

**``TOWN OF GUILDERLAND
PLANNING BOARD**

Wednesday, March 10, 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

Linda Clark, Counsel

ABSENT: Jan Weston, Planning Administrator

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.

CASE OF VIVENZIO – Ostrander Road

Chairman Feeney announced that this was a public hearing on the final plat of a proposed 4-lot subdivision. Zoned RA-3. Steve Walrath presenting.

Linda Clark, Counsel, read the Legal Notice as follows:

The case of the John Vivenzo will be heard on Wednesday, March 10, 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 4 lots cut from 98 acres.

The general location of the site is at 6154 Ostrander Road.

The property is zoned: RA-3

Tax Map # 50.00-2-5

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

Dated: February 23, 2010

Stephen Feeney

Chairman, Planning Board

Terry Coburn, Planning Board Member, read the comments of the Planning Department as follows

Vivenzio - Ostrander Road

The applicant has requested final plat approval to cut three lots off of this 98 acre parcel. The applicant has addressed the previous concerns and comments:

- The lots all meet the required 3 acre minimum and were adjusted to meet the 200 ft. width at building line requirement.
- lots 1 and 2 will share a driveway to avoid any wetland disturbance. A shared access and maintenance agreement has been submitted.
- The applicant has made an application to extend the water district to bring municipal water to the site.
- The limits of grading and clearing have been shown on the final plat. A SWPPP has been submitted and approved.
- Street addresses are shown.

No objection to final approval.

Steve Walrath presenting: At the last meeting you wanted us to show the grading and clearing limits and that was done and the SWPPP has been submitted and approved. We modified the clearing limits and then the driveway easements and the maintenance agreement were requested and submitted.

Chairman asked about the maintenance agreement. It is not in the files. That will have to be submitted.

Chairman mentioned that the SEQR review was done at the last hearing and there was some issue with the creating enough separation from the wetlands.

Mr. Walrath sated: We did provide a minimum 50 ft. from the houses to the wetland areas.

Chairman 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 public hearing and so moved by Paul Caputo and seconded by Terry Coburn and carried by a 6-0 vote by the Board.

Chairman made a motion to approve the final plat for your 4-lot Ostrander Road subdivision with the following conditions:

- Town Highway Superintendent approval
- Town Designated Engineer approval
- Town Water & Wastewater Superintendent approval
- Albany County Health Department approval
- \$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)
- Review and approval of shared driveway maintenance agreement by the Planning Board attorney.

The motion was seconded by Kimberly Clark and carried by a 6-0 vote by the Board.

HYSENLLARI – 8 Joseph Terrace

Chairman Feeney announced that this was a site plan review to allow an in-law apartment on site. Zoned R15. Alida Hysennlari presenting.

Terry Coburn, Board Member, read the comments of the Planning Department as follows:

The applicant has applied for a special use permit to allow for an in-law apartment in their home. There is ample parking in the driveway. No planning objections contingent on the applicant meeting all the other requirements for an accessory apartment unit.

Chairman made a motion to recommend approval for the site plan for an in-law apartment, located at 8 Joseph Terrace.

The motion was seconded by Paul Caputo and carried by a 6-0 vote by the Board.

KGP Assocs. – 3418 Carman Road

Chairman Feeney announced that this was a site plan review to allow a change of tenancy from computer services to a financial planning office. Zoned LB. Gregory Mengel presenting.

Terry Coburn, Board Member, read the comments of the Planning Department as follows:

The applicant has requested a special use permit to use the building as a financial planning office. The site, zoned Local Business, has been previously occupied by a computer service company and there is ample parking in the rear of the building. No planning objections.

Chairman Feeney announced that this was pretty straight forward.

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

Chairman made a motion to recommend the site plan review to allow a change of tenancy at 3418 Carman Road.

The motion was seconded by Paul Caputo and carried by a 6-0 vote by the Board.

PARATORE – 2460 Western Avenue

Chairman Feeney announced that this was a site review to allow an existing building to be used as a Barber Shop.

Chairman read the comments of the Planning Department as follows:
The site is just west of the Stewarts/Valvoline site at the corner of Rt 20 and 146. The building has been used for numerous commercial enterprises including a consignment shop and was recently approved for a roofing company. There is ample parking along side the building. No planning objection

Chairman stated: This is pretty straightforward.

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

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

Chairman was willing to recommend approval for the site review in the matter of Paratore, 2460 Western Avenue, for a Barber Shop.

The motion was seconded by Paul Caputo and carried by a 6-0 vote by the Board.

MEETING ADJOURNED

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