

**TOWN OF GUILDERLAND  
PLANNING BOARD**

**Wednesday, January 27, 2010**

Minutes of meeting held Guilderland Town Hall, Route 20, Guilderland, NY 12084 at 7:30 P.M.

PRESENT: Stephen Feeney, Chairman  
Paul Caputo  
James Cohen  
Thomas Robert  
Theresa Coburn  
Michael Cleary  
Kimberly Clark

Stephen Parker, Counsel, for Linda Clark  
Jan Weston, Planning Administrator

ABSENT: Linda Clark, Counsel

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Chairman Feeney called the meeting to order at 7:30 p.m. He noted the exits for the sake of the audience in the event they were needed.

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**HYSENLLARI – Fliegel Avenue**

Chairman Feeney announced that this was a public hearing on the final plat of a 2-lot subdivision of .21 acres. Zoned R-15. Ms. Hysenllari presenting.

Stephen Parker, Counsel, read the Legal Notice as follows:

The case of the Vali Hysenllari will be heard on Wednesday, January 27, 2010  
7:30 p.m. at the Guilderland Town Hall, Route 20, Guilderland, New York 12084  
for the purpose of obtaining preliminary plat approval for an unnamed subdivision.

Such subdivision is proposed as 2 lots cut from .21 acres  
The general location of the site is at 49 Fliegel Avenue

The property is zoned: R-15  
Tax Map # 63.11-1-38.1

Plans are open for inspection, by appointment, at the Planning Department during normal business hours.

Dated: December 29, 2009  
Stephen Feeney, Chairman, Planning Board

Jan Weston, Town Planner, read the comments of the Planning Department as follows: The applicant is seeking final approval for a proposed two-lot subdivision on Fliegel Avenue. There is currently a vacant house on the property that the applicant will demolish. I have the following comments:

- the applicant received variances for the two lots being under the required R10 minimum requirements for lot size and frontage. However, the subdivision map shows a building envelope with a 10 ft side yard when a 12.5 ft. yard is required. The signature map should show the correct envelope size or additional variances will be required.
- a grading plan has been shown that will bring the drainage out to the street rather than toward the properties to the rear.
- the street addresses need to be shown on the signature plat.

No objection to final approval.

Chairman Fenney noted for the record: A memo from the Town of Guilderland Department of Water & Wastewater Management, dated January 27, 2010, and read as follows: Water & Sewer both available. Applicant should show existing water & sewer to be reused for Lot #15? & show location of proposed services for Lot # 13 on final signed plot. Applicant should also be aware that an additional mitigation fee would apply to Lot #13. No objection to approval provided comments are addressed.

Ms. Hysenllari presenting: I would like to divide the land into 2 lots and to build two homes.

Chairman asked if you understood what William West, Superintendent Water Department, was saying in his letter. He just wants for you to show the water and sewer connections out to the street on the plans.

Ms. Hysenllari said that will be taken care of.

Chairman asked about the 12.5 ft. setback. You will need to change that on the plat and show the 12.5 ft. side setbacks instead of the 10 ft. that you have shown.

Ms. Weston explained that if you cannot meet the setbacks, you would need to go back to the Zoning Board and go for a variance.

Chairman Feeney asked for any comments from the Board and there were none.

Chairman asked for any comments from the audience and there were none.

Chairman entertained a motion to close the hearing and so moved by Paul Caputo, seconded by Michael Cleary and carried by a 7-0 vote by the Board.

Chairman stated that I have a memo from the Guilderland Conservation Advisory Council dated October 5, 2009 and their main concern is the issue of storm water management and thus the final plan for the subdivision will need to address the potential problem of drainage. (On File)

Chairman wanted to know if the empty septic tank was removed.

Ms. Hysenllari said that the tank has been removed.

Chairman made a motion for SEQR Determination in the matter of a 2-lot subdivision at 49 Fleigel Avenue as follows:

In Accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law, this Agency has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of the review hereby finds:

The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement. This determination is based on a careful review by the Planning Board, and by the comments of the Guilderland Conservation Advisory Council, and by the environmental short form which the applicant has filled out and the minor nature of the 2-lot subdivision with public water and sewer availability.

The motion was seconded by Thomas Robert and carried by a 7-0 vote by the Board.

Chairman made a motion for final approval for the 2-lot subdivision with the following conditions:

- Town Highway Superintendent approval (for any new curb cut)
- Town Water & Wastewater Superintendent
- \$1,500.00 per dwelling unit – park & recreation fund (with building permit application)
- \$2,085.00 per dwelling unit – sewer mitigation fee (with sewer hook-up application)
- The map should reflect the town's standards of 12.5 ft. sideyard setbacks.

We made an amendment to that motion for the setbacks and it was seconded by Michael Cleary and carried by a 7-0 vote by the Board.

The motion for final approval was seconded by Michael Cleary and carried by a 7-0 vote by the Board.

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#### **CASE OF PAONESSA – Norfolk Street**

Chairman Feeney announced that this was a public hearing on the final plat of a 4-lot subdivision of 1.5 acres. Zoned R-10. Dave Ingalls presenting.

Stephen Parker, Counsel, read the Legal Notice as follows:

The case of the Tom Paonessa will be heard on Wednesday, January 27, 2010 at 7:30 p.m. at the Guilderland Town Hall, Route 20, Guilderland, New York 12084 for the purpose of obtaining final plat approval for an unnamed subdivision.

Such subdivision is proposed as four lots cut from 1.5 acres.

The general location of the site is at the southwest corner of Monroe Avenue and Norfolk Street.

The property is zoned: R-10.

Tax Map # 63.12-2-50

Plans are open for inspection, by appointment, at the Planning Department during normal business hours.

Dated: December 21, 2009

Stephen Feeney, Chairman, Planning Board

Jan Weston, Town Planner, read the comments of the Planning Department as follows:

This is a hearing on the final plat of a proposed 4-lot subdivision. An additional 9 lots are proposed in the Town of Bethlehem. I have the following comments:

- The lots meet the requirements of the R10 district and the one keyhole lot has been removed.
- Drainage will be a major issue as there are areas of standing water just to the west of the property and the site is lower than Monroe Avenue creating somewhat of a bowl effect. The applicant is showing private dry wells on each property but the design of these structures should be reviewed and approved
- Limits of grading and clearing must be shown and the applicant should try to save as many mature trees as possible. If more than an acre will be disturbed, a SWPPP must be submitted.
- Because the subdivision should be reviewed in its entirety, especially for drainage and environmental issues, coordination with the Town of Bethlehem was attempted. However, Bethlehem officials stated that because of some right-of-way ownership issues, they are not sure the subdivision will proceed. They were comfortable with allowing Guilderland to proceed with the review.
- Lot sizes and dimensions must be shown. Also, only the Guilderland section should be shown on the signature plat.
- Street addresses must be shown of the final signature plat.

I have no objection to granting final approval contingent on the drainage and SWPPP issues being approved before signature.

Dave Ingalls presenting: As the staff's comments noted the subdivision now consists of four lots verses five lots. There was originally a keyhole lot that has been removed from the proposed subdivision. The lots range in size from 12,700 to slightly over 30,000 sq. ft. All of the proposed lots meets the requirements as stated in the R-10 district therefore, there are no variances being proposed. We have prepared a full SWPPP for the project including Erosion Sediment Control measures as well as post construction stormwater controls. If the project goes forward, there is a potential that there could be additional lots within the Town of Bethlehem. The Bethlehem portion would have post construction stormwater controls detention pond. Some of this drainage, to the town line south, would continue to flow into the Bethlehem portion of the project.

We proposed connections if there is water available on Monroe Avenue, rather than proposing a new extension to the town main. We would tap our entire water system into the existing main.

Chairman stated: It is my understanding that there will be no need for the new main.

Mr. Ingalls continued: We are proposing to extend the sewer from the intersection of Monroe and Norfolk along the front of the lots to provide sanitary sewer service.

Chairman mentioned that he did speak with Mr. Bossolini today, and we do have a lot of concerns about the project. We have this Bethlehem, Guilderland town line issue. We don't really know where the property line is. One of our issues is with the existing piece of Norfolk Street is about 15ft to 16 ft. wide. We need to come to some resolution as to what level of improvement would take place on that segment of road. I am not sure that we want to introduce a lot more traffic on the road right now being as its sits a 15 ft. to 16ft. wide road. The Highway Superintendent will have to review this.

We need also to come to some resolution on that town boundary. If this was going to be a temporary situation, I am assuming that the town is plowing that road. If this is moves forward, we would want some assurance at least that there is some temporary measure that is being considered.

We need more information from Bethlehem so that we can get on the same track as to what is going on and more assurances.

You need to show the existing waterline along with the dry wells. We may have to assign our own engineer to review the dry wells.

Mr. Ingalls stated: We have a very detailed SWPPP plans and we would put in a dry well in there.

I would like to address the town line on the plat. That is based on what is on the tax maps. I believe the way that the parcels are set up is that everything to the south is in Bethlehem and everything to the north is Guilderland.

Chairman stated: The two houses that are there appear to be in Bethlehem that are serviced off of Norfolk Street. I am assuming that the town is doing the plowing and our water and sewer lines are extended to those homes. There will have to be agreements between the Town Boards because the town cannot service properties outside the town without a legal contract with both the towns' approval.

Mr. Ingalls explained: There will be only one lot in Bethlehem utilizing Guilderland services.

Chairman added: My concern is the two houses that are currently there, and is there an agreement in place already. The assumption was, talking with William West, Water Department, was that they have extended the water and sewer to the boundary, so their assumption was that they were in the town. As far as the road itself, were there any thoughts on your part of making any improvements to that section of Norfolk Street.

Mr. Ingalls stated: We were not planning on proposing any improvements on that section.

Chairman added: Another concern is going from a 24 ft. wide road down to a 12.5 wide road. This is going to be up to the Highway Superintendent as to what needs to be done.

Also, there are no limits of grading and clearing shown on the plans, and we need the location of the municipal boundaries that needs to be clarified and shown, and we need a copy of the SWPPP to be submitted, and need to review what is the Erosion Sedimentation Control Plan for the town, and information on the design of the proposed dry wells.

Chairman asked for any comments from the audience and there were none.

Terry Coburn had a question. The drainage from lot #4 would probably drain into lots 5 and 6 from the rear. Do these four lots have to stand on their own without draining into the other town.

Mr. Ingalls said that they have a full grading plan developed that you may not have in your package. Basically, right at the town line is the high point of the road and from there drains north toward Monroe or Woodscape, and then to the south and drains west to the town line towards the natural wetlands.

Paul Caputo stated: I notice on the GCAC's report they had a side note that read as follows: At the corner of the vacant house, on proposed lot 2, there is a dog house which appears to be in recent use. Hopefully, provision will be made for care of the animal when the parcel is developed. (On File)

I just wanted to make sure the animal would be taken care of.

Chairman entertained a motion to keep the hearing open and so moved by Paul Caputo, seconded by Michael Cleary, and carried by a 7-0 vote by the Board.

Chairman stated: There is a letter in the files from Timothy & Julia Roske, dated January 26, 2010, in general opposition to the proposal and they would like their concerns to be addressed. (On File)

Chairman wanted to know if there some issue with the title policy?

Mr. Ingalls explained: They seem to be getting confused with titles on some of these older paper streets. However, when Mr. Paonessa purchased the property, he has the title policy showing that he has full rights and ownership to those lands.

Chairman entertained a motion to continue the hearing and so moved by Paul Caputo, seconded by Michael Cleary, and carried by a 7-0 vote by the Board. The following items that needs to be addressed:

- Information on the design of the proposed dry wells.
- The SWPPP must be submitted.
- Lot sizes and dimensions of the lots must be shown.
- Location of the existing and proposed water and sewer lines must be shown.
- The location of the municipal boundary should be clarified.
- Coordinate with the Town Highway Superintendent for what improvements will be necessary to Norfolk Street.

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#### **CASE OF PAGODA – Depot Road**

Chairman Feeney announced that this was a public hearing on the final plat of a 2-lot subdivision of 1.11 acres. Zoned R-15. Gregg Meyer presenting.

Stephen Parker, Counsel, read the Legal Notice as follows:

The case of the Edward Pagoda will be heard on Wednesday, January 27, 2010 7:30 p.m. at the Guilderland Town Hall, Route 20, Guilderland, New York 12084 for the purpose of obtaining final plat approval for an unnamed subdivision. Such subdivision is proposed as two lots cut from 1.11 acres. The general location of the site is at 6176 Depot Road

The property is zoned: R-15  
Tax Map # 49.00-2-19.1 & 19.2

Plans are open for inspection, by appointment, at the Planning Department during normal business hours.

Dated: December 21, 2009

Stephen Feeney, Chairman, Planning Board

Jan Weston, Town Planner, read the comments of the Planning Department as follows;

The applicant has requested final approval for this two-lot subdivision. The applicant has applied for, and received, a permit from the Army Corps to fill a small section of the wetlands for the building lot and the driveway location. He has also submitted the utility easement that will allow access to bring public sewer lines onto the property. I have the following comments:

- The driveway has been relocated further from the intersection as requested by Albany County but it is not shown how this impacts the wetlands and whether the Army Corps has approved this new disturbance.
- The building envelope should be reduced on the plat to reflect the limitations of the wetland boundary. Further, the wetland boundaries should be more clearly shown on the plat along with a note stating that the wetlands cannot be disturbed.
- Street addresses must be shown on the final plat.

I have no objection to final approval contingent on the applicant receiving Army Corps approval for the new driveway location.

Chairman stated for the record: A memo from Water & Wastewater Management Department, dated January 26, 2010 and read as follows:

As stated in original comment letter applicant needs to show easement on map. Applicant should also provide the easement description/language. No objection to approvals provided comments are addressed.

Gregg Meyer presenting: This was originally a larger subdivision. During that time the owner has sold off a corner parcel on School Road and Depot Road without actually getting subdivided and is lived in by another homeowner. He then sold this property to the Pagoda Assocs., which brings us here today. What we have done is to show the existing homestead lot with a location of the driveway, house and any other improvements that may be situated there as well as the remaining portion of the property. In addition to that, the wetlands have been delineated by Mr. Ingalls and received the jurisdictional letter. We also have comments from the Albany County Public Works pertaining to the centerlines of residential driveways and will be doing intersection improvements at School Road and Depot Road, plus they also wanted to see on each side of the driveways where they are going out onto the existing streets.

The property that has the existing parcel has ingress and egress to School Road and the parcel to the west has ingress and egress to Depot Road.

Another comment from the Albany County DPW was that they want the driveway maneuver as far away from the intersection as possible. This has been done. I have submitted the utility easement that will allow access to bring public sewer lines. Public water will be out to Depot Road where there is an existing main out there.



Chairman stated: One concern was the easement. It was an easement to the town for the sewer. If that were the case, it would have to be up to town specs. Will you be willing to install to town standards and town specs?

Mr. Ingalls stated: It is shown on the map and is listed as an existing utility easement. The easement has a 30 ft. reservation along School Road and along the rear of the property as we have shown it. On my deed it states that it will be conveyed to the town. I don't know how the legalities work here.

Chairman stated: We would like for you to make this a private easement and it may be beneficial to the applicant. This would have to be an agreement between property owners.

Chairman added: We received a letter to Chris Meyer, from the Department of Public Works, from James Mearkle, dated November 10, 2009, regarding a concern about the impact to the drainage system.

Chris Meyer, Department of Public Works, addressed Mr. Mearkle's main concern of not to having any drainage going to the neighbors.

Chairman mentioned about the shifting of the driveways. Has that increased impacts to the wetlands.

Mr. Meyer explained that it has increased very minimal at best. Right now they said that the impacts as shown were .012 acres.

Chairman stated: That should be referenced on the map the conditions of that permit. Right now the specific condition states (letter from Department of Army Corps. Dated July 29, 2009) that the permittee shall permanently preserve 0.36 acre of non-impacted wetland and 0.13 acre of upland to guarantee their preservation for wetland and wildlife resources. (On File)

This needs to be identified and referenced on the map.

Chairman asked for any more comments from the Board and there were none.

Chairman asked for any comments from the audience and there were none.

Chairman stated: You still have the outstanding easement issue. I think that the wetland issue is probably minor and it appears that you have responded to Albany County DPW comments and have provided the swale and moved the driveway. The easement is still an issue.

Ms. Weston stated: I could very easily go with final approval contingent on hearing from the Army Corps. Of Engineer and getting the private easement. If he is unable to do those two things, then they will need to come back before the Board.

Michael Cleary added: Then they would have to do it to town's standards if they cannot get the private easement.

Ms. Weston added: If it's going to be dedicated to the town then there a whole new door that opens up. That would require a TDE and a whole new chapter opens up.

they thought that they could get results for the next meeting.

Chairman made a motion for final approval for the proposed two-lot subdivision with the following conditions:

- Town Water & Wastewater Superintendent approval
- Albany County Highway Department approval (for any new curb cut)
- \$1,500.00 per dwelling unit –Park & Recreation Fund (with building permit application)
- \$2,085.00 per dwelling unit – sewer mitigation fee (with sewer hook-up application)
- reduce building envelope on the plat to reflect wetland boundary
- provide a reference on the plat to the wetlands permit and the conditions therein
- identify on the plat the lands permanently protected by the permit
- secure a private easement from the adjoining landowner for sewer service
- Show street addresses which can be obtained from the Town Assessor

The motion was seconded by James Cohen and carried by a 7-0 vote by the Board.

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#### **NEIP – Van Buren Blvd.**

Chairman Feeney announced that this was a site plan review to allow the construction of two silos to be used in a manufacturing business. Zoned IND. Tom Andress presenting.

Jan Weston, Town Planner, read the comments from the Planning Department as follows: The applicant has requested a special use permit a portion of building 11 as a facility that will be used in the manufacture of calking tubes. The business will also require the construction of two 59 ft. silos. I have the following comments:

- the silos will require a variance from the height requirements. Due to the location of the proposed structures, it appears they will barely be visible from the Industrial Park perimeter.
- One recommendation of the Guilderland Center master plan is to have a route through the northern section of the NEIP to allow school busses to get from the bus garage out to Van Buren Blvd. An easement to allow this should be considered a condition of approval.

No planning objections.

Chairman stated for the record: We have received a letter from the Albany County Planning Board, dated January 21, 2010 and their recommendation read as follows: Modify local approval to include 1. Notification to the local fire department: due to the addition of the silos and their height. (On File)

Also, we have a letter from the Guilderland Central School District, dated January 6, 2010 from John McGuire, and part of the letter read as follows: The Board of Education does have an interest in exploring options to relieve traffic congestion in and around School Road and Route 146, and they have a list of questions. (On File)

Tom Andress, ABD Engineers, presenting: Fischbach USA has requested a special use permit to allow conversion of 47,000 sq. ft. of an existing industrial building and we are here tonight to receive a recommendation from this Board. Fischbach USA is proposing a manufacturing facility at 2 Van Buren Boulevard in the Northeast Industrial Park where they will manufacture calking tubes from pelletized high-density polyethylene (HDPE).

There will be two silos to store and will be relocated from another facility and erected at this site. The silos require a height variance of 39 feet (59-20 required) HDPE is a relatively inert material and does not have any odor. It is used for milk cartons and many other food containers.

Michael Cleary asked if they would be using the whole building.

Mr. Andress said that it would be a portion of the building.

Thomas Robert asked about the coolant system.

Russ Elster, 2 Van Buren Blvd., explained how it works.

Chairman stated: Just to clarify, there is a letter from Ms. Olga Winsor, dated December 30, 2009, and wanted answers to several questions that she had.

Mr. Andres explained that we did address some of her questions.

David Buicko, 120 Christopher Lane, Chief Operating Officer for NEIP, stated that we worked very hard with to try and attract Fishbach USA to come to our community. One of their major companies is GE.

Chairman made a motion for site plan approval in the matter of Fischbach, NEIP, to recommend approval.

The motion was seconded by Paul Caputo and carried by a 7-0 vote by the Board.

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**Westmere Fire District –1741 Western Avenue**

Chairman Feeney announced that this was a site plan review to construct a new fire station. Zoned R-15. Skip Francis presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows: The applicant is requesting a special use permit for a two phase construction plan that would demolish the existing fire station and accessory structures and replace them with updated structures with slightly larger footprints. No significant site plan changes are proposed. NO planning objections.

Skip Francis, CT Male, (Rich Campolo) presenting: The applicant is requesting a special use permit that would demolish the existing fire station and accessory structures and replace them with updated structures with slightly larger footprints. The applicant is requesting area variances for the lot coverage of 54% including buildings and pavement. The required maximum is 30%. The intended use of a fire station requires substantially more building and parking areas. A variance for the Fire station hose tower height of 36 feet and the required maximum is 35 feet. A variance for the accessory garage structure height of 22 feet and the required maximum is 15 feet. The garage height is necessary to accommodate storage of the Fire District's aerial apparatus truck during Phase 2 construction of the new fire station. They will need a variance for the side setback of 10 feet for the west side of the new fire station and the required side setback is 15 feet. This would be a two-phase construction plan

Mr. Francis further explained the design of the building and the relocation of the municipal sanitary sewer system, the driveway access, the traffic and the noise and the landscaping and the stormwater management plan.

Chairman asked about the sidewalks.

Mr. Francis explained that we will provide a continuation of sidewalks across the lawn, and across the apron and in front of the facility we will provide pave and a continuation of sidewalks along at the east end.

Chairman added: A suggestion would be to make some consideration in providing cross walk markings across Centre Drive, and to provide direct pedestrian connection from the proposed sidewalk along the side of the building out to the flagpole and the monument to Rt. 20.

Chairman added: Another minor comment is that you are showing parallel parking at 18 ft. in length. It would be hard to park in those spaces.

Chairman mentioned also for you to consider extending sidewalks to the east onto lands of Lambert.

Chairman questioned the hatch area and why is that not curbed and grassed.

Mr. Francis explained that area is an easement and the area goes around the existing traffic signal pole that controls when the vehicles goes out. It controls the signal. It is all hatched to prevent parking in that area.

Chairman asked for any comments from the audience and there were none.

Chairman asked for any comments from the Board and there were none

Chairman made a motion for site plan approval in the matter of Westmere Fire District, Van Buren Blvd., to recommend approval with the following suggestions:

- pedestrian cross walk markings to be installed across Centre Drive.
- consider direct pedestrian connection from monument area in the front of the building to Rt. 20 sidewalk.
- Consider extending sidewalk to the east onto lands of Lambert to provide a logical terminus and traversable transition.

The motion was seconded by Michael Cleary and carried by 7-0 vote by the Board.

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### **NYISO – 3890 Carman Road**

Chairman Feeney announced that this was a site plan review to allow the construction of a 13,000 sq. ft. addition. Zoned Local Business. Gary Weiland presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:

*Disclosure: I reside directly across the street from this property.*

The applicant has applied for a special use permit to remove the temporary office building in the rear and construct a 13,000 sq. ft. permanent addition to the existing office building. I have the following comments:

- Because of the restructuring of this use, many people will be relocated to another facility. The addition will be mostly used for equipment and will not create the need for additional parking.
- New emergency generators will be located in the rear of the building. The applicant states that they will meet the levels of our noise ordinance, which should be part of the conditions of approval.
- The construction of a sidewalk from this parcel to Morningside Drive was a condition of their last special use permits but never constructed. This condition should be reiterated and executed before any Certificates of Occupancy are issued.

No changes will be made to the existing parking or curbcuts. No planning objections.

Gary Weiland presenting: The NYISO, the applicant, is proposing the construction of a 13,000 sq. ft. building addition on the south and Westside of the existing facility and is located at 3890 Carman Road. The 11.2 acre project site is located within the LB – Local Business Zoning District. The existing facility is currently a 49,000 sq. ft. office building, is occupied by approximately 100 staff, and receives a maximum of an additional 20

visitors per day. The first step in the construction will be the removal of the existing trailers at the rear of the project site. Therefore, NYISO requests that the current permit for the trailers be extended through June 2010.

The main access drive is along Carman Road. There are no modifications plans to the existing parking as part of the project as additional staff is not expected.

We also anticipate minimal modification to the existing stormwater management that's part of the site. Two new 1500 KW emergency generators are being installed on the west side of the site.

Chairman asked where the stormwater is located on the site.

Mr. Weiland explained that it is an open system that is conveyed through swale along the west side of the existing drive lane and there is actually a drainage easement that was granted to the owner that is off the property to the existing pond on the south. The percentage of green area change is 3% and we are in the process of completing the SWPPP and intend to submit that next week.

Chairman asked about the lighting. Also, you will need to show the sidewalk extension to Morningside Drive on the final site plan.

Chairman added: the other only comment I have is that consideration should be given to providing an additional direct pedestrian connection to Carman Road to provide convenient access to the south.

Chairman asked for any more comments from the Board and there were none.

Chairman made a motion to recommend approval for the site plan review for NYISO, 3890 Carman Road with the following conditions:

- Sidewalk extension to Morningside Drive be shown on final site plan.
- Consideration should be given to providing an additional direct pedestrian connection to Carman Road to provide convenient access to the south.  
(Possible continuation of the existing pedestrian loop from southernmost parking lot across access drive and thru landscaped berm)

The motion was seconded by Terry Coburn and carried by a 5-0 vote by the Board.  
(Paul Caputo and James Cohen – recused)

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MEETING ADJOURNED: 9:30 P.M.

**TOWN OF GUILDERLAND  
PLANNING BOARD**

**January 27, 2010**

**HYSENNLARI – Fliegel Avenue**

**PAONESSA – Norfolk Street**

**PAGODA – Depot Road**

**NEIP – Van Buren Blvd.**

**WESTMERE FIRE DISTRICT – 1741 Western Avenue**

**NYISO – 3890 Carman Road**

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