

**Town of Glenville
Planning and Zoning Commission
Monday, August 11, 2014
Glenville Municipal Center
18 Glenridge Road
Glenville, NY 12302**

Present: Mike Carr, Chairman, Pat Ragucci, Jim Gibney, Tom Bodden, Javier Tapia, and Tim Yosenick

Excused: Kurt Semon

Also Attending: Paul Borisenko, Building Inspector, Kevin Corcoran, Town Planner, Peg Huff, Town Attorney, Jim Martin, Town Board Liaison, and Chris Flanders, Recording Secretary

1. Approval of the minutes of the July 14, 2014 meeting

**Motion: P. Ragucci Seconded: J. Tapia
Vote: Ayes: 6 Noes: 0 Absent: 1
MOTION CARRIED**

Motion to amend the agenda by placing Starfire application before the Amedore application due to the potential length of the Amedore discussion and public hearing.

**Motion: M. Carr Seconded: T. Yosenick
Vote: Ayes: 6 Noes: 0 Absent: 1
MOTION CARRIED**

**2. Two Guyz Realty, LLC /Mohawk Honda
175 Freemans Bridge Road**

**Site Plan Review (Final) -
Public Hearing**

Mohawk Honda is proposing construction of an employee parking lot containing 113 spaces, landscaping, lighting and storm water management facilities on a 0.99-acre parcel that is to be combined with the existing parking lot at their current facility. The property is zoned *General Business*.

Kurt Bedore, KB Engineering, was present to address the Commission. He stated the variances requested of the Zoning Board of Appeals were granted and are now summarized on the plan per the ZBA's request, as well as the PZC conditions of preliminary approval. Per discussion with Thomas Corners Fire Department Chief Gregg Petricca, permanent signage has been installed throughout the parking lot and fire lanes have been delineated. As this work has been completed, Chief Petricca has withdrawn his request for an additional fire hydrant. An e-mail from the Chief was read into the record as follows:

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----- Original message -----

From: Gregg P
Date: 08/11/2014 12:08 PM (GMT-05:00)
To: kcoreroan@townofglennville.org
Subject: Mohawk Honda

Kevin, After driving through Mohawk Honda last week, I found their no parking signs to be satisfactory. As long as those signs remain in place and the aisles remain clear of vehicles I withdraw my request for an additional fire hydrant near their new employee parking lot. I would like to thank you and Mike Burns for your cooperation. Gregg Petricca
Chief
Thomas Corners Fire Dept
857-1709

Discussion followed regarding clarification of which aisles must remain clear of vehicles; fire lanes only or all aisles? Mr. Bedore stated that the fire lanes are 24' wide, but some aisles are narrow and would not accommodate the turning radius emergency vehicles require. M. Carr stated the applicant must be in compliance with what is approved on the site plan.

Chairman Carr then opened the public hearing. With no one wishing to speak about this application, the public hearing was closed.

MOTION

In the matter of the final site plan review application by Two Guyz Realty, LLC for the construction of an employee parking lot located at 175 Freemans Bridge Road (Mohawk Honda), the Planning and Zoning Commission hereby conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.

6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structures, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purposes.

Conditions of Approval:

1. The east-west fire lanes and north-south secondary aisles must be kept open and free of vehicles.
2. Permanent **no parking** signs must remain in place.
3. The parking lot is to be used for employee parking/registered vehicles only.

Motion: T. Yosenick Seconded: J. Gibney

Vote: Ayes: 6 Noes: 0 Absent: 1

MOTION CARRIED

**4. Starfire Systems
8 Sarnowski Drive**

**Request to extend the site
plan review approval filing
deadline and recommend-
ation to the ZBA on
Starfire's conditional use
permit application**

Starfire Systems received site plan approval, with conditions, on March 12, 2012 to establish a small volume polymer production and prototype research and development facility in the existing vacant building at 8 Sarnowski Drive. The Town's zoning code mandates that construction must commence within two years of approval, otherwise the site plan approval will be revoked. Starfire is requesting an extension of the March 12, 2014 filing date.

Ted Lutz, Foresight Architects, and Brian Hart, Starfire Systems, were present to answer any questions the Commission might have.

Mr. Lutz explained that Starfire Systems, a small research and development company received site plan approval for their property on March 12, 2012. Market conditions delayed their renovations of the building, but they still intend to occupy the site in the same way that was approved. The demolition part of the project is completed. With the Planning and Zoning Commission's recommendation, Starfire Systems plans on going before the ZBA to request a Conditional Use permit.

When asked when Starfire plans to relocate to Glenville, Mr. Lutz stated September 2015.

MOTION

In the matter of the application by Starfire Systems, 8 Sarnowski Drive, to extend the site plan approval date to allow the applicant to complete the renovation of the property, the Planning and Zoning Commission approves the application and extends the date of the previously approved site plan to February 28, 2015. All conditions of the original approval remain in effect.

Motion: M. Carr Seconded: T. Yosenick

Vote: Ayes: 6 Noes: 0 Absent: 1

MOTION CARRIED

T. Bodden asked who owns the property and Mr. Lutz said it is owned by Starfire Realty, LLC. T. Yosenick stated he was not on the Commission for the original approval and asked if the local fire department approved of this application and if a third party would be removing waste material and Mr. Lutz answered yes to both questions.

MOTION

In the matter of the conditional use permit application by Starfire Systems, to establish a polymer production and research and development business at 8 Sarnowski Drive, the Planning and Zoning Commission recommends that the Zoning Board of Appeals approve the application.

The Commission's findings in support of our recommendation are as follows:

1. The establishment/operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare of the community.
2. The conditional use will not compromise the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values within the neighborhood.
3. The conditional use will not hinder the normal and orderly development and improvement of surrounding properties.
4. The proposal does provide adequate utilities, access roads, drainage, and other necessary facilities to serve the conditional use.

5. The proposal does provide adequate measures for ingress and egress to the site, in such a manner as to minimize traffic congestion in the public streets.
6. The conditional use does, in all other respects, conform to the applicable rules, regulations, and ordinances of the Town, as well as the Town of Glenville Comprehensive Plan.

Motion: M. Carr Seconded: J. Gibney
Vote: Ayes: 6 Noes: 0 Absent: 1
MOTION CARRIED

3. Amedore Homes, LLC
Hillside Drive & Comanche Road

Major (140-lot) Subdivision
(Preliminary) – Con't. from
March - Public Hearing

Amedore Homes is seeking Major Subdivision approval to create 140 single-family building lots on an existing 214-acre parcel located between the existing Glen Oaks and Indian Hills developments. The proposed subdivision will include public water and sanitary sewer, along with stormwater management facilities and 54.3 acres of protected wetlands. The property is zoned Suburban Residential & Land Conservation.

Chairman Carr announced that the applicant has agreed to two public hearings being held for this application due to the size and scope of the application and the generated interest. The first public hearing will be held tonight as well as the SEQR (State Environmental Quality Review) determination. The SEQR determination, an environmental review assessment, will allow other agencies to provide review of this proposal. Their review of environmental impacts, applications for permits, etc., cannot begin until a SEQR determination is issued by the Planning and Zoning Commission.

Engineer Brett Steenburgh, John Bossalini, Amedore Homes, and attorney Terresa Bakner, Whiteman, Osterman, and Hanna, were present to address the Commission. Mr. Steenburgh gave an overview of the project and explained it would be serviced by public water provided by the Town of Glenville. It is designed in a looping system and will provide plenty of water pressure. Public sewers will service the development via two pump stations which flow to a gravity system, then on to a larger pump station in the center of the property, and then to a proposed route along Gould Drive. All stormwater management will be in compliance with New York State regulations. An MS4 district will most likely be created and the homeowners in that district would be taxed for the maintenance of the stormwater basins.

Mr. Steenburgh said access to the new homes will be from Tomahawk Trail in Indian Hills and Hillside Drive in Glen Oaks. The Town has been in favor of connecting neighborhoods. There are thirteen stub streets to this property and this project utilizes two of them. These proposed connections have always been part of the design for future development of this property. He further stated that he is working with town designated engineer Joel Bianchi, MJ Engineering, regarding comments and responses that are mostly technical in nature.

M. Carr inquired about necessary variances. B. Steenburgh answered former cul-de-sac frontage used to allow for 75% of typical required frontage, but now full frontage at the setback lot line is required. Because of this, the applicant will seek variances for 6 to 8 lots. The area requirements are all met.

M. Carr asked about the issue of the perched water table and the elevation of the bottom of the stormwater retention basin. B. Steenburgh said that to comply with NYS Stormwater Design Manual regulations for the Aquifer Overlay District, there is a separation of two feet or more.

Mr. Steenburgh also said a completed Notice of Intent for the stormwater discharges has been provided.

Mr. Carr then asked Mr. Steenburgh to address the August 7th memo from the Village of Scotia Superintendent of Public Works, Andrew Kohout, as included below:

To: Kevin Corcoran, Town Planner
From: Andrew Kohout, Superintendent of Public Works
RE: Amedore Homes – Major Subdivision
Date: August 7, 2014

McDonald Engineering, at the request of the Village of Scotia, is currently in the process of reviewing engineering data provided by Amedore Homes for water, sanitary sewer, and possible storm sewer connections from a proposed 10-unit subdivision in the Town of Glenville in the area of Vista and Glenview Drives in the Village of Scotia. I have not received their recommendation at this time.

Once the recommendation is received it is important to note that there are still several issues to address. A favorable recommendation from McDonald Engineering in no way means any of the following issues have been reviewed or guarantees their approval.

- The Town of Glenville must formally request an extension of the sanitary sewer system from the Village of Scotia following the guidelines agreed upon by both entities and the City of Schenectady. Because this process requires approval by all Boards involved it may take several months.
- If approval is received, Amedore Homes must acquire permits for the sewer and water connections and purchase water meters from the Village of Scotia.
- Homeowners in the 10-unit subdivision will become water and sewer customers of the Village of Scotia and pay the full rates outlined in the fee schedule to the Village. All maintenance of water and sewer mains, valves, hydrants, etc. located outside of the Village will be the responsibility of the Town of Glenville at no cost to the Village.
- Amedore Homes has not begun the process of seeking approval from the Village of Scotia for the extension of Vista Drive into the Town of Glenville. The current engineering study by McDonald Engineering only relates to the water, sanitary sewer and possible storm sewer connections.

If you have any questions, please contact me.

cc: John Bossalini, Amedore Homes

B. Steenburgh stated requested information has been provided to Mr. McDonald and they will work together to resolve any issues.

P. Huff clarified there are 24 variances for cul-de-sac frontage and 2 variances for lot depth. The number previously referred to was the total number of cul-de-sacs in the proposal.

Chairman Carr then read the SEQR motion into the minutes, and are attached hereto.

P. Huff stated a modification; there are two large lots which are set apart from those served by municipal sewers that will have septic systems. Ms. Huff also stated that the project falls within the boundaries of two fire departments. The Beukendaal and Thomas Corners Fire Departments have been contacted regarding this project and Beukendaal Fire Department has not provided a response.

Chairman Carr read the list of agencies/persons who will be sent copies of this negative declaration as follows:

- The Applicant;
- The Town of Glenville Town Clerk;
- The Town of Glenville Town Board;
- The Town of Glenville Zoning Board of Appeals;
- The Town of Glenville Planning and Zoning Commission;
- The Town of Glenville Environmental Conservation Committee;
- The appropriate Town department heads;
- The Schenectady County Planning Department;
- The Schenectady County Department of Engineering & Public Works;
- Schenectady County Department of Environmental Health;
- The City of Schenectady;
- The Village of Scotia;
- The ACOE Office in Watervliet NY;
- NYSDEC-Region IV;
- New York State Office of Parks, Recreation, & Historic Preservation and
- Any person requesting a copy.

Motion: M. Carr Seconded: J. Gibney

Discussion: T. Bodden asked to discuss the impact of voting now. M. Carr stated that once the SEQR determination is made, it allows DEC and any other applicable agencies to scrutinize this project in detail. For example, if DEC determines there is a problem, or new information is discovered, this can be revisited and rescinded, but it cannot go forward to DEC and other agencies until the determination is made. T. Bodden feels two categories are deficient in mitigation – traffic and community character. M. Carr stated that SEQR action is necessary before the public hearing can be held. He also stated that there will not be a preliminary approval issued tonight as there are data gaps that need to be addressed.

Vote: Ayes: 6 Noes: 0 Absent: 1
MOTION CARRIED

M. Carr then acknowledged letters and e-mails regarding the project recently received from the Village of Scotia, Donal Early (opposed), Lonnie Hojnacki (opposed), Cindy Steadwell (opposed), Cranesville Aggregate (in favor), Rosemary Lawless (opposed), Brian Coombs (opposed), and Mrs. Lubowski (opposed). Copies of these letters and e-mails are attached and made part of these minutes.

Chairman Carr then opened the hearing to the public.

Brett Larson, 110 Spring Road, thanked the applicant and Commission for holding two public hearings for this proposal. His property borders the project. His concerns include impacts to the community at large; the impact to the groundwater table as occurred when the Maura Lane subdivision was built; destroying forest land; destroying the habitat of deer and other animals; once the wetland is disturbed, it will never be the same; applying for federal permits; infrastructure impact resulting in higher taxes; that all costs should be incurred by the applicant; why the need for the density of homes, as it is really 140 homes on 160 acres; sound which carries over the wetland; traffic such as the drag racing that occurs now on Spring Road; large trucks; speeding; and impact on the school district. He sees nothing positive coming out of the development of this land and noted any construction jobs will be temporary.

Mr. Larson questions the impact to bats, the odor of diesel truck exhaust, deterioration of roads from heavy trucks, dirt on the roads, including Spring Road, during the period of construction, and additional trespassing on his land by added residents of 140 homes using 4-wheelers which tear up the property. He wants to know how this is going to be stopped and who is really going to protect the wetlands. Mr. Larson will forward his comments in writing to the Planning Department.

T. Bakner addressed the question regarding state and federal permitting. Fresh Water Wetland Permit and water quality classification will be requested from NYSDEC. On the federal level, the applicant will seek approval from the ACORE's Nationwide Permit Program. This program encourages land holders to limit impacts to wetlands to the smallest possible amount through placement of culverts. The culverts allow all water in ephemeral or intermittent streams to remain connected and small wildlife and amphibians to pass through.

Ms. Bakner stated that the bats are in caves in the winter. The seasonal clearing restriction is in place to prevent the removal of trees in the summer, when bats are active. There will be a Habitat Management Plan to maintain the property and Amedore Homes will be responsible for that maintenance. If a Land Trust is found willing to preserve the property, Amedore Homes will work with them. Until that time, Amedore Homes will own, maintain, and have deed restriction to protect the property.

Brett Steenbergh stated the Maura Lane development is on private septic systems. This proposal utilizes public sewer, public water, and stormwater plans approved to the latest standards. It has been found that development can actually lower the water table by increasing impervious surfaces. Any water is collected and piped to controlled areas. Footing drains and foundation drains also provide conduits for excess water.

Mr. Steenburgh noted he met with the Scotia-Glenville Schools Superintendent (Susan Swartz). He said bus routes were discussed and that the Superintendent is looking for additional students.

Mr. Larson is concerned if the company owning the land goes bankrupt, no one will be available to assume management of the property. He also stated he doubts the water table will go down and is concerned with back water pressure affecting his property.

Dave Willig, 1004 Cheyenne Road, is concerned about construction truck after construction truck driving by his house and asked if separate construction entrances are planned. B. Steenburgh said the construction entrances will be access points at the end of Hillside Drive and Tomahawk Trail.

M. Carr asked if this construction is going to be done in phases. T. Bakner said the plan is to construct in three phases. The first phase will be off Hillside Drive, the second phase will be off Tomahawk Trail, and the last phase will be the in Village of Scotia. The only construction entrance that would have worked is from Baldwin Road, but it was denied by Schenectady County due to sight distance issues.

Anne Vernooy, 37 Baldwin Road, asked if phases are for infrastructure or for houses. J. Bossalini stated for the first phase, infrastructure is installed, homes built and sold. At a certain percentage of sales, Phase II begins. He said if the market is good, the hope is to sell 70 houses during the first year.

Josh Guerin, 1 Somerset Lane, said he has looked at other Amedore projects, and the homes are fantastic, but that is not the same thing as 'character of the neighborhood.' He said these are two separate but similar neighborhoods, both bordered with wildlife and nature. The species that are not endangered also need to be protected. There is no thru traffic now, and he does not want the neighborhoods connected. He asserts any traffic impact is an impact.

T. Yosenick addressed the statement regarding connection of neighborhoods. He stated the schools, specifically for bussing, the Department of Public Works, specifically for plowing, and fire departments and emergency services for safety reasons do not like separate neighborhoods because they involve the need to turn large equipment around.

Marcia Kulak, Baldwin Road, explained the Kulak farm has been in operation as an equine facility and hay farm for 50 years. She is afraid animal habitats will be changed forever, there will be stress on the integrity of the wetlands, and possible drainage impacts to their farmland affecting her family's ability to make a living, and to privacy. The property is ecologically sensitive and she is concerned about its development.

Teresa Lubowski, 31 Heritage Parkway, sees there is a stormwater plan for the new houses, but asks about impact to the existing homes. She and neighbors have dealt with sump pumps and even greater issues since the building of just one house on Dalton Road. She wants to know what Amedore Homes is going to do to mitigate possible damage to her home. B. Steenburgh stated the oversized basins are designed to minimize groundwater to the water level of pre-development rates and may improve the existing problem. T. Bakner added there were no stormwater management standards when the existing homes were built.

Ken Rice, 17 Haviland Drive, is also concerned with drainage. He has had sheets of ice around his property from drainage of undeveloped land uphill from his property. He said over the last ten years, the water table has raised about 1" per year. He wants to know what design features will address heaving of slabs that some of these homes would be built on. He also feels the assertion that the property was left with stub streets for development does not mean the property should be developed.

B. Steenburgh stated he has not looked at the drainage on Mr. Rice's property, but the engineers have agreed with the Town to look at such problems and try to alleviate them. He stated homes will not be built on slabs as previously stated earlier in this application process. All homes will have basements and will have sump pumps. Any water would then be pumped into the storm sewer system. Mr. Rice noted that this is an area of frequent power outages.

Scott Trudell, 7 Baldwin Road, is concerned about loss of value of his home. His home would face the rear of six of the new houses. He is also concerned about wetlands and pileated woodpeckers living there. Mr. Trudell would like to see access to this land from Baldwin Road. T. Bakner suggested a treed or landscaped buffer could possibly be added to mitigate that particular visual issue. She also said she will check the report from North Country Ecological Services, the wetlands biologists who performed the flora and fauna study. They looked for and identified species present; she will review the report.

M. Cremo, 1042 Tomahawk Trail, asked about the condition of the roads after construction traffic. He stated his road is in terrible condition and water comes up through the street. He also asked if there is a new traffic study. T. Bakner said the Town will have a bond to repair any damage to the roads caused by heavy trucks and construction traffic.

Wendy Holsberger, Creighton Manning Engineering, discussed the traffic study. She said the study does not address personal impact, rather compares the impacts to the standards and level of service that has to be followed. The responsibility of the engineers is to show roadway systems that are in place can handle the traffic that will be generated by this development. Creighton Manning has been working with the Town in the scoping of the project and finds the impact within Department of Transportation standards and thresholds that have to be met.

Carl Piccone, 11 Spring Road, stated this project will change the character of the area, and not in a good way. He finds it difficult to believe there will not be any negative impacts.

Brain Foster, 44 Heritage Parkway, is concerned about the real character of the neighborhood. Heritage Parkway becomes a main entrance road, where children play, cars are parked, and neighborhood activities take place. He is concerned about the character and the safety of his street.

Paul Kenny, Swaggertown Road, posed some points for consideration. He noted recent stormwater management history in of Glenville, such as Target, with an infiltration basin, Baptist Health, bio-retention basin, and construction at Cramer Avenue and Mohawk Avenue, using a series of bio-retention basins. All of these were designed according to the New York State manual. The Target and Baptist Health systems were independently reviewed. They were designed, reviewed, and built. Now they are in the operation and maintenance phase. He asks

if they are working the way they were designed and according to manuals? Are they functioning properly? And are they being monitored?

M. Carr said specifically in front of Target there is no longer the flooding that used to occur in fast, heavy rainstorms.

Paul Borisenko stated things don't always work as designed, so the Town has started requiring a warranty system for 1 year after the development has been completed to be put in place.

P. Kenny stated the Baptist Health infiltration system was designed so that 24-hours after a storm, the basin should be dry. But it isn't; it is always wet. He encourages the Commission to drive around and look at these basins. He feels that just something has been designed and reviewed, doesn't mean it is going to work properly.

M. Carr stated performance monitoring has been mandated recently, and this will probably be a mandate in this proposal.

B. Steenburgh stated a licensed professional will be inspecting the performance annually per MS4 regulations, in perpetuity.

Mr. Kenny asked if the applicant can cite other projects where the water table was high and the systems are working properly. T. Bakner said she can provide a list and residents are welcome to drive around those developments.

Mr. Kenny asked if the Town is going to take over maintenance of the basins after the development is built. T. Bakner said the basins will be part of the stormwater taxing district and the Town will maintain them. Mr. Kenny questions why the town would want to take that on. T. Bakner stated the Town does not have to take over the maintenance.

Carl DiCesare, 1038 Tomahawk Trail, asks if there is any other point on Baldwin Road that could be used for access to the development. B. Steenburgh answered that only the frontage controlled by the applicant can be developed. The proposed Baldwin Road access was denied by the County. The DEC wetlands also block the use of frontage in areas of Spring Road.

When asked, M. Carr stated the plan complies with the Open Space Plan by preserving over 50-acres of wetlands. The Open Space Committee has provided input on the application.

Corey LaPoint, 39 Heritage Parkway, asked if common areas would be maintained by the Town. B. Steenburgh said cul-de-sacs would be maintained as part of the stormwater taxing district. T. Bakner added that Home Owner Associations may not hold up over time, whereas a town controlled taxing system can make sure enough money is charged. When asked about inground pools potentially impacting neighbors, B. Steenburgh said the Building Department would control inground pools in the future.

Liz Antonio, 34 Heritage Parkway, said she has lived in her house two months. The appeal of the neighborhood was that there is no thru traffic. She stated she doesn't know if she would have bought in this neighborhood if she knew about this proposal.

Thomas Wegener, 27 Heritage Parkway, asked for clarification of the procedure. P. Huff said the SEQR determination needs to be made before a public hearing can be held, and before a preliminary approval can be granted. T. Bodden explained the action made allows for the information gathering which is occurring now. The decision is final, but it can be reopened or recinded.

Jim Martin, Town Board liaison, stated he would like to see performance monitoring and annual reports, conservation measures, and phasing including 75% certificates of occupancy issued before moving on to the next phase.

Susanne Dorr, 1035 Tomahawk Trail, points out there are 8 homes for sale in Indian Hills now. She asks what study has the applicant done that shows 140 houses are necessary and will sell in Glenville. J. Bossalini said they look at supply and demand, and pent-up demand, among other factors. They do not build homes any quicker than can be sold.

Liz McGuire, 1034 Tomahawk Trail, thought there were going to be restrictions in deeds preventing inground pools. T. Bakner explained lots with areas of wetland as rear yards will be restricted. That will be for less than 10 homes.

During discussion it was determined numbers stated are verified, the Town has a designated engineer to review the application, meetings are open to the public and are held on the first and second Mondays of the month. The agenda is posted on the Town website. Mr. Cremo asked if the town designated engineer has worked with Amedore Homes in the past. Residents can learn about changes to plans by attending meetings, viewing the meeting minutes on the website, visiting the Municipal Center and meeting with Town Planners. The property owner has followed the rules and has the right to develop the property. The applicant does not own the property, but it is under contract of purchase. Should the company/applicant dissolve in the future, wetland maintenance would be taken over by the new owner. Deed restrictions are enforced by DEC and ACORE. The wetlands will be posted as private land.

Mr. Schlensker, 8 Baldwin Road, is concerned about the ecological balance of the wetlands. He said the bats won't come back, but the mosquitoes will stay in the swampy areas to breed. T. Bakner, said bats can come back to different trees. Lisa Schlensker said if houses don't sell, the woods will already be destroyed. T. Bakner said this will be addressed in the subdivision plans. There will be performance standards on how much can be built before going on to Phase II.

Ed Hicks, 1044 Tomahawk Trail, is concerned with the increase in traffic. Mr. Carr also explained the Planning Department has all the documentation used to make the Commission's decisions regarding traffic and other issues and is available for public review.

When asked if the community overwhelmingly and clearly voices its opposition to a project, is there any chance of stopping it, M. Carr explained this project will be scrutinized by many sets of eyes. As long as the applicant follows state law, town law and town zoning, the Commission can modify development, but not stop an owner from developing his property. The Town would open itself up to a law suit if they act in an arbitrary and capricious manner, and deny a property owner's rights.

Mr. Larson stated that from an engineering perspective, everything is solvable. But he is concerned over the true environmental impact. He also noted that the applicant is not the true owner of the property at this time.

Discussion followed with residents expressing the desire of reassurances, homeowner protections, and legal recourse.

With no one wishing to speak, the public hearing was then closed. Chairman Carr reiterated that another public hearing will be held in the future.

5. Town of Glenville

Zoning Text Amendment Town Board Lead Agency

The Town is proposing to repeal Chapter 132 (Environmental Quality Review), as well as amend Chapter 242 (Subdivision of Land) and Chapter 270 (Zoning) of the Code of the Town of Glenville in an effort to redefine the roles and responsibilities of the Glenville Environmental Conservation Commission (GECC). This effort would result in the GECC taking on more traditional environmental conservation commission roles. This could include periodically reviewing and amending the Town's Open Space Plan; developing and/or reviewing proposed local legislation on subjects such as solar and wind energy; augmenting and continuing the efforts of the Town's Wellfield Protection Committee; providing input to the Town Board on various proposed state or federal-sponsored projects that may affect the environment; making recommendations to the Town Board on offers of land donation, etc. The GECC would still play a role in the review of planning/zoning applications, but this task would be limited to projects that qualify as Type I SEQR actions only.

K. Corcoran said this is part of the re-tasking of the GECC. This would phase GECC out of Planning and Zoning applications unless they are Type I actions.

J. Gibney asked who determines if an application is a Type I action. K. Corcoran said staff will classify an application when it is submitted.

This proposal has been submitted to the GECC and the members are okay with it.

J. Gibney said upon reading GECC minutes, he knows that the members have thoroughly examined environmental impacts before the application is presented to the PZC. He is concerned about the loss of their review.

M. Carr asked if an application could be sent to the GECC even if it is not a Type I action. K. Corcoran said yes, if it is written into the legislation.

MOTION

In the matter of the zoning text amendment to repeal Chapter 132 (Environmental Quality Review), as well as amend Chapter 242 (Subdivision of Land) and Chapter 270 (Zoning) of

the Code of the Town of Glenville in an effort to redefine the roles and responsibilities of the Glenville Environmental Conservation Commission, the Planning and Zoning Commission recommends this change. However, the Planning and Zoning Commission also recommends on those applications determined by the Planning and Zoning Commission or the Zoning Board of Appeals to warrant additional scrutiny of criteria by the Environmental Conservation Commission, that review be done on a case by case basis.

Motion: M. Carr Seconded: T. Yosenick
Vote: Ayes: 6 Noes: 0 Absent: 1
MOTION CARRIED

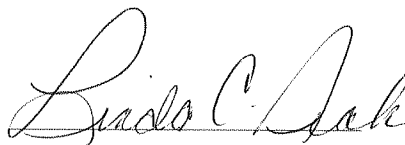
With no further business to conduct, the meeting was adjourned at 12:15 a.m. (Tuesday, August 12).

The next meeting of the Town of Glenville Planning and Zoning Commission is to be held on ***Monday, September 8, 2014.*** The agenda meeting will be held ***Tuesday, September 2, 2014, due to the Labor Day observance.***

Submitted by Chris Flanders, Stenographer:



Filed with Linda Neals, Town Clerk:





VILLAGE OF SCOTIA – DEPARTMENT OF PUBLIC WORKS

4 ZOAR COURT – SCOTIA, NEW YORK 12302

PHONE: (518)393-2159

FAX: (518)393-2150

Andrew Kohout
Superintendent

To: Kevin Corcoran, Town Planner
From: Andrew Kohout, Superintendent of Public Works
RE: Amedore Homes – Major Subdivision
Date: August 7, 2014

McDonald Engineering, at the request of the Village of Scotia, is currently in the process of reviewing engineering data provided by Amedore Homes for water, sanitary sewer, and possible storm sewer connections from a proposed 10-unit subdivision in the Town of Glenville in the area of Vista and Glenview Drives in the Village of Scotia. I have not received their recommendation at this time.

Once the recommendation is received it is important to note that there are still several issues to address. A favorable recommendation from McDonald Engineering in no way means any of the following issues have been reviewed or guarantees their approval.

- The Town of Glenville must formally request an extension of the sanitary sewer system from the Village of Scotia following the guidelines agreed upon by both entities and the City of Schenectady. Because this process requires approval by all Boards involved it may take several months.
- If approval is received, Amedore Homes must acquire permits for the sewer and water connections and purchase water meters from the Village of Scotia.
- Homeowners in the 10-unit subdivision will become water and sewer customers of the Village of Scotia and pay the full rates outlined in the fee schedule to the Village. All maintenance of water and sewer mains, valves, hydrants, etc. located outside of the Village will be the responsibility of the Town of Glenville at no cost to the Village.
- Amedore Homes has not begun the process of seeking approval from the Village of Scotia for the extension of Vista Drive into the Town of Glenville. The current engineering study by McDonald Engineering only relates to the water, sanitary sewer and possible storm sewer connections.

If you have any questions, please contact me.

cc: John Bossalini, Amedore Homes

State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Date: **August 11, 2014**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the Town of Glenville Code pertaining to Environmental Quality Review and to the Review of Residential Subdivisions.

The Town of Glenville Planning and Zoning Commission, as lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact and a Draft Environmental Impact Statement ("DEIS") will not be prepared.

Name of Action: Major 140-lot Single Family Residential Subdivision proposed by Amedore Homes LLC, on an existing 214 acre parcel located between the existing Glen Oaks and Indian Hills developments (the "Project")

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Location of Action: Town of Glenville, Schenectady County, 214 acre parcel located between the existing Glen Oaks and Indian Hills developments with access off of Hillside Drive and Tomahawk Trail, among others.

Description of Action:

The applicant, Amedore Homes LLC ("Amedore" or the "Applicant"), is proposing to develop 140 single-family building lots on 214 acres located between the existing Glen Oaks and Indian Hills Developments. This major subdivision is proposed on 214 acres zoned either Suburban Residential or Land Conservation. The access for the proposed development uses stub streets provided in the existing adjacent residential subdivisions for this purpose.

The Applicant will be extending public sewer and water to the property, there will be no on-site septic systems or wells. A stormwater management plan has been developed and all stormwater drainage and treatment measures will be built by the Applicant in accordance with NYSDEC requirements. The roadways constructed as part of the project, along with the sewer, water and stormwater utilities will be offered for dedication to the Town.

The Project is located in the Suburban Residential (“SR”) District and the Land Conservation District. Based on the Town Code and Zoning Map, the Land Conservation District, which consists of NYSDEC wetlands has been fixed by NYSDEC signing the drawing showing the boundaries of the NYSDEC wetlands. No NYSDEC wetlands will be disturbed by the residential lots or improvements. Only utilities to be owned by the Town will be placed within the Land Conservation District. Any disturbance to the NYSDEC wetlands will be temporary only during the installation of such underground utilities.

The subdivision lots largely comply with the dimensional requirements of the SR District, however 24 area variances will be required for insufficient lot width (primarily the cul-de-sac parcels) and two variances for insufficient lot depth. The Applicant will apply to the Town ZBA for the necessary area variances. It is also noted that the Applicant has already applied to the Town Board for a waiver of the width of the roadways in the Project. The purpose of such waiver is to decrease the amount of impervious surfaces in the development, to assist in traffic calming and to hold down municipal costs for the future maintenance of the roadways (i.e. repair and snow clearing and such). The only approval required by the Planning and Zoning Commission is subdivision approval.

The Project will result in a variety of socio-economic benefits for the Town of Glenville (the “Town”) and the surrounding area. The Project will create construction jobs and will increase the real estate tax base. The Scotia-Glenville School District supports the construction of additional residences in the Town and has provided a letter of support for the project. Currently, the existing property is not significantly contributing to the tax base. This area has been designated for residential development for decades and the Project completes the surrounding residential subdivisions and connects to existing roadways using “stubs” provided for that purpose.

Reasons Supporting this Determination:

After considering the criteria for determining significance as set forth in 6 NYCRR § 617.7(e), and consistent with the recommendation of the Glenville Environmental Conservation Commission, the Town Planning and Zoning Commission has determined, for the reasons discussed below, that the proposed Project will not have a significant adverse impact on the environment and the issuance of a negative declaration under SEQRA is warranted.

Construction Impacts

The construction of the Project is not expected to result in any significant adverse environmental impacts. Several short term and minor impacts are expected during construction. For example, the use of construction vehicles and equipment may increase air emissions and noise temporarily on the Site. These temporary emissions are not expected to adversely affect air quality in the area and the efficient use and proper maintenance of both vehicles and equipment will mitigate any such impacts. Commonly employed construction practices (i.e. water suppressants, blanket screening, limiting activities to non-windy days, etc.) will be used, as

necessary, to minimize impacts, such as the creation of dust, if any. As discussed in more detail below, the Applicant will also implement an erosion and sediment control plan to control storm water run-off during construction. This will ensure that such construction impacts will not be significant.

Moreover, waste generated during demolition and construction will not result in any significant adverse environmental impacts. All construction and demolition waste will be collected and deposited in large dumpsters or dump trucks on-site and removed on a regular basis. Construction and demolition waste will be delivered off-site for proper disposal. Debris from clearing and construction will not be buried on-site nor allowed to accumulate in and around the Site. Clearing and disposal of the Oak Trees on the site, in particular, will be strictly managed due to the presence of Oak Wilt in the area. Lastly, the efficient management of construction materials (the efficient utilization of lumber, masonry materials and other building materials to encourage efficiency and reduce waste) will be employed on-site to discourage waste and reduce construction costs.

Groundwater

The Project will not have any significant adverse impact on the quality or quantity of groundwater resources in the area. There are no public water supply wells on the Site or on any of the adjacent lots. The residential subdivision will have public water and sewer which is being extended to the property at the expense of the Applicant. Only two large lots that are set apart substantially from the rest of the proposed development will be provided with fully compliant septic systems rather than connected to public sewer. The lots contain large upland areas suitable for septic systems and the systems will meet all Town and Department of Health requirements. The stormwater management system will also have the effect of depressing the higher groundwater table by appropriately draining the developed area and by treating all stormwater so that the volume of stormwater and its water quality meet the standards set by NYSDEC. Groundwater reserves beneath the Site will not be utilized for potable or sanitary purposes by the Project and the Project will have no effect on ground water reserves.

The seasonal high water table in the soils on site can be expected to be approximately 36 to 48 inches below the existing ground surface. The groundwater is perched on the confining rock strata. Each proposed building will have a footing drain system installed to alleviate hydraulic pressure on the foundation walls. Installation of utility trenches throughout the site including storm water and sanitary sewer will provide a conduit to lower the seasonal high perched groundwater table.

Surface Waters

The Project will not have any significant adverse impact on the quantity or quality of surface water resources in the area. The 214 acre Site contains waters of the United States regulated pursuant to Section 404 of the Clean Water Act and also, freshwater wetlands and their adjacent areas regulated by Article 24 of the NYS Environmental Conservation Law. All federal

and State regulated wetlands and any water courses have been identified on the Site. The United States Army Corps of Engineers (ACOE) and the NYS DEC have issued jurisdictional determinations fixing the boundaries of the regulated surface waters on the 214 acre Site. Permit applications are pending with the ACOE and with the NYSDEC for a minor amount of impacts to these resources. For purposes of NYSDEC regulated wetlands there are no permanent impacts. Due to the location of the wetlands on-site however, there are some NYSDEC adjacent area impacts in the amount of 3.64 acres. Every effort has been made to reduce those impacts. All NYSDEC wetlands and any undisturbed adjacent areas will be protected permanently by deed restrictions. The impacts to federal wetlands/waters of the U.S. have also been strictly limited by the design of the subdivision. There are two crossings of a water of the U.S. and a small area of grading for two lots which altogether affect less than one tenth of an acre of such resources. The impacts are further lessened through the use of culverts which have been designed and sized as required by the ACOE nationwide permit program and which maintain the connectivity of the waters of the U.S. Copies of the pending applications and all correspondence with the agencies have been provided to the Town as part of this record. The applications contain a detailed description of the mitigation that has been proposed as part of the Project. Many of these mitigation measures involve addressing existing wetlands or waters of the U.S. impacts that have occurred over time on the property, i.e. repairing and removing crushed culverts, repairing disturbed wetlands, etc.

The majority of surface water impacts expected from the Project will occur during construction. The applicant has prepared, and will implement prior to construction, an erosion and sediment control plan that will contain and manage surface water run-off to minimize any potential impacts. This plan has been prepared in conformance with the New York State Guidelines for Urban Erosion and Sediment Control. A Storm Water Pollution Prevention Plan ("SWPPP") has also been prepared for the Project's construction phase as required by and in conformance with NYSDEC's General SPDES Permit for storm water run-off associated with construction activities.

The erosion and sediment control plan and the SWPPP incorporate preventive measures and best management practices to control run-off. The proposed plans will be followed closely during construction and are expected to reduce, if not eliminate, any potential run-off impacts on or near the Site.

After construction, long term impacts from surface water run-off are expected to be minimal. A substantial portion of the Site will be protected through the imposition of deed restrictions. Amedore will continue to own and maintain the extensive preserved area. As the development proceeds, likely over a three year period, Amedore will work with any willing available land trust to plan for the eventual transfer of the property. As such a willing land trust does not currently exist, Amedore will be managing the property according to a NYSDEC approved habitat management plan a draft of which is on file with the NYSDEC and the Town of Glenville.

Stormwater runoff from impervious surfaces (roadways, roofs and driveways) associated with the proposed action is directed to a stormwater management system that will provide detention of high intensity storms (up to the 100-year storm) and the passive water quality treatment of low intensity storms. These controls and treatments will be achieved through the use of appropriate surface and subsurface features as required by the NYSDEC General SPDES permit for the discharge of stormwater associated with construction.

All storm water management facilities will be inspected periodically and after storm events to remove debris, sediment build up and to ensure that the facilities are operating properly. All facilities will fully comply with all applicable Town of Glenville standards. Snow accumulation areas have been designated on the subdivision plans.

Based on the foregoing, the Project will not have any significant adverse impact on the quantity or quality of surface water resources.

Traffic

The Project is not expected to result in any significant traffic impacts in the area. To evaluate the Project's proposed traffic impacts, the applicants' consultant, Creighton Manning Engineering ("CME"), conducted a comprehensive traffic impact study dated November 15, 2013 and revised February 10, 2014. A copy of this study was submitted to the Town. Many traffic questions were answered during the course of the review of the project to date. Correspondence dated July 30, 2014 was provided to the Town by CME. The traffic study and subsequent correspondence was reviewed by MJ, the Town's consultants and they have indicated that they concur with CME's evaluation of the subdivisions non-significant impact on traffic in the area. In general, the expert study concluded that the traffic generated by the Project will not result in any significant adverse impacts on the existing levels of service at nearby intersections. Neighbors had also requested that the Town and the Applicant contact the County to determine if the entrance to the subdivision could be changed to Baldwin Road. The County DPW Commissioner confirmed in a letter dated May 16, 2014 that the County would not allow the entrance to the subdivision on the County Road. This determination, which only the County has authority to make, was based upon concerns regarding site distance and the curvature of the roadway. The roads that are being used to access the subdivision were specifically provided during the development of the previous existing subdivisions to provide access to this property.

The traffic study contains the following: (1) an evaluation of existing traffic volumes and patterns at the intersections listed below; (2) a projection of future traffic volumes generated by the Project and growth in the area; and (3) assessment of the impact of the Project on the study area. Each of these topics is discussed in more detail below.

1. Existing Traffic Conditions

The study area intersections include Spring Road/Sacandaga Road (NY Route 147) and Baldwin Road/Swaggertown Road. The intersections currently operate with acceptable levels of

service during the AM and PM peak hours. The study area is comprised of two-lane, low volume roadways with stop control intersections.

2. Future Traffic Conditions

The future traffic volumes include a 0.5% per year background growth rate, trips associated with the Baptist Health Nursing and Rehabilitation project, and the 108 AM peak hour trips and 142 PM peak hour trips associated with the proposed Project.

3. Assessment of proposed Project Impacts

Analysis shows that the study intersections will operate at acceptable levels of service with construction of the proposed project. The study area roadways have sufficient reserve capacity to accommodate the trips associated with the Project. No capacity improvements are recommended.

4. Miscellaneous Traffic Issues—Concerns regarding cut throughs

The Project creates a roadway connection between Spring Road and Swaggertown Road via the neighborhood roads. Residents currently living in Glen Oaks may travel through the new neighborhood to reach Swaggertown Road, and residents currently living in Indian Hills may travel through the new neighborhood to reach Spring Road. Individuals not living in these existing neighborhoods are not expected to use the new roadway connection because the connection requires numerous turns, some level of “backtracking”, is almost ½ mile longer, and takes 1.5 minutes longer than using existing external routes.

5. Conclusions

The traffic study and all the supporting documentation submitted by CME demonstrate that the Project is expected to have minimal impact on the study area intersections and no improvements are recommended. Based on the comprehensive analysis contained in the traffic study and on the advice of MJ who reviewed the materials, the Planning and Zoning Commission determines that the Project will not have any significant adverse impacts on traffic from the proposed subdivision.

Noise

The Project is not expected to result in any adverse change to noise levels on or around the Site. The additional traffic will not result in any drops in level of service sufficient to require screening of the intersections to evaluate air and noise impacts. The use of the property for a residential subdivision is consistent with the long standing zoning in the area.

Any noise in the residential subdivision will be consistent with the character of the noise in the surrounding residential subdivisions. The construction noise will be temporary and reversible. Such noise is addressed through the use of standard practices, such as limiting the hours of

construction in accordance with the Town Code and ensuring that all construction machinery is equipped with the appropriate mufflers and that the use of back up beepers are limited to the extent allowed by State and federal law.

The noise generated in connection with the construction and operation of the residential subdivision will not result in any significant adverse impacts.

Solid Waste Disposal

The Project will not have any significant adverse impact on the disposal of solid waste in the area. No waste will be disposed of on-site. The Project is expected to generate approximately 11 tons of solid waste per month. All glass, newspaper, plastic, metal cans, etc. will be recycled in accordance with all applicable local laws. All household waste will be collected on a regular basis (usually weekly) and transported off-site for disposal by a private carting company retained by each household.

Based on the foregoing discussion, the Project will not have any significant adverse impact on solid waste disposal.

Drainage

The Project will not have a significant adverse impact on drainage issues due to (i) the design of the stormwater management system complying with the New York State Stormwater Design Manual, (ii) the extensive amount of undeveloped acreage to be preserved as part for the Project and (iii) the utilization of the public sewer and water, which is being extended to the site at the Applicant's expense.

The Town's consulting engineer MJ has reviewed the stormwater plans for the project. All improvements requested by MJ will be provided on the final stormwater plans. NYSDEC's current standards for stormwater management and control are rigorous and have provable results that ensure that there will be no adverse impacts on water quality or volume as a result of new developments.

There is no potential impact on the water recharge for the groundwater under the site because all but two of the largest lots will be served by public sewer. These two septic systems will meet all applicable regulatory requirements. These two lots are substantially separated from the proposed development. Additionally, there is no potential impact on the water recharge for the water supply for the Town from water requirements of the proposed land use because the applicant will be bringing public water to the Site. All of the proposed lots will be served by public water.

Vegetation

The property is currently surrounded by existing residential development. It contains federally and State regulated wetlands and federally regulated water courses. All efforts have been made to avoid impacts to these resources and the Town has in its record all the correspondence with the NYSDEC and the USACOE concerning the project as well as the pending permit applications. No direct permanent impacts will occur to the NYSDEC Freshwater wetlands existing on site. The location of these NYSDEC Freshwater wetlands has been determined in writing by NYSDEC and the wetlands mapping has been signed by NYSDEC staff. The ACOE has issued a jurisdictional determination setting forth the boundaries of the federally regulated Waters of the US on the site, including federally regulated wetlands. As noted above, the Applicant has proposed that 67% (or 143 acres) of the 214 acre site be retained as permanently preserved lands to be owned by the Applicant and held subject to a deed restriction and managed pursuant to a NYSDEC approved habitat management plan. Copies of the proposed deed restriction and Habitat Management Plan have been submitted to the ACOE, NYSDEC and the Town.

Wildlife

The Project will not have any significant adverse impact on wildlife. The area of the Site to be preserved and the wildlife corridors that are shown on the subdivision plat demonstrate that any wildlife currently using the Site will be able to continue using the Site. The project wildlife biologists, North County Ecological Services, undertook a thorough study of the Site cataloguing the use of the Site by the types of species typically found in this area and which commonly occur in close proximity to the surrounding existing residential developments. They also examined the Site for the presence of any State or federally regulated threatened, endangered or rare species, after determining from the NYSDEC Natural Heritage Group and the U.S. Fish and Wildlife Service what species could potentially be found on the site based on their records. Their detailed on site survey of the property found no such species. The Applicant has agreed to eliminate the possibility for any impacts to summer bat habitats by only clearing any trees that are suitable for such habitat during the following time periods October 1 to May 1. By clearing such trees when the bats, if any, have returned to their hibernacula, no incidental taking of long-eared bats or Indiana Bats will occur.

Community Character

The Project will not have any significant adverse impact on the community character in the area. The Site is zoned for the proposed use and it is surrounded by similarly developed single family residences. The Applicant will build very attractive houses that will not in any way diminish the appearance or quality of the existing residential areas. The houses will be energy efficient and supplied with Energy Saving appliances. The setting of these houses will also be attractive because a substantial portion of the surrounding acreage (approximately 67% or 143 acres) will be preserved.

Historic and Archaeological Issues

The Applicant retained an archeologist to undertake the NYSOPRHP mandated testing at the site which was identified as archeologically sensitive. No historic or archeological resources of any significance were discovered as a result of the study and NYSOPRHP has issued a letter indicating that the Project will have no effect on cultural resources. A copy of the report by the archeologist and the correspondence from NYSOPRHP has been provided to the Town.

Visual Appearance

The Project will not have any significant adverse visual impacts on the surrounding community. The single family houses will be brand-new and attractive. The views of such roadways, houses and driveways are consistent with the surrounding residential developments.

Water Supply

The Project will not have any significant adverse impact on the area's water supply. Public water will be supplied to the Project site at the expense of the Applicant. The Town has determined that sufficient water capacity exists in the existing water distribution system to supply the domestic and fire flow demands for the Project. The existing distribution system will be extended to the Project and to the proposed homes at the expense of the Applicant.

Odors

Any odors generated by the Project will be consistent with such odors generated by the surrounding residential developments. No unusual odors are anticipated to occur as part of the construction efforts. Therefore, the Project will not have any significant adverse odor impacts on the area.

Sanitary Sewer Service

The Project will not have any significant adverse impact on the sanitary sewer system or its treatment facilities. The Project will be connected to the Town of Glenville sewer system as shown on the plans. Ultimately the sewage is treated by the City of Schenectady's existing wastewater treatment plant. The City and the NYSDEC have indicated that there is sufficient capacity in the City's existing collection system and sewage treatment plant to take the additional flow from the Town of Glenville sewer system attributed to this 140 lot residential subdivision. Approximately 8 lots located immediately adjacent to the Village of Scotia will connect to the Village's sewer system which also collects wastewater that is treated by the City of Schenectady's wastewater treatment plant. Only two large lots which are set apart from the rest of the proposed development will be provided with septic systems. These lots have large upland areas and the septic systems will fully comply with all applicable local and State laws.

Electric Service

The Project will not have any significant adverse impact on electric services provided in the area. Electric services will be supplied to the Project by National Grid. There is sufficient capacity to meet the Project's demand for these services. The Project will be connected to the existing electric lines in the surrounding subdivisions.

Natural Gas Service

The Project will not have any significant adverse impact on natural gas service in the area. Natural gas service will be provided to the Site by National Grid. There is sufficient capacity to meet the Project's natural gas demands.

Community Services

While the Project may increase the demand for police services, the Town's police department has sufficient manpower and equipment to provide services to the Project. Police protection will be provided by the Town of Glenville police department with assistance available from the New York State Police, County Sheriff and other nearby police departments on a mutual aid basis.

Fire protection for the overwhelming majority of the project will be provided by the Thomas Corners Fire District. Kevin Corcoran, the Town Planner, was in contact with the District. He was advised that the District finds the cul-de-sac dimensions to be acceptable, with the District recommending that that fire hydrants be spaced 500 feet apart and at the end of every cul-de-sac. Thomas Corners has adequate equipment and personnel to fight any fires at the Project. In addition, the water supply and pressure available to the Project is adequate to fight fires. The Project will comply with local and State fire prevention codes.

Two or three of the proposed homes will be located within the Beukendaal Fire District. The Beukendaal Fire District was contacted regarding this proposed project and District representatives did not provide any comments.

Miscellaneous

In addition the foregoing, the Planning and Zoning Commission has also determined that the Project will not result in:

1. the creation of a material conflict with the Town of Glenville's current community development plans or goals as officially approved or adopted. The Project is consistent with the Town's Comprehensive Plan and the existing surrounding residential developments in an area zoned for residential development for decades.
2. the impairment of the character or quality of important historical, archeological, architectural or aesthetic resources. No historical, archeological or architectural

resources occur on the property. All aesthetic resources are being protected through the preservation of 143 acres of land and the design of the residential subdivision.

3. the impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to 6 NYCRR § 617.14(g). No such area exists on or adjacent to the Site.
4. a major change in the use of either the quantity or type of energy. As discussed above, the Project will not increase the existing energy demands of the community and the homes will be energy efficient and meet the requirements of all applicable modern building codes.
5. the creation of a hazard to human health. The Project will actually promote the public health, safety and welfare by extending public water and sewer to the property at the Applicant's expense.
6. a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses. This is private property, not open to the public for recreational purposes. The Site is zoned for residential development and this use will be in character with the other uses in the area.
7. the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action. This criteria does not apply to a 140 lot single family home subdivision.
8. the creation of a material demand for other actions that would result in one of the above consequences.
9. changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.
10. two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR § 617.7(c).

* * * * *

For all the reasons set forth above, the Town of Glenville Planning & Zoning Commission concludes that the proposed Project will not have any significant adverse impact on the environment and the issuance of a negative declaration under SEQRA is warranted.

For Further Information:

Contact Person: Kevin Corcoran
Town Planner

Address: Town of Glenville
18 Glenridge Road
Glenville, NY 12302

Telephone Number: (518) 688-1200

Filing: A copy of this determination of non-significance will be filed with the following:

- The Applicant;
- The Town of Glenville Town Clerk;
- The Town of Glenville Town Board;
- The Town of Glenville Zoning Board of Appeals;
- The Town of Glenville Planning and Zoning Commission;
- The Town of Glenville Environmental Conservation Committee;
- The appropriate Town department heads;
- The Schenectady County Planning Department;
- The Schenectady County Department of Engineering & Public Works;
- Schenectady County Department of Environmental Health;
- The City of Schenectady;
- The Village of Scotia;
- The ACOE Office in Watervliet NY;
- NYSDEC-Region IV;
- New York State Office of Parks, Recreation, & Historic Preservation and
- Any person requesting a copy.

Chris Flanders

From: Kevin Corcoran
Sent: Monday, August 11, 2014 2:38 PM
To: Chris Flanders
Cc: Michael Burns; Lauren Ellmers
Subject: FW: Town Planning Agenda

From: Early, Donal P (GE, Measurement & Control) [<mailto:donal.early@ge.com>]
Sent: Monday, August 11, 2014 2:28 PM
To: Kevin Corcoran
Cc: donal early (hce.terenure@gmail.com)
Subject: Town Planning Agenda

Dear Mr Corcoran,

I live at 1005, Arapaho Path, and I'm writing this email in response to your recent letter regarding the meeting agenda (Aug 11 meeting) of Glenville Planning and Zoning Commission. I would like to take the opportunity to register my opposition to the proposed Amedore Homes development in the area adjacent to Indian Hills. I believe that I and my immediate neighbors would be most directly affected by the proposed development, and can foresee only negative effects, should construction go ahead. The effects I am concerned about are:

- Construction noise and traffic during the proposed construction.
- Substantially increased thru traffic in the area of my property, once construction is complete.
- Irreparable damage to the quality of life on Arapaho Path (loss of woodland and inevitable changes to the quiet environment along this road).
- Substantial risk of unplanned negative consequences, such as increased flooding from storm water runoff as a result of the proposed development.

Please take account of my objections during discussions related to the proposed development.
Thank You and Regards
Donal Early

Chris Flanders

From: Kevin Corcoran
Sent: Monday, August 11, 2014 2:40 PM
To: Chris Flanders
Cc: Michael Burns; Lauren Ellmers
Subject: FW: Oppose the development

-----Original Message-----

From: Ish [<mailto:Ish0718@hotmail.com>]
Sent: Monday, August 11, 2014 1:26 PM
To: Kevin Corcoran
Subject: Oppose the development

Hi Kevin,

I probably won't make it to the meeting tonight so I'm sending you my opposition to the new housing development via email. As a resident of Glen Oaks, I can assure you that much of the charm of the neighborhood is the quietness and nature-like feel. This will probably decrease with the increase in housing here.

Lonnie Hojnacki

46 Heritage Parkway
Scotia, New York 12302

4 August 2014

Members of the Planning and Zoning Committee
Town of Glenville
Glenville, New York 12302

Dear Mr. Carr and Committee Members:

We are writing in reference to the proposed Amedore Project. We are residents of Glen Oaks and have lived at 46 Heritage Parkway since 1989.

Our concerns regarding this project are as follows:

Traffic/Safety - 140 new homes in the \$300,000 to \$350,000 range will likely equate to 250–300 additional vehicles making multiple trips through either Glen Oaks or Indian Hills on a daily basis. This projection does not take into account the increase in traffic because this route, however circuitous, will most likely be used as a cut-through for traffic from Route 50 to Sacandaga Road. Add to that equation the poor sight lines for both of the entrances to Glen Oaks (Haviland Drive and Heritage Parkway) and it becomes a recipe for disaster. Heritage is already a wide street where people tend to speed.

Water - Our impression is that the water issues seem to be trivialized or not considered a real concern. High water table, underground springs, poor drainage have been long standing issues in both developments. It is reasonable to consider that new construction, especially of that magnitude, could easily upset the environment by displacing soil, potentially creating new water issues for neighboring homes, especially homes downhill from the proposed development. We have had first-hand experience with this with the re-paving of Heritage Parkway in the 1990's. We wonder if there are issues, what recourse do neighbors have?

Both of us are Scotia "lifers" and have lived here our entire lives except for a brief period. When we had the opportunity to move back to the Capital District, we chose Scotia as the place where we wanted to raise our children; and we chose Glen Oaks primarily because it was a self-contained neighborhood. This was probably one of the main considerations for many of the families in both developments. Connecting the two neighborhoods and opening up a "thoroughfare" will, in our opinion, adversely alter the quality of life. Both Glen Oaks and Indian Hills have long been considered premier neighborhoods in Scotia-Glenville. Now, although there are newer developments with bigger, more expensive homes, they are still beautiful, self-contained neighborhoods that have provided a safe environment for families for more than 45 years.

While we understand this property is zoned for residential development, and that Amedore Homes has the right to build, we can only ask this Committee to please ensure that it is **responsible** building, and that you base your decision on information provided by impartial parties. This project directly affects several hundred people who live in both Glen Oaks and Indian Hills.

Thank you for your time.

Sincerely,

Jim and Cindy Steadwell

CRANESVILLE AGGREGATES CO., INC.

SCOTIA SAND AND STONE COMPANY, INC.

Sand and Aggregates - Bag Products



427 SACANDAGA ROAD
SCOTIA, NY 12302

Tel. (518) 346-5749
Fax (518) 382-0621

via Email to kcorcoran@townofglenville.org

August 8, 2014

ATTN: Kevin Corcoran, Town Planner
**TOWN OF GLENVILLE ECONOMIC
DEVELOPMENT & PLANNING DEPARTMENT**
18 Glenridge Road
Glenville, New York 12302

RE: Public Hearing August 11, 2014

Dear Commission Members,

Cranesville Aggregates Co., Inc. is pleased to support the **Application of Amedore Homes, LLC** in seeking approval to create single-family building lots on the parcel located between the existing Glen Oaks and Indian Hills Developments.

Cranesville respectfully requests the Town of Glenville Planning and Zoning Commission to approve the Application for Major Subdivision to include the public water and sanitary sewer, along with stormwater management facilities and 54.3 acres of protected wetlands.

Cranesville believes the **Amedore Homes, LLC** proposed project would provide upscaled housing and insure land conservation in the zoned Suburban Area being considered. **Amedore Homes, LLC** are considered highly reputable builders and respected for their quality workmanship in any projects they commit to. The Town of Glenville would be enhanced by the project under consideration.

Sincerely,
CRANESVILLE AGGREGATES CO., INC.
Scotia Sand and Stone Company, Inc.


John A. Tesiero III

Chris Flanders

From: Kevin Corcoran
Sent: Monday, August 11, 2014 9:34 AM
To: Chris Flanders
Cc: Michael Burns; Lauren Ellmers
Subject: FW: Amedore Homes

From: Rosemary [<mailto:rlawless001@nycap.rr.com>]
Sent: Sunday, August 10, 2014 1:44 PM
To: Kevin Corcoran
Subject: Amedore Homes

Dear Mr. Corcoran and Planning Committee,

I have lived in Glen Oaks for 38 years. The reason that I picked this neighborhood is that it's quiet, safe, and a great place to bring up a family. During this time I have witnessed many children of original families coming back to live in Glen Oaks for this same reason, my daughter is included in this group. I am writing to let you know that I strongly oppose the development of Amedore Homes on the land between Glen Oaks and Indian Hills. I don't know anyone in this development who feels positively about this development. These are my reasons for these feelings:

These houses would totally change our traffic situation. I don't want the children of this development to have to deal with, many extra cars on our streets, and cars using Glen Oaks as a link to Sacandaga Road. Our children safely bike, scooter, skateboard, rollerblade and play in the roads. I have never worried about my children or grandchildren in this respect. This added traffic will definitely change this situation for parents. I also don't want to wait in lines trying to get onto Spring Rd., because there is too much traffic. This is a quiet neighborhood, not a city street. It's hard enough getting onto Spring Road now, because the view from all exit roads is somewhat limited. Adding extra cars can't add to our safety.

The narrower roads proposed by Amedore are also a concern. The only person that I can see who would benefit from these is the builder because it saves money. As children do all of the above mentioned activities on narrower roads, I don't know how anyone would not consider this a safety concern, especially with more traffic using our roads. Picture snow banks on the sides of the road making them even narrower, a definite problem for cars and children.

I am also concerned about the impact that the drainage from these homes would have on Glen Oaks. We already have a drainage problem here, many houses in both developments have sump pumps and more than one dehumidifier in their basements. Heritage Parkway in particular has many problems in this area. I am at the top of the hill and have to contend with wet basement walls, am I now going to have to worry about water in my cellar? Is there a definite plan to prevent flooding and drainage problems? Who will be responsible if there is a plan and it doesn't work, the homeowner, town or the builder?

Glen Oaks is notorious for its terrible mosquito problem, the impact on the Wet Lands and the drainage problems are a great concern to me in this area.

Why would anyone approve a plan where there is development that would impact the Wet Lands???

If for legal reasons, this development can't be stopped, then I know that the people in both neighborhoods feel that we would like the planning committee to be looking out for us and our above concerns. We would like Amedore's homes to be a separate development, with its own access roads. This would keep our two neighborhood, with the exception of drainage problems, the same safe, peaceful places that we picked for our homes. Just because a builder wants to develop land, it shouldn't come at the expense of disturbing two large neighborhoods. I would think that it would be the builders responsibility to pay for roads and anything else that this project entails. It seems to me that this would be a much smarter and much better partial solution than disrupting existing neighborhoods.

Thank you for your consideration in this matter.

Sincerely,

Rosemary Lawless

August 1, 2014

Mr. Michael Carr, Chairman
Planning and Zoning Commission
Town of Glenville
18 Glenridge Road
Glenville, New York 12302

Re: Proposed Amedore Glen Oaks Subdivision

Dear Mr. Carr:

We are writing to you today to express our concerns regarding the impacts of the proposed Amedore Glen Oaks subdivision. Our family has lived on Tomahawk Trail for approximately 13 years and our concerns are based on our experience living in this neighborhood. We moved to the Indian Hills neighborhood because it was quiet with very limited vehicular traffic and because this neighborhood represented a safe environment for our children.

Our family is very concerned about the negative impact to our neighborhood that will result from the proposed subdivision access road on Tomahawk Trail. Tomahawk Trail and the Indian Hills neighborhood have no sidewalks and our children and family members use the roads to walk, bike, exercise and play sports. Our neighborhood has very limited vehicular use that is essential for a safe environment. I would encourage you to visit our neighborhood and see for yourself how our families use the roads, observe the existing vehicular use and see how important low vehicular use is to our safety. We are without doubt that the proposed subdivision access road on Tomahawk Trail will increase vehicular traffic, negatively impact our neighbor, change its current character and create real safety issues for our families.

We respectfully request that you not allow the proposed Tomahawk Trail access road and seek a better, safe solution for access to the proposed subdivision.

Sincerely,

Michael & Maureen Palleschi
1022 Tomahawk Trail

Cc: C. Koetzle, Supervisor & Board
K. Corcoran, Town Planner

August 8, 2014
1034 Tomahawk Trail
Glenville NY 12302

*Chairman
Carr
has maps.*

Kevin Corcoran, Town Planner
Town of Glenville
18 Glenridge Road
Glenville NY 12302

Re: Amedore Homes Subdivision

Dear Mr. Corcoran,

I am writing to express my disapproval of the proposed Amedore Homes Subdivision for several reasons. I have lived at 1034 Tomahawk Trail, for more than eight years. We moved to Indian Hills because it was a quiet suburban neighborhood with very little traffic. It is safe to walk on the roadway; families with their young children ride bikes; parents and grandparents push baby carriages and strollers; some people enjoy running; others walking their dog(s). One of my neighbors is a paraplegic and travels around the neighborhood in his wheelchair. Teenagers practice basketball, others play ball on the corner, some ride their bikes and others ride skateboards. The roads will no longer be safe for our enjoyment and use if Tomahawk Trail becomes a thoroughfare for the proposed development. There are no sidewalks. Now the only traffic in the neighborhood is from the residents who live here or their visitors. The safety and integrity of Indian Hills will be severely compromised if Amedore is allowed to cut through our neighborhood. I'm sure the residents of Glen Oaks have the same concerns.

The land that is now used for recreation such as nature walks, dog walking, four wheelers & snowmobiles will become inaccessible because the land will be posted. At the January 27, 2014 Glenville Environmental Conservation Commission Meeting Mr. Welch asked how the Police would access the land to enforce the enforcing and Mr. Steenburgh who is the engineer representing Amedore said there will be plenty of access roads around the site. Why are these access roads not being used instead of cutting through Tomahawk Trail?

What will become of the wildlife when the woods & wetlands are disturbed? There are many deer, bobcats, raccoons, skunks, opossums, bats, pileated woodpeckers and other various kinds of animals and birds that now inhabit the land.

I am enclosing information on the soil survey for the Amedore Project which was obtained from Mike Burns of the Economic Development & Planning Department. Mike labeled the symbols for the soil survey on the map and provided the Tables which show limitations of the soils for town & country planning in Schenectady County. I have color coded a copy of the map & the corresponding soil survey to make the information easier to find & understand. You will note that all areas are rated severe for dwellings with basements, with the exception of HrB (pink)

which is a small proportion which is rated slight. The largest areas TvA & TvB (red) have bedrock at depth of 10-40 inches and seasonal wetness. The second largest areas ArB & NaB (brown) have bedrock at depth of 10-20 inches. The next largest areas Fr & liA (blue) have prolonged wetness. The smallest area, PpB (light blue) has temporary seasonal wetness & roads & streets are subject to frost action. Mr. Corcoran, I know you are aware of this information but as someone with no knowledge who looks at the survey it gives the impression that most of the land is not suitable for building.

Amedore originally proposed 132 homes with at least ½ not having basements due to excessive water from wetlands. What has changed in order for 140 homes to all have basements? I am also concerned about the drainage and storm water affecting property in Indian Hills.

Baldwin Road was originally mentioned as an access road but was eliminated due to "site distance view". In the P & Z Meeting Minutes of February 11, 2013 M. Storti noted that the access from Baldwin Rd. should be across from Socha Lane for alignment. B. Steenburgh said when final surveying is completed, they will be looking at that alignment issue. Why is the site distance view any different if access road is located across from Socha Lane?

Is there an actual market for an additional 140 one family housing development in Glenville? There are homes for sale all over town. Indian Hills is a small area which currently has at least

87 homes for sale - 3 are located on Tomahawk Trail.

Mr. Corcoran, I love my home and don't want to be forced to move in order to maintain the quality of life I am now enjoying. Please consider the concerns of property owners in both Indian Hills & Glen Oaks who will be affected by your decision.

Thank you,



Elizabeth McGuire

Phone 372-7833

Chris Flanders

From: Kevin Corcoran
Sent: Monday, August 11, 2014 10:20 AM
To: Chris Flanders
Cc: Michael Burns; Lauren Ellmers
Subject: FW: New Housing Development

From: Brian Coombs [<mailto:golfphin@gmail.com>]
Sent: Sunday, August 10, 2014 11:42 PM
To: Kevin Corcoran
Subject: New Housing Development

Hello Mr. Corcoran, my name is Brian Coombs, and my home is located at 7 Doris Drive in the Glen Oaks subdivision in Glenville. I am writing to you in order to express my concerns and opposition regarding the new housing development proposed to be built near the Indian Hills and Glen Oaks subdivisions. Obvious concerns, which I'm sure you must beware of is increased traffic, and additional drains on town resources. I have owned a home in Glenville since 1986, and truly enjoy what the town offers.

I have seen other communities grow to a point, where road and water infrastructure, police and fire support, and schools became stressed, truly distracting from the community, and making it a less desired place to call home. I would hate to see that happen to our town.

I'm also concerned about water/sewer issues, and home value impact. According to Zillow.com, there are 120 homes for sale in Glenville. With so many houses for sale, potential buyers should find the home of their dreams, why add to a housing inventory that is already over capacity? Adding more homes for sale, would reduce the chance for people that are trying to sell their homes, which in turn could cause people to price their homes lower than normally needed, just to compete the new homes, and that lowers values. There are already way more homes for sale, than buyers, so why add to the problem by introducing many, many more homes for sale? Adding a new subdivision, would make it much more difficult for current home owners to sell their homes, both short and long term. A new housing development is simply not needed, again, not with 120 homes currently for sale.

Thank you Mr. Corcoran, I hope my points were presented well enough in order to raise opposition to the new proposed housing development. Thank you.

May 8, 2014

Planning and Zoning Commission Members,

I am writing to express my concerns regarding the proposed Amedore development project planned for the property located between the Glen Oaks and Indian Hills neighborhoods. I have attached a petition that has been signed by the residents of Heritage Parkway that share my concerns. This letter and petition will serve as my formal opposition to the project.

I purchased a home on Heritage Parkway in Glen Oaks eleven years ago. The location of the home on a quiet street in a contained neighborhood was the primary attraction for me. My daughter is now 11 years old. We have enjoyed the safety of the neighborhood allowing for bike riding, walks down the street to visit friends, Halloween trick or treating and peace and quiet. Many of the families that live on Heritage Parkway have young children. I suspect that their attraction to Heritage Parkway was for the same reasons. The attached petition highlights the number and ages of children that currently live on Heritage Parkway.

The Amedore project will result in a decrease in our quality of life. The current proposal will make Heritage Parkway the primary thoroughfare into and out of the Amedore development. This will increase the traffic in our neighborhood to an unacceptable level and create a safety concern for our children. The exit from Heritage Parkway to Spring Road is a difficult one with low visibility that is poor in good weather and worse with the snow. The increased traffic will most likely result in a backup of traffic on Heritage Parkway at the high travel times in the morning, as a result of this low visibility. Currently, there is a backup of traffic on the exit of Spring Rd to Route 147 in the early morning (7-8am). I would like to request a traffic study that is independent of the Amedore group to ensure a lack of bias and a thorough review. If this development must move forward, the Amedore group should find a separate entry/exit that does not compromise our neighborhood.

The second concern is related to the water drainage in the area. While obtaining signatures on the attached petition, I had an opportunity to talk with my neighbors. I was surprised to learn about the sump pumps (some single, some multiple) and basement water problems in the neighborhood. When I moved into my house, I had a very small water problem that was most evident in the Spring with the snow melting. A house was built on Dalton Road behind my house on the hill (new drainage pipes placed under the road). The result was a flooding problem at my house that necessitated the installation of a \$2,000 catch basin to move the water from my back yard to the front yard. My sump pump was overwhelmed with the large volume of water.

I am concerned that the Amedore project will modify the current wet lands and result in more water drainage into our neighborhood. If this project must move forward, the Amedore group should be held responsible for NEW water problems that surface in our neighborhood as a result of the development. The contract should include a required monitoring program that continues throughout the building process and for 5 years after the last house is built. This extended time frame is needed to account for changes in drainage with the continued modification of wetland areas as houses are built and weather (winter with light snow fall vs. winter with heavy snow fall).

Please take into account the concerns I have presented as well concerns raised by my neighbors before moving forward with the current Amedore development plans. I love my home and I do not think it is

appropriate to disrupt my current standard of living and the safety of multiple children to accommodate a new development and the profit goals of the Amedore group.

Teresa Lubowski
31 Heritage Parkway
Scotia NY 12303
518-393-2721

If this development must move forward, please find an alternate entry that does not disrupt our neighborhood and lives.

Petition to stop the Amedore Project

Save Heritage Parkway from becoming a thoroughfare- Join our petition as Neighbors

We the residents of Heritage Parkway in Glenville NY oppose the Amedore plan to make Heritage Parkway a thoroughfare as part of their development project. This would change our neighborhood significantly. The Glenville Board Meeting Work Session (Feb 12, 2014) notes on this topic are available at Municipal Center on Glenridge road. This completed petition will be sent to Town Supervisor, Christopher Koetzle. The following are major issues at risk following this development modification.

- Increase in vehicle traffic- increased risk for children/pedestrians/pets
- Decrease in home values – less interest in buying a home on a busy thoroughfare
- Risk of water drainage issues secondary to modification of the "wet lands"

Name	Address	#Children in House	Ages of Children	Pets-Yes/No
Teresa Kubowski	31 Heritage Parkway	1	10	NO
Richard G. Lucca	31 Heritage Pkwy	2	10/11	Yes
Joe & Marie McDonald	32 Pkwy	—	—	Yes
BLVD THOMAS B. WEGENER	27 HERITAGE PKWY	1	19	NO
Rich Ann Zerkowski	30 Heritage Pkwy	—	—	—
Robert Zerkowski	30 Heritage Pkwy	—	—	NO
Walter J. King	21 Heritage	1	6	
James J. L. L.	38 Heritage Pkwy	3	10, 8, 5	Yes
Margaret M. Steiner	36 Heritage Pkwy	0	—	Yes
Mary J. Gill	25 Heritage Pkwy	0	—	—
Mannahan S. L.	25 Heritage Pkwy	0	—	—
Jim J. McKenna	23 Heritage Pkwy	4	12, 10, 8, 1	Yes
John J. B.	21 HERITAGE PKWY	0	—	NO
Wm M. Smith	24 Heritage Pkwy	0	—	1
Brigid Y. L.	14 Heritage Pkwy	1	6 mos	Yes

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Name	Address	#Children in House	Ages of Children	Pets-Yes/No
Kathleen Paul Hunt	5 Heritage Pkwy	2	16 & 13	Yes
Negoshia Zebastis	40 Her. Pkwy	—	—	— No —
Cory LePain	39 Heritage Pkwy	3	9/7/6	Yes
Wendy Lutz	41 Heritage Pkwy	—	—	Yes
Robert Lutz	" "	—	—	Yes
Cindy Steadwell	46 Heritage Pkwy	—	—	No
Joe Steadwell	46 HERITAGE Pkwy	—	—	No
Brian Panta	43 Heritage Pkwy	—	—	Yes
James	52 Heritage PK	—	—	Yes
JD Loria	6 Heritage	—	—	Yes
Spice McCarthy	19 Heritage Pk.	0		} Yes
Kim McCarthy	17 Heritage	0	—	
Bob Gahan	18 Heritage	0		No
John Gahan	18 Heritage	0		No
WD Richard	22 HERITAGE	0		No

Petition to stop the Amedore Project

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Name	Address	#Children in House	Ages of Children	Pets-Yes/No
James Facca	37 Heritage	3	3/6/15	Yes
Ronald Jones	11 HERITAGE	N/A	N/A	No
[Signature]	45 Her. Ave	3	6/9/11	NO
Melissa Cronin	45 Heritage	3	6-9-11	NO
Sylvia Foster	44 Heritage	0		yes
Brian Foster	44 Heritage	0		yes.
[Signature]	8 Heritage	0		yes
[Signature]	8 Heritage	0		yes
Sharon Dove	10 Heritage Prop.	0		no
Marylou Edman	48 Heritage	0		no