

**City of Schenectady  
Planning Commission  
Meeting Minutes  
March 20, 2019**

**I. CALL TO ORDER**

Commissioner Wallinger called the meeting to order at 6:37 p.m.

**II. ATTENDANCE**

**PRESENT** : Mary Moore Wallinger, Chair; Bradley Lewis, Vice Chair; Randall Beach; Kimberly Case; Richard Ferro; Andrew Healey; Jason Bogdanowicz-Wilson; Christine Primiano, Principal Planner; Andrew Koldin, Assistant Corporation Counsel

**EXCUSED** : Ryan Bailey; Evan Euripidou

**III. CONFLICT OF INTEREST CHECK**

None.

**IV. APPROVAL OF MEETING MINUTES**

Motion by Commissioner Lewis, seconded by Commissioner Wilson, to accept the Minutes of the February 20, 2019 meeting as submitted.

**Motion carried unanimously .**

**V. NEW BUSINESS**

**A. PRANAV PATEL requests site plan approval pursuant to Section 264-90 M of a proposal to operate a LUKOIL gasoline station at 2246 Broadway, tax parcel # 48.67-3-1, located in a "C-2" Mixed Use Commercial District.**

Pranav Patel presented the proposal.

Mr. Patel explained that there is a new tenant taking over the business, but he does not plan to make any other major changes to the site. He stated that he had received the conditions for approval from City Planner Primiano and that he has no objections to the conditions. He noted that he plans to remove the canopy sign and enclose the dumpster as soon as possible, and that the parking lot has been re-striped and a new handicap space added.

Ms. Primiano noted that Mr. Patel is allowed to add a sign on the Broadway sign of the building and keep one on the Ontario Street side, but he must remove any other signs on the building.

Commissioner Wallinger asked if Mr. Patel had considered adding any landscaping to the site. Mr. Patel stated that he would like to

add a planter around the sign base and a planting bed in between the two curb cuts. Commissioner Wallinger stated that a tall shade tree would be desirable in the planting bed, with some smaller plants and shrubs around the base. She also suggested adding a planter under the large window at the front of the storefront. Mr. Patel stated that he would have no objection to this and would submit a plan to Ms. Primiano by May 1<sup>st</sup>, 2019.

### **PUBLIC COMMENTS**

None.

### **SITE PLAN APPROVAL**

Motion by Commissioner Beach, seconded by Commissioner Healey, to accept the proposal with the following conditions:

1. The address must be prominently displayed so that it is easily visible from Broadway.
2. Metal roll gates and iron bars cannot be installed on any doors or windows at any time in the future.
3. The applicant must submit a landscaping plan to the City Planner for final approval by May 1, 2019. All landscaping must be installed by June 1, 2019. The plan will include elements discussed at the meeting, including planters around the base of the sign and in front of the front window, as well as a planting bed in between the two curb cuts. The planting bed will include at least one tall shade tree and other smaller shrubs and plants.
4. The applicant must submit a dumpster enclosure plan to the City Planner for final approval prior to May 1, 2019. The enclosure must be installed by June 1, 2019.
5. One canopy sign must be removed prior to the opening of the business.
6. One attached sign is permitted on the Ontario Street side of the building and one on the side facing Broadway. All other signs are not permitted. The "Thank You for Your Business" sign must be removed immediately.
7. Window signs cannot exceed 20% of the window area.
8. A Certificate of Use is required prior to operate the business.

**Motion carried unanimously .**

- B. NAVIN PATEL re requests site plan approval pursuant to Section 264-90 I of a proposal to renovate the existing building and construct two additions to the Days Inn Hotel at 157 Nott Terrace , tax parcel # 39.81-2-7, located in a "C-4" Downtown Commercial District.**

Navin Patel, Luigi Palleschi of ABD Engineers, and Dave Nardozzi of Silvestri Architects presented the proposal.

Mr. Palleschi began the presentation by reviewing the site plan drawing. He explained that Mr. Patel has contracted with a national hotel chain and plans to make the necessary changes to bring the property into compliance with their program. He stated that there will be two additions to the building which will total 3200 SF, as well as the addition of a port-a-cochere. Mr. Palleschi noted that the room count will increase from 68 to 75 rooms.

Mr. Nardozzi reviewed the elevation drawings and explained the proposed materials. City Planner Primiano noted that EFIS is not allowed on the first floor, as had been proposed. Mr. Nardozzi stated that he would make that change to the plans. Commissioner Wallinger stated that the Commission requires the submittal of elevation drawings noting proposed materials and colors on the plans and would like to see actual samples of materials whenever possible.

The Commissioners discussed the addition of landscaping and making the Nott Terrace side of the building more attractive. The applicant agreed to adding an entrance on the Nott Terrace side. The parts of the building visible from Vale Park were also discussed, with the Commissioners concluding that these facades should be addressed as visible to the public and should not be simply utilitarian designs.

Ms. Primiano explained that because of the site's proximity to Vale Park and Cemetery a long form SEQR must be completed, therefore the only action allowed at the meeting would be for the Planning Commission to declare themselves Lead Agency for SEQR and thus open the thirty-day comment period for SEQR review. The applicants agreed to return to the Commission with revised plans showing the changes discussed at the meeting.

#### **PUBLIC COMMENTS**

None.

#### **SEQR RESOLUTION**

Motion by Commissioner Healey, seconded by Commissioner Lewis, to declare the Schenectady Planning Commission Lead Agency for SEQR Review.

**Motion carried unanimously.**

**C. MICHAEL MCPARTLON requests site plan approval pursuant to Section 264-90 I of a proposal to construct a 2,200 SF addition to the existing building at 793 State Street and 2 Mynderse Street, tax parcel #'s 49.25-3-16 & 17 respectively, located in a "C-2" Mixed Use Commercial District.**

Dave Kimmer of ABD Engineers and David Gardner, Director of Operations for Mohawk Ambulance Service, presented the proposal.

Mr. Kimmer reviewed the site plan and explained that the applicants would like to build an addition to the existing building so that they can store additional ambulances inside the building for safety and security purposes.

City Planner Primiano noted that the City Engineering Department had expressed concerns regarding the lack of a sidewalk on the State Street side of the building and the parking of employee cars in the City right of way. The City Engineer stated that the parking is not legal and must be removed. When the applicants objected to this, Ms. Primiano suggested that they contact the City Engineer directly to discuss the issue. Commissioner Wallinger noted that regardless of what agreement might be reached with the Engineering Department, the Planning Commission will require that the sidewalk be restored to concrete. Commissioner Wallinger also noted that more landscaping should be added to the site, as it already falls short of the City's requirements for permeability.

The Commissioners reviewed the elevation drawings. The applicants stated that they plan to match the addition to the color of the existing brick on the building, but that since that brick is not available, they will use a different material. The Commissioners discussed this and proposed that perhaps they would prefer to use an entirely different material in a different color, so that it wouldn't appear like they were trying to match the existing but failed.

The Commissioners discussed the outstanding issues and it was decided that the applicants should consult with the City Engineer and return to the Commission with revised site plans showing the changes discussed at the meeting. Commissioners Wallinger and Lewis also suggested that the applicants contact Metroplex to see if they would be eligible for a façade grant to help fund improvements to the site.

**PUBLIC COMMENTS**

None.

**MOTION TO TABLE**

Motion by Commissioner Healey, seconded by Commissioner Wilson, to table the proposal due to an incomplete application.

**Motion carried unanimously.**

- D. DAVID BROWN requests site plan approval pursuant to Section 264-90 M of a proposal to create an additional commercial space in the existing building at 1730 State Street, tax parcel # 60.30-3-63, located in a "C-5" Business District.**

David Brown presented the proposal.

Mr. Brown explained that he would like to rent out the half of the building that he is not using for his used car sales business. City Planner Primiano noted that Mr. Brown has failed to comply with the site plan conditions agreed upon in May of 2016 and has been operating his business in violation of that agreement. She explained to the Commissioners that a notice of violation had been issued by the Zoning Officer, which preceded this application request.

Commissioner Wallinger stated that the Planning Commission would not issue approval of another commercial space on the site while there are still outstanding violations with the previous approval. Mr. Brown stated that his business had grown faster than he had anticipated and thus he had not had the time to comply with the previous conditions. He added that it would be a very large investment to replace the sign and sidewalk, and if this is necessary to obtain approval for the second commercial space he would withdraw his application and continue to run his business as he has been. Ms. Primiano noted that he is in violation by running his business as he has been, and that is why he has been in court answering the zoning violations.

The Commissioners discussed the outstanding issues and decided to table the application to give Mr. Brown time to address the current violations. Ms. Primiano noted that the Commission is extending a courtesy to Mr. Brown by tabling the application and not denying it and requiring him to reapply.

**PUBLIC COMMENTS**

None.

**MOTION TO TABLE**

Motion by Commissioner Wilson, seconded by Commissioner Ferro, to table the proposal.

**Motion carried unanimously.**

**VI. EXECUTIVE SESSION**

Motion by Commissioner Wilson, seconded by Commissioner Healey, to open the Executive Session.

**Motion carried unanimously.**

Motion by Commissioner Lewis, seconded by Commissioner Ferro, to close the Executive Session.

**Motion carried unanimously.**

**VII. MOTION TO ADJOURN**

Motion by Commissioner Beach, seconded by Commissioner Healey, to adjourn the meeting.

**Motion carried unanimously.**

Meeting was adjourned at 8:40 p.m.