

**TOWN OF GUILDERLAND
PLANNING BOARD**

December 8, 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
Theresa Coburn
Michael Cleary
Kimberly Jones

Jan Weston, Town Planner
Linda Clark, Counsel

ABSENT: Thomas Robert

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.

Chairman Feeney asked for a motion to approve the minutes of October 13, 2010, so moved by Terry Coburn and seconded by Michael Cleary and carried by a 6-0 vote by the Board.

MATT FARMS – Depot Road

Chairman Feeney announced that this was a review of a proposed revision to the previously approved subdivision. Zoned RA-3. Francis Bossolini presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows: This 60-lot subdivision received final approval in August of 2009. However, the applicant would now like to revise the layout. The changes include a shorter road layout from 5150 ft. to 4233 ft. and shifting some of the lots to the west side of the first entrance road. The applicant states that this will also increase the conserved lands from 172 acres to 177 acres.

I have no objections to the revised layout which appears to be a more efficient use of the road layout. I also understand that the applicant would like to phase this project. The final plans, along with a proposed phasing plan, will need to be reviewed by the Town Designated Engineer before coming back for final approval.

Francis Bossolini, Ingalls Associates, presenting: This project had previous final approval by this Board, and there were several extensions. Due to the economical change, we went back to the drawing board to see if we can come up with a more economical

design, yet still obtain all the features that we have presented before with respect to the conservation aspect. The parcel is approximately 230 acres in total. Following the conservation subdivision provisions of the town law, we were able to propose 60 residential lots and have a conservation area of 173 acres that will remain forever preserved. The original design was very similar as far as the location of the roads where we had only a single road on the westerly entrance, and then at the southerly back half of the property we had a different loop that went farther into the property. We moved some of the lots so that we will have lots on the both sides. We would have about 1000 ft. less of roadway and highway infrastructure that has to be built and maintained. The project is more or less the same from an infrastructure standpoint. Our previous approved plans, with respect to the connection to the existing sewer and water facilities and the entrances on Depot Road, will remain unchanged. The applicant would like to phase the job so that they can file a portion of the property. We have a couple of months left on the last extension and would like to have a filing done before that extension expires.

Chairman wanted to know how many phases are you asking for.

Mr. Bossolini stated that it was unknown at this time. We are looking at three phases. The key issue is where the ends of our road are going to be and how is that going to fit into the zoning regulations.

Ms. Weston said that is an issue, and I am sure the water lines will be an issue too. The towns' concern is if you only built phase 1, we would have to know that it will stand on its own.

Mr. Bossolini explained: I would suspect that in the 1st phase there would be a shorter length of the road, and phase 2 would be to complete the circle and phase 3 would be the remaining cul-de-sac.

Mr. Bossolini said that there will be 58 lots in the cluster and then the two existing structures on their lots, a total of 60 lots. The two flag lots off of Meadowdale Road are not going to exist anymore. They will be folded into the cluster in the 58 lot section. There will be no additional driveways onto Depot Road.

Chairman stated: Since this is all part of one application then those lands could not be further subdivided.

Mr. Bossolini said that is correct.

Chairman asked if the engineering has changed.

Mr. Bossolini explained that the last few hundred feet of the road we had to redesign.

Chairman asked about the Homeowners Association.

Mr. Bossolini stated: The HOA will have some maintenance responsibilities. I believe that with the stormwater ponds, there never was an agreement that the town was going to take over the ponds. There will be a regular maintenance component that the HOA will have to handle the stormwater ponds.

Chairman wanted to know if we had ever seen any of the proposed conservation easement or deed restriction language.

Mr. Bossolini stated: We have submitted those descriptions to the town a year or so back. I am not so sure about the stormwater parcel but whatever language has to be included, we will include in the maintenance agreement.

Chairman added: I think on the plat itself we had a condition that you should indicate the limitations.

Terry Coburn wanted to know the two lots coming in from Meadowdale Road, are they not included in this subdivision.

Mr. Bossolini explained that those lines represent the existing lots that are there right now and those lots will be eliminated, and there will not be any lots coming off of Meadowdale Road. There will be no further construction on those two lots.

Chairman asked if there are any comments from the audience.

Ernest Friebe, 6043 Depot Road, stated: my property abuts the parcel and wanted to know how they were going to take care of the water in the back corn field.

Chairman stated They have to submit a stormwater pollution prevention plan which they have to change based on the changes to the plan, and they need to contain all the water on their site without increasing any water off the site. The one benefit of this revision is that it has less impervious surfaces so it will have less water than you need to handle.

Mr. Bossolini added: We will have three separate ponds and discharge points will help with a slight decrease in the rates of the runoff from this developed property after installation of our ponds.

There was further discussion about the drain off runoff.

Chairman explained: They have to design it to contain their water on their site. They cannot make it any worse.

Mr. Bossolini stated: The County has been involved in the review. Their review was primarily focused on what we were discharging back towards the intersection of Meadowdale and Depot Road, and they have reviewed the ponds in the front.

Tom Kennedy 6067 Depot Road, also had some concern about the water

Chairman stated: Our engineers have reviewed the previous stormwater management plan and we have to rely on our engineers to tell us that it is satisfactory and has to meet all the of the EPA and DEC standards, and they are much more strict than they use to be. We have to rely on our engineer's opinion, and that no other problems arise.

Chairman added: There will be another public meeting and you will be notified, and we will have our TDE at that meeting, and if there are any questions he will be there to answer any questions with the drainage.

Chairman added: This is a concept to revise the previously approved subdivision. The TDE will take another look at the changes in the stormwater management plan, and the engineering.

We will look through the file and see what we have for the easement language and just make sure that on the final map you show what the restrictions are. All the preservation notes are on the final map, and to provide a conservation easement language and deed restriction language for the HOA lands.

Chairman entertained a motion to approve the concept for the revised file in the matter of Mat Farms, so moved by Paul Caputo, seconded by Terry Coburn, and carried by a 6-0 vote by the Board.

SITE REVIEW – Albany Management – Carpenter Village

Chairman Feeney announced that this was a site plan review to allow an addition to the existing maintenance shop. Zoned Multiple residence. Karen Laberge presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows: The applicant is requesting site plan approval to construct an addition to their existing maintenance shop. No planning objections.

Chairman stated that this was pretty straightforward.

Chairman stated: There was no one here in the audience to address this application.

Chairman entertained a motion for site plan approval in the matter of Albany Management garage addition in Carpenter Village, so moved by Michael Cleary, seconded by Kim Jones and carried by a 6-0 vote by the Board.

Jan Weston announced that the Town Board did approve a new local law that the Zoning Revision Committee has been working on. So we will no longer be seen those home occupation anymore.

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ALBANY MANAGEMENT – Carpenter Village