

**SPECIAL MEETING OF THE
TOWN OF ALLEGANY PLANNING BOARD**

**Monday, March 4, 2013
at 7:00 p.m.
Allegany Town Hall
52 W. Main Street, Allegany, NY**

AGENDA

Salute to the Flag

Old Business

Bonaventure Square: Amendment to Site Plan

- a. parking issues
- b. infrastructure issues

New Business

None

Other Business

Zoning ordinance update:

Schedule B and Dimensional Regulations

Correspondence

None received

**Next Planning Board meeting:
Monday, March 11, 2013**

**Town of Allegany Planning Board
Meeting Minutes**

Monday, March 4, 2013 at 7:00 P.M.
Allegany Town Hall, 52 W. Main Street, Allegany, NY

APPROVED April 8, 2013

Present:

Frank DeFiore, Chairman
Pete Hellier
Rick Kavanagh
Helen Larson

Also Present:

John Hare, Town Supervisor; David Koebelin, David O'Dell, Town Board; Carol Horowitz, Town Planner; Mark Alianello, Town Consulting Engineer; Kinley Corporation Representatives: Jason Crisafulli, Mike Giardini, Charlene Rhodes, Rodney Gleason; Kathy Martin, resident; Donald Sue; Lynette Semsel, Secretary; Townspeople

Chairman DeFiore opened the special meeting with the Pledge to the Flag at 7:00 PM.

Mr. DeFiore stated this special meeting was set mainly to address some issues with the parking and infrastructure in the Amendment to the Site Plan for Bonaventure Square and Mr. Mark Alianello was asked to be present as he is the Consulting Engineer for the Town of Allegany.

OLD BUSINESS: Bonaventure Square: Amendment to Site Plan

a. Parking and circulation issues

Mrs. Horowitz had prepared parking comparison scenarios to assist the Board in determining the number of parking spaces that would comply with the P-D requirements. She provided various scenarios based on different assumptions. For the scenario that used the Zoning Ordinance minimums, she figured the number of spaces required and then reconfigured using recommended percentages for shared parking from *Planning & Urban Design Standards*. The total number that would be required was 473. This figure is based on the assumptions that (a) the stand-alone building will be medical offices rather than retail space; and (b) the multi-use building would have 76 apartments, with one space required per apartment. Therefore, the total number of spaces required would be fewer than the number recommended by the SRF study. The mix of uses has changed since that study was completed in 2010. In Mrs. Horowitz's opinion, 409, the total number of parking spaces Kinley presented to the Board last meeting, would be inadequate. Mr. Alianello agreed and further stated that, in his opinion, the distribution of the parking spaces is poor as 160 of them are "off in left field;" however, that deficiency was in the previously approved plans.

Mr. Giardini presented new drawings to the Board showing additional parking spaces that would bring the total from 409 to 484.

Mr. Alianello commented that the zoning ordinance requires 9' X 18' parking space with a 24' drive aisle when it is double loaded parking. The temporary gravel parking is set up that way with 126 spaces; however, it will be very difficult to get that kind of yield on a gravel lot without stripes. Mr. Giardini said they will put bumper blocks in, and each apartment will have designated parking space(s).

After a substantial amount of discussion, Board members agreed that the 484 proposed parking spaces would be considered to be adequate for Phase 1.

The one-way parking in front of the mixed use building was an attempt to avoid stacking at the southwest entrance/exit onto Route 417. Stacking would have made it difficult for cars entering. In the original plan, the traffic from the apartments would have been forced to exit at the southeast corner. Mr. DeFiore asked how the new plans differ from the previous ones approved. In the present proposal, the road to a second exit has been eliminated as the apartments are no longer located at the front of the property and are now over the multi-purpose building. Mr. Alianello stated this forces all the traffic from the one-way section to exit through the gravel area and around to the only egress making it a potential problem. Mr. Giardini said the southeast entrance and the road going completely around will be built when all the phases are done. Right now he doesn't want traffic going through where they would be doing construction. Mr. Alianello stated that the problem will exist as long as there is only one entrance/exit. It would help if there were a second exit from this parking lot to Route 417.

Mr. Hellier asked if there could be a second curb cut at the southern end of the location of the temporary gravel parking. Mr. Giardini thought there already was a curb cut in the area so it could be a possibility if NYS DOT will approve the use of it. Mr. Alianello agreed that would help the circulation issue.

Mr. DeFiore reiterated that the road will not be turned over to the town as previously planned. Kinley will keep control and be responsible for maintenance.

Mr. Giardini stated that the parking lot east of the multi-use building will not be paved at this time due to the fact that there may or may not be a building attached to the multi-use building in a later phase. Mr. Kavanagh is still concerned about the dust from this gravel parking lot. Mr. Alianello stated that usually sub-based gravel is used and with all the traffic rolling over it, it will be a mess. Mr. Giardini asked why crushed stone wouldn't work. Mr. Alianello said it would be difficult to plow and difficult to walk on. Mr. Giardini feels there are mitigation measures for dust control on parking lots that are used every day for temporary parking. They could treat the parking lot by asking the tenants to park on the paved area in order to spray; however, brine water cannot be used as it would require DEC approval.

b. Infrastructure Issues

Mr. Alianello stated that there will be stormwater runoff from the gravel parking lot and this needs to be addressed. Mr. Giardini said that DEC considers gravel as a pervious surface. Mr. DeFiore asked for suggestions to the problem. Mr. Giardini answered they would shed the gravel parking lot off to the northeast corner where there is a natural pond. Mr. Alianello said that was a possibility but still would need to be fully investigated to find out if the water will be contained and controlled to avoid flooding the homes on the side street. There is a stormwater prevention plan fully developed and a phasing plan for it; however, now that they are changing Phase 1, that phasing plan needs to be revisited. DEC considers the stormwater plan to be a living document, so it is not unusual to have changes. When that is done, these questions will be resolved. Mr. Alianello said that he was comfortable having the revised SWPPP phasing plan as a condition of approval.

Mr. Alianello felt that nothing being proposed would have any impact on the sanitary sewer and it can be built as proposed in this phase.

Regarding water supply, Mr. Alianello said that the design engineer proposed a loop for the water supply aiming for 2000 gallon a minute fire flow. Kinley is now proposing to only build a portion of the loop from Route 417 to Castle Drive but not back to Route 417. Most of the fire flow is coming from the large main on Route 417 so they will not be able to achieve 2000 gallons. The needed fire flow for each of the buildings will be necessary to determine whether the water will adequately address this issue, but this information is not yet available. Mr. Giardini said they would present the plans to Mr. Alianello as

soon as they have the calculations for the building. As part of the building permit application, Mr. Alianello said a condition of approval should require Kinley to demonstrate that the available fire flow adequately meets the buildings' requirements. He also noted there was a condition on the previous approval that Kinley obtain Health Department approval for the water main and that still is the case; therefore, that condition should remain. Mr. Alianello assumed the water line loop would be completed as Phase 2 is built.

Mr. Giardini will contact NYS DOT regarding the second curb cut and will let the Board know what he finds out at the next meeting on March 11. Ms. Horowitz said the Board can approve a plan with modifications; therefore, if Kinley can make the connection, it can be made a condition of approval.

OTHER BUSINESS: Zoning Ordinance Update:

Schedule B and Dimensional Regulations

The Board continued their discussion and updating of the Zoning Ordinance Schedule B and Dimensional Regulations.

Mr. Kavanagh moved to adjourn. 2nd by Mrs. Larson. Ayes all. Carried.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,



Lynette K. Semsel
Secretary