

**TOWN OF GUILDERLAND  
PLANNING BOARD**

**July 11, 2012**

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

PRESENT: Stephen Feeney, Chairman  
James Cohen  
Herb Henning's  
Michael Cleary  
Theresa Coburn  
Paul Caputo  
Thomas Robert

Jan Weston, Town Planner

ABSENT: Paul Caputo

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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.

Chairman Feeney asked for a motion to approve the minutes of May 23, 2012 with few minor corrections and so moved by Terry Coburn, seconded by Thomas Robert and carried by a 6-0 vote by the Board.

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**FIGLIOMENI – 7070 Chandler Road**

Chairman Feeney announced that this was a public hearing on the final plat of a 2 lot subdivision of 31 acres. Zoned RA-3. Domenica Albanese presenting.

Terry Coburn, read the Legal Notice as follows:

The case of the Natalina Figliomeni will be continued on Wednesday, July 11, 2012 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 a 2 lot subdivision of 31 acres.

The general location of the site is at 7070 Chandler Road.

The property is zoned: RA-3

Tax Map # 26.00-3-54.1

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

Dated: June 26, 2012

Stephen Feeney, Chairman, Planning Board

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

Figliomeni - Chandler Road

This is a final presentation to cut a 3 acre building lot off of an existing 31 acre parcel. The applicant has revised the plat to conform to the stream and septic setbacks. No objection to final plat approval.

Chairman Feeney stated: This is pretty straight forward in what you are proposing to do.

Domenica Albanese presenting: We would like to cut a 3 acre building lot off of an existing 31 acre parcel.

Chairman asked if you put in the appropriate setbacks from the stream.

Mr. Albanese explained that the distance from the septic system is 250 ft. from the stream.

Ms. Weston said that the Health Department will have to approve this.

Chairman stated: This is a town road and there are no concerns with the site distances on the curb.

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

Chairman asked if there is anybody here who would like to address this application and there were none.

Chairman entertained a motion to close the public hearing, so moved by Terry Coburn, seconded by Thomas Robert and carried by a 6-0 vote by the Board.

Chairman stated for the record: the Guilderland Conservation Advisory Council did a site inspection on May 26, 2012, and their conclusion read as follows: GCAC does not see any negative environmental impact of this planned subdivision other than one more dwelling using Town resources. One concern is the location of the septic field. This will need to be cleared by the County Health Department especially in view of it being located above an area where there is a stream which appears to eventually enter into the Watervliet Reservoir. (On file)

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

- Town Highway Superintendent approval for any new curbcut.

- Water & Wastewater Superintendent approval (with building permit application)
- \$1,500.00 per dwelling unit – Park & Recreation Fund (with building permit application)
- Albany County Health Department approval (with building permit application)
- Compliance with 250 ft. watercourse setback for proposed septic system.
- Map presented for final signature shall read Final Map”.

The motion was seconded by Michael Cleary and carried by a 6-0 vote by the Board.

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**SCHAFFER – Western Turnpike**

Chairman Feeney announced that this was a concept presentation of a proposed 2 lot subdivision of 37 acres. Zoned RA-3. Mark Schaffer presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:  
 Schaffer - Route 158

The applicant has applied for subdivision concept approval to cut a 4.5 acre building lot from an existing 37 acre parcel. The site is mostly cleared field with a tree line along the northern border. The parcel has access to public water and a private septic system is planned. There is good sight distance from the proposed driveway. No objection to concept approval.

Mark Schaffer presenting: What we are looking to do is to subdivide the 37 acres and build a duplex on a 4.5 acres as proposed to 3 acres. Under the special use permit you can do a multi-family.

Chairman wanted to know if there were any site distance issues.

Ms. Weston said that there are no site distance issues.

Mr. Schaffer explained that we do not want to build close to Route 158 and our plan is to take some of the mature trees and move them for the berm.

The driveway approach is perpendicular and is the best approach for the site.

Chairman asked if there is anybody in the audience who would like to address this application and there were none.

Chairman entertained a motion to approve the concept for the two lot subdivision on Route 158, so moved by Michael Cleary, seconded by James Cohen and carried by a 6-0 vote by the Board.

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### **BRITTELL – 3094 E. Old State**

Chairman Feeney announced that this was a site plan review for an in-law apartment. Mark Brittell presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:  
Brittell - 3094 Old State Road

The applicant has requested a special use permit for an in-law apartment. The house is located on the corner of Old State and Vincenza Lane and has a driveway, with a turnout, that will accommodate many vehicles. No planning objection to approval contingent on the applicant meeting all other conditions of an in-law apartment.

Mark Brittell presenting: We are looking to build a 30 x 35 ft. mother-in-law apartment in the back of my house. The driveway has a turnout that will accommodate around 6 cars.

Chairman asked if there are any neighbors who would like to address the application and there were none.

Chairman entertained a motion to recommend approval the site plan review for Brittell, 3094 E. Old State Road, for an in-law apartment, so moved by Michael Cleary, seconded by Herb Hennings, and carried by a 6-0 vote by the Board.

### **MEALO – 1822 Western Ave.**

Chairman Feeney announced that this was a site plan to allow a change in tenants from a chiropractic office to a law office. Paul Fallati presenting.

Jan Weston, Town Planner, explained that this is basically a change of tenancy from a chiropractic office to a law office. All site conditions are there, and there is parking in the back.

Paul Fallati representing Rudy Mealo: The number of employees will be approximately 4-6. The Firm practice is commercial litigation. There are very few visitors to the Firm because most of the clients are businesses that are located out of State that do not require in person meetings. There are ten parking spots in the rear of the property including a handicap spot. There will be less traffic coming in than what the chiropractic had.

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

Chairman entertained a motion to recommend approval for Mealo – 1822 Western Avenue, changing tenancy from a chiropractic office to a law office, so moved by Terry Coburn, seconded by Thomas Robert and carried by a 6-0 vote by the Board.

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## **RAMSEY – 4773 Western Avenue**

Chairman Feeney announced that this was a site plan review to allow the construction of nine self storage units and propane sales. Zoned Industrial. Tom Andress presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows: The applicant has requested a special use permit to develop this industrially zoned property for storage units and propane sales. The parcel contains a single family house and has been a used car sales business. The site, which is adjacent to 84 Lumber, contains wetlands and a stream in the rear of the property. I have the following comments:

- The project will disturb less than 4 acres of the 10 acre site. It appears that the wetlands will not be disturbed but a SWPPP will be required and a TDE should review the stormwater management plans.
- Access will be limited to the easterly most entrance, with an emergency only entrance to the west. Sight distance appears adequate but a permit may be required from DOT.
- The site is adjacent to a Rural Agricultural zone and requires a 100 ft. buffer between districts. The plan only shows 25 ft. and this may eliminate at least one building. Further, there is a group of single family homes adjacent to the project and adequate buffering should be a priority.
- Because the site is adjacent to a rural district and residences, lighting should be kept to a minimum and not spill over or disturb adjacent properties.

I have no planning objections to the use which seems like a good transition to the rural areas. But buffering should be maximized to protect existing residences and to blend into the current rural landscape.

Tom Andress, ABD Engineers & Surveyors, presenting: The applicant has requested a SUP to develop this industrially zoned property for storage units and propane sales. The parcel contains a single family house, contains wetlands, and there is a stream in the rear of the property. The proposal will consist of 9 buildings and will have both climate controlled storage unit access and also interior corridors. The property is zoned Industrial. The existing house will be used as an on-site office for the self-storage facility. The remainder of the house will be utilized by the live-in caretaker for the property. There will be one employee on site.

We would use the garage for a self-storage unit. We will be doing these units in sections.

We have had the wetlands delineated and we are staying away from the wetlands. The site that we will be building on will be the corn field. As part of the self-storage business an above ground 1,000-gallon propane tank will be added for propane sales.

Chairman asked about the 100 ft. setback from the adjoining residential district. Mr. Andress explained that we will modify that.

Chairman asked about the fire trucks access, and can they maneuver through there and asked about the lighting plans.

Mr. Andress explained that we are able to maneuver around the total site and we are proposing to utilize the existing entrance only for emergency vehicles, and will provide the lighting plans. The units will not have any doors facing the residential homes.

Herb Hennings wanted to know if it would all be paved between the units. Mr. Andress said yes that they will all be paved between the units.

Chairman wanted to have a landscaping plan and wanted to know more about the stormwater management plans.

Mr. Andress explained the stormwater management plans.

Chairman asked if you had a permit from NYSDOT.

Mr. Andress said yes

James Cohen asked about the 1,000-gallon propane tank and is that a normal size and do you have to get a permit for it.

Mr. Andress said that it is the same size that they have at the Curry Road site and I believe that there is a permitting process for the tank.

Rick Ramsey, applicant, explained the hours that it will be open. The hours are from 7:00 am to 10:00 pm. Most propane sales are done before 6:00 p.m.. The propane sales will not be self service and the sales would have to be dispersed by the attendant.

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

Chairman Feeney made a motion to recommend approval to this site plan review for the Storage Units on 4773 Western Tpke., proposed by Rickey Ramsey, with the following conditions:

- NYSDOT approval
- Provision of a detailed landscape plan with plantings schedule (size & types). Proposed landscaping should be increased to better screen buildings from Western Avenue.
- Provision of a lighting plan.

- Compliance with minimum 100' setback from adjoining residential district.
- Provision of a full SWPPP to be reviewed by TDE.

The motion was seconded by Terry Coburn and carried by a 6-0 vote by the Board.

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MEETING ADJOURNED: 8:30 P.M.

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**July 11, 2012**

**FIGLIOMENI – 7070 Chandler Road**

**SCHAFER – Western Turnpike**

**BRITTELL – 3094 E. Old State Road**

**RAMSEY – 4773 Western Avenue**

**MEALO – 1822 Western Avenue**



