

This site plan was considered by the Planning Board at the March 2, 2010 meeting, which was adjourned until March 18, 2010 at 11:00 a.m. The applicant has addressed many of the items that were raised in the staff report dated February 25, 2010.

Parking: Between the Holiday Inn Express, the Hilton Garden Inn and the banquet facility proposed in the Hilton, a total of 374 parking spaces are required. Although the parking was slightly reconfigured in a few locations, 376 spaces are provided between the two hotels which still exceeds the requirement.

Grading, Drainage and Utilities: Many of the Engineering and Water Department comments have been addressed by the applicant on the revised plans. The comments below reflect either outstanding items that were not addressed or standard conditions that need to be included in the approval:

1. The applicant must provide a copy of all correspondence and submittals with the NYS Department of Health regarding the approval of the water main.
2. The applicant must provide a copy of all correspondence and submittals to NYS DEC for the SPDES permit.
3. The applicant must provide a copy of all correspondence and submittals to NYS DEC for the Wastewater Discharge Permit.
4. The applicant must provide pre and post drainage calculations and drainage area maps.
5. The applicant must provide a copy of all correspondence and submittals to NYS DOT for stormwater approval.
6. The applicant must provide a stamped and signed copy of the Stormwater Pollution and Prevention Plan (SWPPP).
7. The applicant must provide a detailed Erosion & Sediment Control Plan utilizing details provided on sheet C-506.

Vehicular and Pedestrian Traffic: The off site vehicular connection/entrance drive to the Stateway Plaza property at the northeast corner of the property, near Proposed Restaurant 5 has been removed from the plans as requested. As was noted in the PDD staff report, a proposed sidewalk has been added to the PDD plan along the existing entrance drive located on the southern side of the site. This sidewalk will connect all of the existing development and the proposed hotel with Western Boulevard and Arsenal Street. This is a key pedestrian connection for the entire site and the Planning Board should consider requiring the installation of it as part of the site plan approval for the hotel.

Lighting: There were no changes to the lighting plan. The site will be lit using a combination of 100 watt lights on 12' poles and 1000 watt lights installed on 40' poles. Review of the photometric plan shows that there no lighting concerns.

Landscaping: The outstanding issues regarding the landscaping plan have been addressed by the applicant. The planting schedule has been updated to list all plant species planned for the site along with the quantities of each. The tree species located in the landscaped island along the easternmost row of parking in front of the hotel has been changed to large deciduous trees as requested. The applicant has also diversified their proposed tree species so that no one species makes up more than 15% of the total amount of plantings. Also, three additional landscaped islands have been added to the interior of the parking lot.

Other Comments: Final approval for this application will be given by the City Council after a recommendation from the Planning Board.

Summary: The following lists several key issues that should be addressed:

1. The applicant must provide a copy of all correspondence and submittals with the NYS Department of Health regarding the approval of the water main.
2. The applicant must provide a copy of all correspondence and submittals to NYS DEC for the SPDES permit.
3. The applicant must provide a copy of all correspondence and submittals to NYS DEC for the Wastewater Discharge Permit.
4. The applicant must provide pre and post drainage calculations and drainage area maps.
5. The applicant must provide a copy of all correspondence and submittals to NYS DOT for stormwater approval.
6. The applicant must provide a stamped and signed copy of the Stormwater Pollution and Prevention Plan (SWPPP).
7. The applicant must provide a detailed Erosion & Sediment Control Plan utilizing details provided on sheet C-506.
8. The applicant must forward a copy of their final design plans to the NYS Department of Transportation so that they can evaluate the need for permits and identify the requirements necessary for construction.
9. The Planning Board should consider requiring the installation of a sidewalk along the south side of the first entrance drive from Western Boulevard to the northwest corner of the AT&T building as it is a key pedestrian connection that will connect the site with Western Boulevard and Arsenal Street.

cc: Planning Board Members
City Council Members
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