

**TOWN OF GUILDERLAND  
PLANNING BOARD**

**March 12, 2014**

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

PRESENT: Stephen Feeney, Chairman  
Thomas Robert  
Herb Hennings  
Michael Cleary  
Theresa Coburn  
Bruce Sherwin  
James Cohen

M, dan Weston, Town Planner

ABSENT: Terry Coburn,  
Michael Cleary left at 8:00 pm

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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 February 12, 2014 minutes with few minor corrections and so moved by, so moved by Michael Cleary seconded by, Thomas Robert and carried by a 6-0 vote by the Board.

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NOTE: Michael Cleary left at 8:00 p.m.

Chairman Feeney announced that DeForest – 458 Little Falls Place, and Hostler -115 Rt. 146 withdrew their applications.

**BREITENSTEIN – 71-75 Schoolhouse Road**

Chairman Feeney announced that this is a site plan review to allow the construction of four, 4 unit apartment buildings on the site. Zoned - Multiple Residences. Tony Trimarchi presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:  
Breitenstein - 71-75 Schoolhouse Road

The applicant is requesting a special use permit to develop the property for multi-family use. Presenting the site consists of two tax parcels and these will be merged to create a 2.2 acre site. The existing house is proposed to be demolished and four, 4 unit buildings constructed. The parcel is adjacent to the NYS Thruway and just north of a pediatric care office. To the north and east of the site are single family homes.

I have the following comments:

- The proposal meets all the zoning requirements for setbacks and open space.
- The plan provides 2 parking spaces per unit (the requirement is 1 ½) and provides 4 additional overflow parking spaces.
- One dumpster site is provided and screened but it is not very central to all the units.
- A TDE should be assigned to review the details of storm water and drainage.
- A significant amount of vegetation will be removed from the site. Additional buffering from the Thruway should be provided for the existing homes along Schoolhouse Road.
- The Fire Department should review the plans to insure adequate access for fire protection.

No objection to site plan approval contingent on the above concerns being addressed.

Tony Trimarchi presenting: Presently the site has a house on it which will be demolished and its an area of 2.21 acres. The adjacent properties are single family houses and (1) 4-unit building on the right side, and then (2) medical professional buildings on the left side. On the rear of the property there is the NYS Thruway. The buildings are proposed with a full basement and each building will have four units and each unit will have a garage with a driveway from the road. There will be (2) parking spaces for each unit: Garage and Driveway. In addition there will be (4) parking locations along the road for visitors one of which will be handicapped. Each unit will be 30' x 32' and will be luxury homes.

There will be two parking spaces for each unit: garage and driveway, in addition there will be four parking locations along the road for visitors, one of which will be handicapped.

All zoning setbacks have been met on the site plan. There will be a landscaping design utilizing some of the existing trees.

Chairman stated that it looks like the site is going to be completely graded and cleared. There is a sand dune on the site and wanted to know if there is any way you can work around that. The sand dune helps to protect the noise from the residents. Our code also calls for some sort of common area for recreation. Also, there are no pedestrian accommodations at all to get around and where would the crosswalk be located for the pedestrians.

Chairman had some questions about the water table and would like to see a little more landscaping along Schoolhouse Road. I am also concerned about having three bedrooms

and only two parking spaces and have you looked at this for an emergency vehicle access and approval from the McKownville Fire Department.

Thomas Robert wanted to know about if there will be any handicap accessibility. Mr. Breitenstein, one of the owners, as far as room for kids to play, is to do green space and will be adding backyards to these and thinking about putting a patio instead of a deck and to have green space for the kids in the back.

Bruce Sherwood was concerned about the guest parking.

James Cohen asked about the lighting.

Chairman mentioned that you will need to submit lighting plans.

Chairman stated that this Board would like to see you maintain the sand dune, if possible, and the noise will become an issue, and you will need to accommodate emergency vehicles.

There was father discussion on the grading and clearing plan and the parking

Chairman made a motion to continue this site review application, seconded by James Cohen and carried by a 5-0 vote by the Board.

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MEETING ADJOURNED: 8:30 P.M.

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**BRIETENSTEIN – 71-75 Schoolhouse Rd.**