

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: December 7, 2022

SUBJ: 2500/2502 Western Avenue & 3 Hague Drive – Brithe Linnic, LLC
Site Plan Review for an 8,000 Sq. Ft. Medical Office Building

Background

The applicant is proposing an 8,000 square foot one-story medical office building on 1.42 acres of land located in the Local Business (LB) District. Access to the site would be from Hague Drive. A total of 56 parking spaces are required. The applicant is proposing to install 35 parking spaces, including 2 accessible parking spaces, with 21 banked spaces. Sidewalk connections are proposed from the parking lot area to the building and from Western Avenue to the building. A stormwater management facility consisting of an infiltration basin is proposed at the south end of the site.

The landscaping plan indicates foundation plantings will include mugopine, gold tip pfitzer juniper, potentilla and hick's yew. Landscaping around the perimeter of the site will consist of red maple, sugar maple and norway spruce.

A special use permit was previously approved on this site in October 2017 (SUP 16-17) for a 23,250 square feet mixed use building with 11 apartments and 8,720 square feet of commercial space. The special use permit approval has since expired.

Albany County Planning Board (ACPB)

The ACPB reviewed the application at their November 18th meeting with a recommendation to modify the local approval to include a Notice of Intent is to be filed with the NYSDEC affirming that a stormwater pollution prevention plan has been prepared and is being implemented, or submission of a stormwater pollution prevention plan.

Town Designated Engineer

A Town Designated Engineer should be retained to assist the Planning Board in the review of the proposed stormwater management facility.