

**TOWN OF GUILDERLAND
PLANNING BOARD**

August 12, 2015

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

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

Jan Weston, Planning Administrator

ABSENT:

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 June 10, 2015, so moved by Terry Coburn, seconded by Thomas Robert and carried by a 7-0 vote by the Board.

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ONDERDONK – 53 HANLEY LANE

Public hearing on the final plat presentation of a proposed 2 lot subdivision of 2.1 acres. Zoned R-40. Christina Onderdonk presenting.

Terry Coburn read the Legal Notice as follows:

The case of Truman Onderdonk will be heard on Wednesday, August 12, 2015 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 2 lots cut from 2.1 acres.
The general location of the site is at 51-55 Hanley Road.

The property is zoned: R-40.
Tax Map # 63.00-1-16

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

Dated: August 12, 2015
Stephen Feeney, Chairman, Planning Board

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
Onderdonk - Hanley Lane

This is a final plat review for an applicant to subdivide their existing 2.1 acre parcel in half, creating one additional building lot. The site is at the end of Hanley Lane which starts as a Town Road but is reduced to a private lane at the point of these proposed lots. The rear of the property is steep ravine and the angle of repose is shown for the proposed new lot. I have the following comments:

- The Fire department has submitted a letter stating that they have no concerns.
- It is the applicant's intent to demolish the old house on lot 1A once a new house is built. The subdivision should be conditioned on Lot 1B only receiving a temporary Certificate of Occupancy until the demolition is complete.

No planning objections to final approval.

Chairman Fenney stated: There is correspondence in the files, from the Board of Fire Commissioners, from Chief Henry Smith, dated June 15, 2015, and read as follows: This letter is to confirm that the Westmere Fire Department has met with Truman Onderdonk regarding his proposed subdivision of a 2-acre parcel on Hanley Lane. After review, the Fire Department does not have any concerns with the subdivision's request. (On File)

Also, correspondence from Guilderland Conservation Advisory Council, dated June 5, 2015, and parts read as follows: Rather than demolishing the large old 1879 house, GCAC recommends other options for possible restoration of the residence which is lived in at this time. Also, prior to any final approval of the plan, care should be taken to determine that the calculations of the setbacks related to the stream and the ravine are accurate. (On file)

Christina Onderdonk explained that the position of the new home will be at the crest of the hill, so that any drainage issues or anything of that nature would be nullified by where the new position of the new home will be. Then after that we will demolish the old existing house and there should not be any issues.

Chairman mentioned that I don't see any issues. This is a large lot and the disturbance will be somewhat minimal.

Mrs. Onderdonk presenting: Currently we are subdividing the existing 2.1 acres in half creating one additional building lot. Both lots are zoned R-40 and both will be just over one acre. The building envelope meets the requirements determined by the Town, such as setbacks, and things of that nature. We did show the location of the existing building which will be resolved in the spring.

Chairman stated: You are showing two proposed access easements. Was there an easement already there for the existing house .

Ms. Onderdonk said yes, there is and it is a 25 ft. easement and it will be increased into a 40ft.easement to uphold the one lot and now the two lots and meets the requirements of the Town Code.

Chairman explained that we will need some type of easement description on the final plat.

Chairman asked about the water lines and if there will be a separate utility easement across the lands of 27 Hanley for 51 Hanley Lane. I am assuming you will have to put in a new individual water line. We will need to see where the proposed lines are going to go and identify the utility easement. That should be on the final map. If there is a fire hydrant you will need to show that also on the final map.

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

Chairman wanted to know about the temporary CO

Ms. Weston explained that will be for the new house. When they moved into the new house they will get a temporary CO until the old existing house is demolished.

Chairman added that we will need to see all utility, water and sewer locations and any easements associated with the utilities.

Chairman made a motion for SEQR Determination as follows:

In Accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law, this Agency has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of the review hereby finds:

The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement. This determination is based on a careful review by the Planning Board, and the minor nature of the 2 lot subdivision and by the comments of the Guilderland Conservation Advisory Council, and by the environmental short form which the applicant has filled out.

Seconded by Thomas Robert and carried by a 6-0 vote by the Board.

Chairman made a motion for final approval in the matter of a 2-lot subdivision for Onderdonk, 53 Hanley Lane, with the following conditions:

- Town Highway Superintendent approval (for any new curb cut)
- Town Water & Wastewater Superintendent approval.

- \$1,500.00 per dwelling unit-park & recreation fund (with building permit application)
- \$2,085.00 per dwelling unit – sewer mitigation gee (with sewer hook-up application)
- Temporary Certificate of occupancy be issued until the adjacent residence is demolished.
- Identify sewer and water utility locations and towns easements on the signature plat and provide easement descriptions.

seconded by Thomas Robert and carried by a 6-0 vote by the Board.

ONDERDONK – 53 Hanley Lane

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

Jan Weston, Town Planner, read the comments of the Planning Department as follows:
Onderdonk - Hanley Lane

The applicant has requested a special use permit to have an in-law apartment in the new house they are constructing. The existing house is presently assessed as a 3 family building will be demolished. There will be ample parking on-site and all other conditions of the accessory apartment law should be met. No planning objections.

Christina Onderdonk presenting: We are proposing a four to five room in-law apartment and there should be ample parking on-site.

Chairman stated: This is pretty straight forward.

Chairman made a motion to recommend the site plan approval in the matter of Onderdonk- 53 Hanley Lane, for an in-law apartment, seconded by Herb Hennings and carried by a 6-0 vote by the Board.

MEETING ADJOURNED

**TOWN OF GUILDERLAND
PLANNING BOARD**

AUGUST 12, 2015

ONDERDONK – 53 Hanley Lane

**ONDERDONK – 53 Hanley Lane
(site plan review – in-law apartment)**