

TOWN OF GUILDERLAND

Planning Department

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MEMORANDUM

To: Stephen J. Feeney, Chairman
& Town Planning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: March 3, 2022

SUBJ: Chris Beckman – 580 NYS Route 146
Site Plan Review for a Special Use Permit for a Special Occasion Facility (The BARN at Black Creek).

Background

The application was last before the Planning Board at the May 26, 2021 meeting. The applicant was unable to attend that meeting. The plans the Planning Board reviewed at the meeting were not stamped by a licensed surveyor, architect or engineer and the Board asked for the plans to be updated to comply with the site plan requirements as listed in §280-53.E of Town Code.

The applicant is proposing a 2,200 +/- square feet special occasion facility on 31.3 acres +/- of land located in the Rural Agricultural (RA3) District. The facility will be used for events such as rehearsal dinners and showers of up to 100 people. The applicant is currently in the process of restoring an 1840's barn that was disassembled on another property and is being reassembled on the subject property. The project narrative states the events would be primarily kept to the interior space, with the use of the exterior grounds for potential ceremonies and photo opportunities. A letter was included in the application from the owners of the Appel Inn, an abutting property to the south, in which the owner stated their parking lot could be used for overflow parking. The site plan shows a shared driveway connection from the Appel Inn site to the proposed special occasion facility site. Access to the site is proposed via two driveways from NYS Route 146.

The plans show 27 parking spaces will be provided, where 22 spaces is the minimum required, which includes 2 accessible parking spaces. The proposed parking surface is stone/gravel and the plans indicated there will be 20,038 square feet (0.46 acres) of parking area. The plans show 17 lights will be installed, 5' to 6' in height, to illuminate the parking areas and walking path areas. The lights will be downward casting. A freestanding sign is proposed at the driveway entrance,

with the plans indicating it will not exceed 50 square feet. The site plans indicate the barn will have connections to public water, sewer and natural gas.

Site Plan Requirements

The updated site plan submitted does not contain the required information as listed in §280-53.E of Town Code, notably the plans are not stamped by a licensed surveyor, architect or engineer. In discussions with the applicant he indicated he would like the Planning Board to consider waiving the requirement of having plans prepared by a professional surveyor, architect or engineer, which the Board may consider pursuant to §280-53.F of Town Code.

Variance

In September 2016 the Zoning Board of Appeals granted an area variance for a barn to be located 75' from a watercourse (Black Creek) where Town Code requires a minimum 100' setback. The barn that received the variance is the same barn under consideration of a Special Use Permit for the special occasion facility.

Town Planner Comments

1. The limits of disturbance have not been indicated on the plans, including the acreage proposed to be disturbed. It is difficult to calculate whether the improvements on the site to date, which includes tree clearing and installation of gravel driveways and parking areas have exceeded the 1 acre threshold to warrant a stormwater management plan to be prepared.
2. The applicant should provide information on the type of gravel that has been installed for the driveways and parking areas. The NYSDEC allows certain types of gravel to be installed which it does not consider an impervious surface. At this time the Town cannot determine if the gravel that has been installed is considered impervious or not.
3. The plans should be reviewed by the Guilderland Center Fire District to determine adequate drive aisle widths and turning radius around landscape feature in the parking areas.

cc: J. Coons
Zoning Board of Appeals