

**TOWN OF GUILDERLAND
PLANNING BOARD**

April 9, 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
Bruce Sherwin
James Cohen

Jan Weston, Town Planner

ABSENT: Terry Coburn

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

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GUZZO – Fuller Station Road

Chairman Feeney announced that this was a concept presentation of a proposed 2 lot subdivision of 7 acres. Zoned R-40. Colleen Guzzo presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows;
Guzzo – Fuller Station Road

This is a concept presentation to create a new building lot in the rear of an existing 7 acre home site. The proposed 2 acre lot is flat and heavily wooded and will be served by a private well and septic system. I have the following comments:

- The proposed lot more than meets area requirements in this R-40 zone and all the increased setbacks for a keyhole lot.
- The proposed lot location appears to contain a portion of NYS wetlands. These will have to be delineated and a 100 ft. setback maintained.
- The limits of grading and clearing should be shown of the final plat.
- Because of its length, the driveway will have to be constructed to meet all NYS fire codes for access.

- Existing adjacent wells and septic systems should be shown, as well as proposed locations for the new lot, to insure adequate separation.

I have no objection to approval of the concept plan but the applicant should be aware that the encroachment of the NYS wetlands may severely restrict the possible house location.

Mario Guzzo presenting: We are seeking approval for a 2 lot subdivision of 7 acres which created a keyhole lot as shown on the concept map. Mr. Blackstone, the surveyor, explain where the proposed wetlands are and included the 100 ft. buffer. The building envelope is approximately 95 ft. at the front 143 ft. on one side and the other side is 103 ft.

Chairman explained that the proposed lot location appears to contain a portion of NYS wetlands and they will have to be delineated.

We will also need to see construction details on your driveway plans and meet the NYS fire codes so that emergency vehicles can get in and out of there. Also, we may need an erosion sedimentation control plan depending on how much clearing you do, and will need a general location of the adjacent wells and septic to insure adequate separation..

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 for concept approval of the proposed 2-lot subdivision of Gusto, so moved by Michael Cleary, seconded by James Cohen and carried by a 6-0 vote by the Board.

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SALERNON - 699 Alt-Voorheesville Road

Chairman Feeney announced that this was a concept presentation of a proposed re-subdivision adjusting a lot line between two existing lots. Zoned RA-5. Michele Salerno presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
 Salerno – Alt-Voorheesville Road

This is a concept presentation to relocate a lot line between two existing lots, held in common ownership. The first lot contains an existing home and 48 acres, running southward up the escarpment. The second lot is a non-conforming vacant parcel but contains the majority of the owner's driveway and well. The owner would like to adjust the lot line so that his driveway and well are located on the house parcel.

Normally, this would be done as a lot line adjustment and handled administratively. In fact, staff had originally approved the adjustment back in 2012. However, that approval was immediately rescinded when it was noted that the second lot was only 3 acres, in an RA-5 zone.

Our ordinance allows for a one time waiver of a 3 acre parcel in an RA-5 district but only with Planning Board approval. Therefore, the applicant has applied for the re-subdivision of his property and requests a waiver for the onetime 3 acre cut.

The only change from the existing situation is that the 3 acre parcel will have less road frontage and more depth while the house parcel, which is technically landlocked, will become more conforming by gaining access to a public street.

No objection to concept approval

Michele Salerno explained that the existing 3 acre lot is a grandfatherd buildable lot however, that parcel contains my existing well for the home that I reside in, which is part of a 48.54 acre parcel. I would like to redirect those property lines so that in the event I can sell off a building lot on that other 3 acre parcels. Then I would be able to do so without disrupting my existing well and my proposed driveway for a future pole barn.

Chairman stated: There is a stream that runs down one side, therefore the building envelope should reflect the 100 ft. separation to the stream.

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

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

Chairman entertained a motion for concept approval for a 2-lot subdivision, 699-Alt-Voorheesville Road, so moved by Thomas Roberts, seconded by Herb Hennings and carried by a 6-0 vote by the Board.

BREITENSTEIN – 71-75 Schoolhouse Road

Chairman Feeney announced that this was a continued site plan review to allow the construction of four, 4-unit apartment buildings on the site. Zoned Local Business. Tony Trimarchi presenting.

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

The applicant has submitted a revised site and grading plan to be reviewed. The changes include a short entrance sidewalk and crosswalk, adding two spaces at the end hammerhead, converting one space into a handicapped space, and more trees along the front and rear of the property.

I don't believe these changes address the focus of the Planning Board's concerns which were buffering from the Thruway and pedestrian accessibility. Also, adding the spaces at

the end of the hammerhead eliminates this area as a turnaround for emergency and other vehicles and also hampers the last vehicle at building "D" from backing out.

Albany County has responded with a number of concerns including that a sidewalk will be required along the length of the property, the location of the crosswalk be approved by their DPW, that a SWPPP be prepared, and that the NYS Thruway Authority review and approve the drainage plans as the drainage is proposed to be directed to the State systems.

At this point I don't think the revised plan adequately address the Town, Emergency services, County's or State's concerns.

Chairman stated for the record that we received correspondence from Albany County Planning Board, dated March 20 2014, and the referring agency, and their considerations and recommendations are on file.

Received an e-mail from Kathy & Brad Wasson, 7 Shady Lane, dated April 8, 2014 and both are very concerned about the proposal with the traffic situation on that part of Schoolhouse Road, and urge that this request be denied in its present form. (letter on file)

Tony Trimarchi addressed all the concerns. Starting with the parking, we added more parking and did show a sidewalk at the entrance with a crosswalk. We had the meeting with the Fire Department and increase the turn-around to 24 ft. wide and have a 90 ft. area for parking to the end of the dumpster. There is plenty of room for the trucks to turn around. We did address the lighting and will provide a pole for each unit, and will add one more hydrant. We submitted a revised site and grading plan and added more trees along the front and rear of the property, and will be increasing the buffering by adding more trees to protect our site from the noise.

Between the fence of the thruway and going to the right-of-way of Schoolhouse Road, we have 600 ft. long of evergreen trees already there, and at our buildings there will be a buffer between neighbors.

Chairman stated: What buffers the sound is solid sound walls or a dune. Vegetation doesn't do a lot to buffer the sound. Also, you will need to talk with Albany County Public Works to see what they are looking for on the design of the sidewalks to the neighboring driveway that accesses the Medical Facility, and where is the appropriate place for a crosswalk.

There was further discussion about the berm, crosswalk location and the sidewalks.

Chairman mentioned that his main concern is that you are showing some of the stormwater infrastructure in the county right-of-way.

James Cohen has a question on the entrance and the exit and wants the safest location of the driveway.

Chairman explained that we will need the county approval, landscaping of the site, and will need approval from the Fire Department, and to show the elevations and nearby houses on the plans.

Chairman asked if there are any neighbors in the audience who would like to commen.

Don Reeb, 5 Norwood Street, President of the McKnowville Neighborhood Association, received a number of calls from people on Oak, Shady and Country about this development. They are very much concerned about the lack of a sidewalk on the western side of schoolhouse, and they would like to see a sidewalk for the entire length of that property. Another concern that was expressed was the noise that would be coming through from the thruway. The other major concern was the bridge that comes over the thruway on Schoolhouse has a sharp curb in it. If you come out of Shady Lane or Country Road you have a terrible problem with that curb and concerned about the safety of pedestrians, bicycle riders on schoolhouse.

I have noticed looking at the files, it appears to me that part of the storm water is going to go onto the thruway property and didn't think that was permissible. Also, does it make more sense to line up a driveway with a street like Shady or to offset it?

Richard, 60 Schoolhouse Road, wanted to know why they couldn't be owner occupied and sold as Condominiums or Townhouses and when was this property rezoned for multiple uses, and suggested using dirt as a berm that protects you from noise.

Chairman mentioned that this is a nice project that you're proposing and anticipate that the site will be nicely landscaped and screened. The amount you can limit the grading and clearing of the site is better from a drainage standpoint, and there will be a TDE assigned to look at the storm water. My only concern is that you show the swale on the county right-of-way.

There are some things you can do. Talk with the County and get good calculations of the materials and see if you can get a grading easement from the thruway, and what you can do to maintain some berming.

Chairman made a motion to continue the site plan review for Breitenstein, so moved James Cohen, and seconded by Thomas Robert and carried by a 6-0 vote by the Board.

SCACCIA – 2511 Western Avenue

Chairman Fernery announced that this was a site plan review to convert the building formerly used for a Curves fitness center into the beauty salon. Zoned Local Business. James Scaccia presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
Scaccia - 2511 Western Avenue

The applicant has requested a special use permit for a change in tenancy from a Curves fitness center to a beauty salon. No site changes are anticipated. I have the following comments:

- The lot appears to easily accommodate at least the 25 required spaces and the fitness center and the dance studio before that both had a greater parking demand than a beauty salon will.
- Almost the entire site is paved and it would be nice to try to increase the landscaping by planting some trees in the green strip.

No planning objections

Chairman stated that this is pretty straightforward. It will need some more landscaping and right now the spaces are not striped and need a sign to prevent parking in driveway entrance.

Chairman asked for a motion to approve the site plan for Scaccia, 2511 Western Avenue, recommend with the following suggestions:

- Provide a landscaping plan per Town Planner comments.
- provide striping/signage to prevent parking in driveway entrance between Rt.20 and building sidewalk.

so moved, Herb Hennings, seconded by Michael Cleary and carried by a 6-0 vote by the Board.

Xn Guo– 1800 Western Ave. (Cosimos Plaza)

Chairman Feeney announced that this was a site plan review to allow a change in tenancy for a nail salon. Zoned LB. Shao Feng Ma presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
XN Guo - 1800 Western Avenue

The applicant has requested a special use permit for a change in tenancy to a nail salon. As this location is along the front of the building which frequently experiences parking shortages, all employees of this business should be required to park in the rear of the building. No site plan changes are proposed. No planning objections.

Chairman stated that this was pretty straight forward.

Chairman made a motion to approve the site plan for XN Guo – 1800 Western Ave., and was recommended with the following conditions:

- Require employees to park in the rear.

seconded by Herb Hennings and carried by a 6-0 vote by the Board.

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TRALONGO – 1800 Western Avenue (Cosimos Plaza)

Chairman Feeney announced that this was a site plan review to allow a change in tenancy for a fitness and yoga center. Zoned LB. Gina Tralongo presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
Tralongo - 1800 Western Avenue

The applicant has applied for a special use permit to use the space vacated by Fancy Schmancy as a Fitness and Yoga studio. No site plan changes are anticipated.

My only concern with this application is the parking. The application does not state how many students the facility can hold. It does mention that 5 to 6 employees may be there at peak hours. The other uses in this plaza are either retail, food service, or by appointment services which spreads out the need for parking. However, a fitness studio will have perhaps 15 to 25 people arriving at the same time.

Gina Tralongo presenting: We do have two exit doors to the rear parking lot that I would like to use. People will go in one way and out the other door. People are not aware that we have parking in the back. I can put up a sign up saying: additional parking in the rear.

Bruce Sherwin suggested putting up a sign for additional parking in the rear.

Chairman stated that there is enough parking on the site.

Chairman made a motion to approve the site plan for Tralongo, 1800 Western Avenue, Yoga Center, seconded by Herb Hennings, and carried by a 6-0 vote by the Board.

HACKSTADT – 5775 Ostrander Road

Chairman Feeney announced that this was a site plan review to allow the construction of a building to be used for the storage and maintenance of vehicles. Zoned Industrial. Gerald Hackstadt Jr. presenting.

Jan Weston, Town Planner, read the comments of the Planning Department as follows
Hackstadt – 5775 Ostrander Road

The applicant has applied for a special use permit to construct a 60 ft. x 100 ft. storage and maintenance building on a 4 acre, parcel in an Industrial zone. The use is permitted in this district but I have the following concerns and comments about the submitted site plan:

- The proposed location of the building is behind an existing single familystrander Road. If the building remains in this location, a substantial amount of buffering should be installed to provide a visual screen from the home and yard.
- The well for the existing house should be located to insure adequate separation from the proposed septic system.

- The proposed angled parking forces vehicles into a hairpin turn to park and points them in the wrong direction to exit.
- It appears that they are proposing a 100 ft curbcut onto Ostrander Road which is undesirable.
- The special permit should emphasize that no junk vehicles can be stored on this property.

In general, I have no objection to this use. However, the submitted site plan should be better designed to create a more efficient use of the property, protect the existing residence, and allow for a better vehicular circulation.

Gerald Hackstadt Jr. presenting: We did clear the property that I need to use and will leave the trees and buffers in place. The actual driveway is only 38 ft. wide and we have 158 ft. of road frontage.

Chairman stated: Since it is a town road, you will need approval from the Town Highway Superintendent.

Mr. Hackstadt said that we did get their approval and the paperwork has been submitted in the files.

Chairman explained that this is not what shows on your site plans. It would be best that you show this on the plans.

Mr. Hackstadt further explained that I purchased the property thinking that it had municipal water and found out that it didn't, and I did get the approval from the County Health Department for the well and the septic

I transport wrecked vehicles for insurance companies to a location on Kings Road. The building would be used to do maintenance on our vehicles and parking for all the vehicles. All trucks would be using Depot Rd.

Ms. Weston problem was that you just drew a sketch and not really a site plan and it is hard to judge what you are proposing. We need a more accurate site plan with a better design showing location of septic, well, entranceway and building.

Chairman added that you will need to show limits of grading and clearing and any required erosion and sedimentation control plan.

Chairman made a motion to approve the site plan review in the matter of Hackstadt, 5775 Ostrander Road, and recommended with the following conditions:

- Show limits of grading and clearing and any required erosion and sedimentation control plan.

- Accurately depict driveway entrance and proposal parking on plans.

seconded by James Cohen and carried by a 6-0 vote by the Board.

FAIRWOOD APTS. – 1 Windingbrook Drive

Note: withdrawn at the request of the applicant

MEETING ADJOURNED: 9:30 p.m.

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GUZZO – Fuller Station Road

SALERNO – 699 Alt-Voorheesville Road

BREITENSTEIN - 71-75 Schoolhouse Road

SCACCIA – 2511 Western Avenue

XN GUO – 1800 Western Avenue

TRALONGO – 1800 Western Avenue

HACKSTADT - 5775 Ostrander Road