWAPP needed; landscape as shown (27 plants); elevation view is needed; lighting as shown, 3 poles with no neighbors to worry about; dumpster needs screening/loading dock area; the grades are minimal and the building does have a sprinkler system. The fire hydrant is on site in front of the building, possibly to be relocated by Aldi's; they are in the flood plain, X-zone now but in A-zone in 2011; ground elevation is 825 and 832 flood elevation would be required in 2011 (the building would need 7' of flood proofing); 2.39 was sent to the County on 8-9-10; Town Board needs to review signage (required-Plaza); the SEQR is attached; the fire Knox box, 8 inch street numbers, and water device back flow is required. Engineered stamped plans were received and the lot is within the Water/Sewer District. The Planning Board fees of \$500 have not been paid.

Additional items: CK parking 9 1/2 x 20, add stop bars/pavement markings, Demo permit is required; cap old water service and sewer connection, Check the correct 911 address for location; the fire connection should be in front of the building and the water service can be split inside

**2). Homewood Suites Hotel, 2603 Vestal Parkway West**

BCTMP#158.12-2-11.1

New 79 room hotel

Keystone Associates  
Architects, Engineers and Surveyors, LLC  
58 Exchange Street, Binghamton, NY 13901

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Mark Parker, Engineer and Thomas Bedosky, franchise owner.

Existing Howard Johnson's will be taken down and a new upper scale Homewood Suites Hotel, (franchise) will be built next door to the Holiday Inn Express and will share the same entrance off the Parkway. The driveway will split upon entering.

- 164 total parking spaces including handicap spaces
- Indoor pool
- Suites include kitchen which includes microwave and refrigerators.
- The rates will be from \$89 to \$199.00 a night.

They do include a full breakfast in the lobby area with all the food being pre-cooked, therefore, no restaurant grease separator is needed.

Guest rooms are 4 stories high with the one level being office and lobby areas.

Joyce asks about the large amount of green space.

There are thoughts of putting something there but they have one principal building on one lot. In order to put anything there, they would need the ZBA's approval to create a lot, so for now it is going to be green.

They are hoping to start the hotel project this year.

The Planning Board site approval is good for 12 months from the time of approval.

### **Planning Board review list per Gary Campo:**

Zoning uses C-2, OK

Setbacks; need to make a flat area for the fire department in rear of building; Parking is OK; Drainage requires a SWPPP with inspection services being provided; landscape and elevation are OK; lightning, concerns about the back where the apartment houses are; dumpster shown and screened; grades are minimal; they do have a sprinkler system; they are adding a fire hydrant;

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Not in the flood plain; no vehicle or restaurant grease separator needed; 2.39 with comments and SEQR are attached; the fire Knox box, 8 inch street numbers and water device backflow required; the Engineered stamped plans have been received; it is in the water sewer district; and the Planning Board fee of \$500 has not been paid.

**Comments:** Front lot was discussed, no activity/building without ZBA approvals or review; the slope failure repair at Campus Plaza is 60 days from this date; they need a DOT permit when closing the extra access point on 434 and a Demolition permit is required; check on the need for 6 or 8 inch water line, the lighting plan to be submitted to Gary, and the front area is to be grassed.

SEQR Negative Declaration: Motion by Bob Warner, second Augie Gates to accept the Negative Declaration of SEQR as follows:

The Planning Board of the Town of Vestal (hereinafter the "Board") hereby finds and determines that: (a) it has considered the action, reviewed the environmental assessment form, reviewed the criteria set forth in 6 NYCRR section 617.7 (c), thoroughly analyzed the relevant area of potential environmental concern, and has duly considered all of the potential environmental impacts and their magnitude in connection with the proposed project (b) the project will not result in any large and important environmental impacts, and therefore, is one which will not have significant impact on the environment and therefore, a negative declaration will be prepared: and (c) the reason supporting this determination are set forth on the attached form.

All members voting in favor.

Motion by Bob Bennett, second by Augie Gates for site plan approval, Contingent of Gary's condition and the slopes are stabilized in 60 days, With all members voting in favor.

Meeting adjourned.

Cc:bat