



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

STAFF REPORT

TO: Planning Commission Members
FROM: Planning Housing and Community Development
DATE: March 3, 2015
SUBJECT: 1168 Vestal Avenue; Series A Site Plan Review
TAX ID #: 160.72-3-1
CASE: 2015-08

A. REVIEW REQUESTED

This request would provide for the establishment of a drive-through restaurant in an existing structure with a 168ft² addition to the existing structure. The subject site, 1168 Vestal Avenue, is located in the C-4 Neighborhood Commercial District. As proposed, the drive-through restaurant would be open 7 days a week between the hours of 5:00am and 10:00pm. The applicant proposes that 3-10 employees would work at the site daily. The projected number of customers per day is 650.

The applicant is determining whether they need area variances from the Zoning Board of Appeals for lot coverage, the required landscape buffer, and signage.

The subject site is ~25,508ft² with one structure. Proposed improvements to the site include a 168ft² addition to the existing structure to be used as a walk-in freezer/cooler, façade improvements, and signage.

The purpose of the March 9th Planning Commission meeting is to start the SEQR process by determining Lead Agency. Please see the applicant's attached Environmental Assessment Form.

The applicant's proposal is a SEQR **Unlisted** Action. The Planning Commission may be the lead agency to determine any environmental significance.

1. Motion to determine what type of action:
 - a. Type I
 - b. Type II
 - c. **Unlisted**
2. Determine Lead Agency and other involved agencies.
3. Motion to schedule a public hearing.

B. STAFF COMMENTS

Staff received the application and supporting materials for this project on March 3, 2015. Due to miscommunication, this application has been added to the March 9th Planning Commission agenda to initiate SEQR. Staff has not had adequate time to prepare a detailed staff report for this project. A more detailed report will be provided to the Planning Commission prior to the April 13th Planning Commission meeting. Staff recommends that the Planning Commission provide feedback to the applicant during the March 9th meeting.

J. ENCLOSURES

Enclosed is a copy of the site plan and application.