

# TOWN OF GUILDERLAND

## Planning Department

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## MEMORANDUM

To: Elizabeth Lott, Chair  
& Town Zoning Board of Appeals

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: June 26, 2025

SUBJ: 1656 Western Avenue – Happy Days Retail Cannabis Dispensary  
**Planning Board Site Plan Report to Zoning Board**

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### Background

The applicant is proposing to renovate the existing building (formerly Side Door Cafe and Press Beauty Studio) for a retail cannabis dispensary on 0.42 acres located in the Local Business (LB) District. The dispensary will have 8 to 10 employees on-site during a typical day. Operating hours will be from 9:00 AM to 9:00 PM Monday through Saturday, and 12:00 PM to 7:00 PM on Saturday. A loading area will be provided for 2 deliveries, anticipated to occur 3 to 4 times per day by van only. A dumpster enclosure is proposed for refuse, primarily consisting of cardboard for recycling.

In a letter dated June 16, 2025 the Town Highway Superintendent recommended removing the 9 existing parking spaces on the West side of the building. There is a history of accidents at this location when traffic comes from Western Avenue on to Alton Road, particularly when vehicles back out on onto Alton Road. Removing the existing parking spaces on the West side of the building will improve vehicular and pedestrian safety.

The applicant provided an updated site plan for the June 25<sup>th</sup> meeting showing landscaping proposed on the West side of the building in place of the 9 parking spaces. With the changes to the site plan there will be 21 parking spaces provided at the rear of the building.

### Planning Board Recommendations:

The Planning Board reviewed the site plan at their June 11th and June 25th Planning Board meetings and offer the following comments on the site plan:

1. No curbing is proposed where landscaping is proposed to replace the 9 parking spaces on the West side of the building. A note should be added to the site plan referencing that no curbing will be installed.
2. The ADA space at the rear of the building should be shifted to the West to allow the access aisle to line up with the sidewalk on the West side of the building.
3. Add landscaping along the West and North sides of the building. The Planning Board prefers street trees to be installed if supported by the Office of Cannabis Management.
4. There are existing improvements along the front side of the building located in the NYSDOT right-of-way consisting of patio and pillars. The NYSDOT should review the change is use to determine if the improvements should be removed from the right-of-way.

Cc: J Coons