

# PLANNING AND ZONING COMMISSION

Town of Glenville  
18 Glenridge Road  
Glenville, NY 12302  
September 12, 2016

Present: Michael Carr; Chairman, Patrick Ragucci, Marshall Tanner,  
Thomas Bodden, and Kurt Semon,

Also Attending: Kevin Corcoran; Town Planner, Michael Cuevas; Town Attorney,  
Jay Plumley; Town Attorney, Arnold Briscoe; Building Inspector, and Jill  
Walsh; stenographer (sitting in for Lynn Walkuski)

Absent: J. Gibney and T. Yosenick

Meeting called to order at 7:02 PM

**Motion** to approve the Agenda

**Moved by:** M. Carr

**Seconded by:** K. Semon

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

Motion Approved

**Motion** to approve minutes from the August 8, 2016 Meeting

**Moved by:** P. Ragucci

**Seconded by:** M. Tanner

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

Motion Approved

**Harriett Wicks  
990 Gower Road**

**Minor (2-lot) Subdivision  
(Final) – Public Hearing**

The applicant owns approximately 68 acres on Gower Road with the majority of the lands being located on the east side of Gower Road. The applicant would like to subdivide the 6.24 acre piece on the west side of Gower Road from the approximately 68 acre parent parcel located on the east side of Gower Road and sell it as a single family building lot served by a private well and septic system. The property is zoned Rural Residential/Agricultural.

James White, Azimuth Surveying represented Harriett Wicks.

M. Carr asked for a synopsis of the minor subdivision application at which time, J. White summarized the proposal.

M. Carr asked if there was any intention to do more subdividing at this time, at which time, J. White stated there was no plan at this time to request additional subdivisions.

M. Carr asked for an e-mail from the applicant, Harriett Wicks, stating there were no further plans to subdivide so there was something in writing for the record.

J. White agreed to get something in writing stating that there was no intention to request further subdivision of the property.

M. Carr asked the board if they had any questions for J. White at which time, there was no response.

M. Carr opened the public hearing at which time there were no comments.

In the matter of the final subdivision application by **Harriett Wicks** for a minor 2-lot subdivision located at **990 Gower Road**, the Planning and Zoning Commission hereby approves the application. The Commission's decision is based upon the following findings:

**Findings\***

The proposed use takes into consideration the relationship of this project to the neighborhood and the community, and the best use of the land being subdivided.

Factors considered include:

- Compliance with the requirements of the Zoning Ordinance and the policies of the Comprehensive Plan.
- Logical arrangement, location and width of streets.
- The lots' and street's relationship to the topography of the site.
- Adequacy and arrangement of water supply, sewage disposal and drainage.
- Accommodation for future development of adjoining lands as yet unsubdivided.
- Adequacy of lot sizes to achieve the above.

Further, this Commission finds that a proper case exists for requiring the applicant to provide suitable land for park or playground purposes. The need for additional park and recreation facilities has been documented in the Comprehensive Plan, in addition to having been identified by both the Glenville Park Planning Committee and the Community Center Planning Committee.

However, due to the small number of lots in this particular subdivision this commission finds that the imposition of an in-lieu-of fee is more appropriate than land dedication for this particular subdivision. The recreation fee to be levied is \$1,000.00 per new lot. In this case, the applicant is hereby required to pay a fee of \$1,000.00.

K. Corcoran stated that the County zoning referral had arrived and they had no issues with the proposed subdivision.

### **MOTION**

**Moved by:** M. Carr

**Seconded by:** M. Tanner

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

**Greg Bellamy for Bellamy Construction**  
**6684 Amsterdam Road**

**Site Plan Review**  
**(Public hearing)-combined**  
**Preliminary and Final**

Bellamy Construction is seeking approval for installation of a 60' by 14' carport/shed roof off the eastern side of their office building. The property, which is located on the north side of Route 5, approximately ½ mile west of Waters Road, is primarily zoned Highway Commercial, with the rearmost portion being zoned Land Conservation. The office building and proposed addition are located in the Highway Commercial-zoned portion of the property.

M. Carr asked what would be stored in the shed.

G. Bellamy stated an office trailer would be store at the location.

K. Semon asked if the structure was open on both ends. Also, asked how they would get the trailer in.

G. Bellamy stated it would be backed in.

M. Carr asked if there were any recommendations from the County. It was determined that the county had no issues with the proposed construction.

T. Bodden asked if the structure was pre-fab or supported to the ground.

G. Bellamy stated that it was supported to the ground and the building.

T. Bodden asked if there were any concerns from the Building Department.

A. Briscoe; Building Inspector, stated that a building permit was required for an accessory structure but, otherwise the building department had no issues.

In the matter of the site plan review application by Greg Bellamy for a 60' by 14' carport/shed roof off the eastern side of their office building, located at 6684 Amsterdam Road the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a SEQRA negative declaration.

## **MOTION**

**Moved by:** M. Carr

**Seconded by:** T. Bodden

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

M. Carr asked if there was anyone who wished to speak for, or against the final site plan review application, at which time there was no response.

## **FINAL SITE PLAN REVIEW**

In the matter of the final site plan review application by **Bellamy Construction** for a 60' by 14' carport/shed roof located at **6684 Amsterdam Road**, the Planning and Zoning Commission hereby approves the application. The Commission's decision is based upon the following findings:

### **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.

#### **MOTION**

**Moved by:** M. Carr

**Seconded by:** M. Tanner

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

**Mark Moreau**  
**Ridge Road**

**Minor (3-lot) Subdivision**  
**(Final)**

The applicant is proposing to subdivide a vacant 59.51-acre parcel into three lots consisting of 2.68, 24.64, and 32.19 acres. The property is zoned Rural Residential/Agricultural, and is served by public water. The parcel is on the east side of Ridge Road, approximately 2,000 feet south of the Ridge Road/Rector Road intersection.

Joseph Bianchine, ABD Engineers, representing M. Moreau, stated that they were back because they did not have the County recommendation for the last meeting.

K. Corcoran stated that conditional approval from the County Planning Department requires a vote of a majority-plus one of the PZC.

K. Semon asked for clarification on Short Environmental Form, regarding the site being in an archeological sensitive area.

J. Bianchine stated that the information was gathered from the DEC/EAF map. He doesn't know why the site is listed as archeologically sensitive.

It was determined that there was no protocol when the land was being used for private property.

Jesse Borst, residing at 1201 ridge Road, on the opposite side of the subdivision, stated that he had spoken with Dana Gilgore; Town engineer, and he was happy with the way things are being handled regarding his concerns of possible drainage issues from excessive water.

J. Borst expressed his concern over potential additional subdivisions in the future.

M. Carr asked the applicant if there were any future plans for further subdivision at this time.

J Bianchine stated there were no plans to seek further subdivisions.

In the matter of the final subdivision application by **Mark Moreau** for a minor 3-lot subdivision located at **Ridge Road**, the Planning and Zoning Commission hereby approves the application. The Commission's decision is based upon the following findings:

#### Findings\*

The proposed use takes into consideration the relationship of this project to the neighborhood and the community, and the best use of the land being subdivided.

Factors considered include:

- Compliance with the requirements of the Zoning Ordinance and the policies of the Comprehensive Plan.
- Logical arrangement, location and width of streets.
- The lots' and street's relationship to the topography of the site.
- Adequacy and arrangement of water supply, sewage disposal and drainage.
- Accommodation for future development of adjoining lands as yet unsubdivided.
- Adequacy of lot sizes to achieve the above.

Condition of Approval;

- Schenectady County Highway Department approval of proposed curb cuts..

Further, this Commission finds that a proper case exists for requiring the applicant to provide suitable land for park or playground purposes. The need for additional park and recreation

facilities has been documented in the Comprehensive Plan, in addition to having been identified by both the Glenville Park Planning Committee and the Community Center Planning Committee.

However, due to the small number of lots in this particular subdivision this commission finds that the imposition of an in-lieu-of fee is more appropriate than land dedication for this particular subdivision. The recreation fee to be levied is \$1,000.00 per new lot. In this case, the applicant is hereby required to pay a fee of \$2,000.00.

**MOTION**

**Moved by:** M. Carr

**Seconded by:** M. Tanner

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

**MOTION TO ADJOURN**

**Moved by:** M. Carr

**Seconded by:** P. Ragucci

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

With no further business, the meeting was adjourned at 7:35 PM.

Submitted by:

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Jill Walsh; Stenographer

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Linda C. Neals; Town Clerk