

PLANNING AND ZONING COMMISSION

Town of Glenville
18 Glenridge Road
Glenville, NY 12302
November 14, 2016

Present: M. Carr, Chairman, J. Gibney, M. Tanner, K. Semon, P. Ragucci

Also Attending: K. Corcoran, Town Planner, A. Briscoe, Assistant Building Inspector,
J. Plumley, Attorney, L. Walkuski, Stenographer

Absent: T. Yosenick, T. Bodden

Meeting called to order at 7:02 P.M.

Motion to approve the Agenda

Moved by: K. Semon

Seconded by: M. Tanner

Ayes: 5 **Noes:** 0 **Absent:** 2

Motion Approved

Motion to approve minutes from the October 17, 2016 Meeting

Moved by: K. Semon

Seconded by: J. Gibney

Ayes: 5 **Noes:** 0 **Absent:** 2

Motion Approved

Town of Glenville

Zoning Text Amendment Recommendation to the Town Board

This proposal calls for an amendment to Section 270-44A(1) of the Town of Glenville Zoning Code, which speaks to the zoning districts in which multi-family dwellings are permitted. Other provisions of the Town's Zoning Code were amended by the Town Board in July 2014, which eliminated multi-family dwellings as a use permitted by site plan review within the General Business zoning district. It was recently discovered, however, that a reference in Section 270-44A(1) of the Zoning Code stills exists, erroneously stating that multi-family dwellings are permitted within the General Business district. This proposed zoning text amendment would strike this reference from Section 270-44A(1).

K. Corcoran stated when the Town's Zoning Code was amended in 2014 it was assumed all corrections has been made. This application is for a housekeeping issue.

MOTION

In the matter of the zoning text amendment application by the Town of Glenville, located at 18 Glenridge Road, the PZC recommends that the Town Board approve the application.

Motion

Moved by: M. Carr

Seconded by: J. Gibney

Ayes: 5 **Noes:** 0 **Absent:** 2

Motion Approved

Arkley L. Mastro, Jr.
Maura Lane and Sacandaga Road

**Conceptual 20-lot
Subdivision**

The applicant is requesting feedback on a conceptual 20-lot subdivision for a 64+ acre parcel that he owns off of Sacandaga Road and Van Voast Lane. The applicant is seeking a cluster, or "Average Density" Subdivision. A new circular road would be constructed to serve the 20 lots, with access to the new road from Maura Lane.

M. Carr asked who was representing the applicant.

Arkley Mastro, applicant, and Wade Newman, engineer, were present.

A. Mastro gave a short history of this 64+ acre parcel and indicated that he has owned it for the past 25 years. He first proposed a subdivision to the PZC back in June 2014. Over the past two years there have been many different iterations for this subdivision taking into consideration the concerns that were initially raised in June 2014. His intention is to subdivide this parcel and make it similar to the Maura Lane development.

An initial concern with the subdivision was whether the roadway would connect Sacandaga Road to Maura Lane. If the two roads were connected, the concern was the road would be used as a cut through, increasing traffic for the development and Maura Lane. The current plan shows the entrance road coming off of Maura Lane and not connecting Sacandaga Road and Maura Lane.

K. Semon asked if Maura Lane comes off of Spring Road.

A. Mastro said it does.

M. Carr inquired what types of wetlands are on the parcel.

W. Newman said only Army Corps wetlands.

M. Tanner asked about how close to Spring Road is the cut through road.

A. Mastro responded there is a 60 foot right of way that would be conveyed to the Town. He doesn't believe any house would be disturbed.

M. Tanner said he doesn't think there will be enough room and asked if that would be the only entrance.

A. Mastro said that it was proposed that way based on the comments from the initial conceptual meeting in 2014.

M. Carr asked K. Corcoran if it is a paper street.

K. Corcoran said he believed it was.

Further discussion regarding the road centered on whether the applicant has received any feedback from the Beukendal Fire Department. It was also questioned as to who would be responsible to maintain the road.

W. Newman stated the intention is to have the design under the cluster subdivision regulation and as such, the calculations render the amount of conservation area that is needed. Also for consideration would be a park and recreation component with the possibility of using the 40 foot

piece that can't be used for road access, but could be used for passive recreation (pedestrian access).

M. Carr asked if that was going to be proposed instead of paying a recreation fee. He also asked what type of uses would be available in a wetland area and would it need to be improved for pedestrian access.

A. Mastro stated the wetlands are delineated, but are not wet so very little improvement would be necessary. Over the past 15-20 years the applicant has been cutting walking trails not knowing the area was delineated wetlands.

Next, a discussion took place with regard to the lands being conveyed to the Town. An explanation was given to show how the acreage was calculated. It was pointed out the current plans are confusing with regard to the acreage for the proposed conveyed lands. An additional discussion regarding the conservation area amount, which can be flexible, took place. It was stated the stormwater management area will not be included in the conservation area because of the required maintenance for the basin. The applicant also indicated he is proposing more conservation area than is needed.

K. Semon asked if the applicant was planning on preserving the stone walls.

A. Mastro replied they are preserving the stone walls as much as possible. They have had 3-4 iterations of plans taking into consideration the preservation of the stone walls. Many of the trails that have been cut on the property are parallel to the stone walls.

M. Carr asked what type of houses will be built.

W. Newman said the houses will be very similar to the housing on Maura Lane.

K. Semon asked if there will be basements.

W. Newman responded no basement, but it's still in a preliminary stage.

M. Carr asked if there was any issue with the National Grid easement for the power lines.

A. Mastro replied there are no issues with the easement and also mentioned the water pressure in the area is excellent.

M. Carr inquired about the lot sizes.

W. Newman responded the smallest lot is approximately 1 ½ acres and the largest lots are over 5 acres.

J. Gibney asked to talk about the land dedication to the Town. He said usually the PZC asks for the recreation fee instead of land dedication. The Town's Park Plan has the Town's parks clustered together instead of being spread out.

A discussion took place with regard to the common land of a cluster subdivision.

J. Gibney then asked if the soil conditions and drainage support the density being proposed. Consideration needs to be made for the soil that will be required to be brought in for the septic systems.

W. Newman agreed the septic systems will be large, but they are the same systems that are on Maura Lane. He also discussed the stream area as a collection area for the discharge and runoff for the site.

J. Gibney stated the SWPP will ask for the calculation to make sure that it is not overloaded. Has that been done yet?

W. Newman stated it has not been done.

M. Carr asked about the developable property of the parcels regarding outbuildings, pools, etc. taking into consideration the large size of the septic systems.

W. Newman said the house placement on the parcels is to allow for additional outbuildings, etc. Since the lots are sized 1 ½ acres or more, he doesn't believe there will be any problems.

M. Tanner said that future owners will not be able to put pools in because the lot sizes are too small.

M. Carr said the PZC is making the applicant aware of their concerns with regard to this conceptual plan.

J. Gibney pointed out that most of the small lots are clustered in the center section. He asked about the condition of Maura Lane. Will Maura Lane be able to bear the weight for the amount of soil that is needed for septic system fill? Will the lot be able to support the drainage, runoff and septic as it is currently proposed? Would it make more sense to take a percentage of the houses away so as to not overload the parcel?

K. Semon stated the benefit of a PUD is for the applicant. What is the benefit for the Town? It seems the Town is going to inherit all the stormwater management.

J. Gibney asked if Tom Coppola has seen this.

K. Corcoran replied he hadn't heard anything from Tom.

A. Mastro said this proposal will be adding approximately \$10 million to the Town tax base. The layout is significantly less in density than the zoning would permit. The initial concept in 2014 was 24 homes; it is now 20 homes.

M. Carr asked why the applicant wouldn't consider coming in off Van Voast Lane or Sacandaga Road.

A. Mastro said there is only 40 feet available on Van Voast Lane, not the 60 feet required by the Town. Although there is more room on Sacandaga Road the wetlands are located there.

M. Carr responded they are Army Corps wetlands so you would be able to disturb a portion of them.

A discussion took place with the amount of disturbance that can take place for Army Corps wetlands (1/10 acre allowed without a permit). It was also mentioned that if a disturbance takes place then the amount of what was disturbed needs to be re-created in another area of the parcel. Technically, it could be possible to come in off Sacandaga Road.

M. Carr asked when the wetlands were delineated and by whom.

W. Newman responded they were delineated in 2014 by Bagdon Environmental.

M. Carr asked about the depth of the bedrock.

W. Newman indicated the bedrock is shallow, only about 12" to 24".

A discussion took place regarding the walking paths and the possible interconnection between neighborhoods.

M. Carr indicated anytime there is public open space the PZC will embrace it.

K. Semon asked if there was any thought to have the recreational area in the center of the circle.

W. Newman said they had looked at several different options.

The PZC took questions/comments from the audience.

J. Goddin, Maura Lane, stated his concerns with increased traffic on Maura Lane and the drainage issues that would result on Van Voast Lane.

M. Carr said the engineer is required to do a stormwater study to address drainage and runoff issues. The Town will also obtain an independent engineer to review the work. Regarding the

cut through on Maura Lane, there are concerns for an existing neighborhood having increased traffic. This is just a conceptual meeting which allows the applicant to hear the PZC's concerns.

There was also a discussion concerning pedestrian safety on Maura Lane. Maura Lane has become a recreational street due to the number of walkers, children, strollers, bicyclists, and dog walkers that use the road every day.

M. Carr indicated that is why he questioned the applicant if they had considered using Sacandaga Road as an entry.

A discussion took place regarding the PUD, the wetlands, trails, utilities, entry to the development, school district and fire district responses, and the interconnectivity to another neighborhood, etc.

M. Carr stated to the applicant that more elaboration will be needed on open space, layout and what is the Town's benefit for their next appearance before the PZC.

With no further business, the meeting was adjourned at 8:00 p.m.

Submitted by:

Lynn Walkuski, Stenographer

Linda C. Neals, Town Clerk