

**TOWN OF GUILDERLAND**  
**PLANNING BOARD**  
**JUNE 23, 2021**

Minutes of meeting held at Guilderland Town Hall, Rt. 20 Guilderland NY, 12084 at 7:00pm.

Members: Stephen Feeney, Chairman  
Amanda Beedle (absent)  
Theresa Coburn (absent)  
Herb Hennings  
Christopher Longo  
Thomas Robert  
Gustavo Santos

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Chairman Feeney called a virtual zoom meeting to order at 7:00 pm.  
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**CONSIDERATION OF CONCEPT PLAN APPROVAL FOR A 2 LOT MINOR SUBDIVISION - 493 CHURCH ROAD - JOSEPH STANCO THE APPLICANT IS PROPOSING A 2 LOT SUBDIVISION OF 9.07 ACRES +/- OF LAND LOCATED IN THE RESIDENTIAL OVERLAY (RO40) DISTRICT. LOT 1 WOULD CONSIST OF 2.19 ACRES AND LOT 2 WOULD CONSIST OF 6.9 ACRES. BOTH LOTS WOULD BE ACCESSED FROM CHURCH ROAD.**

Ken Kovalchik provided an overview of the proposed subdivision.

Kay Kambe, Kambe Engineering, representing the applicant, mentioned this was a two lot minor subdivision, mentioned there was a wetland study done a while ago. She also mentioned that the dwelling on Lot 1 would be elevated to avoid the wetlands. She will verify the site distance from the proposed driveways.

Ken Kovalchik mentioned this application would be referred to the GCAC, and then come back to the Board in August for SEQR and public hearing.

Chairman Feeney asked a motion for concept approval of the minor subdivision, moved by Gustavo Santos, seconded by Thomas Robert. Vote 5 – 0.

**POSSIBLE ACTION ON FINAL PLAT APPROVAL - 5 LOT SUBDIVISION - 634 NYS ROUTE 146 - FLOCUZZIO CONSTRUCTION, INC. THE APPLICANT IS PROPOSING A FIVE LOT SUBDIVISION ON 19.3 ACRES +/- OF LAND LOCATED IN THE RURAL AGRICULTURAL (RA3) DISTRICT. FOUR SINGLE-FAMILY LOTS WILL BE**

**ACCESSED FROM WEAVER ROAD AND ONE LOT WILL BE ACCESSED FROM NYS ROUTE 146.**

Ken Kovalchik provided an overview and read preliminary plat conditions from previous meeting. He mentioned the applicant also provided an alternate subdivision layout of the subdivision and showed that version to the Board.

Mike Flocuzzio, applicant, mentioned his original subdivision had duplexes on Lot 5, and the duplexes are no longer proposed. He mentioned he does not want to get rid of the keyhole lot on Lot 4.

Chairman Feeney recommended removing the keyhole lot so there would not be any landscaping conditions and deed restrictions.

The Board and Mike Flocuzzio, applicant, discussed keyhole vs non-keyhole lot design for Lot 4

Ken Kovalchik read the condition from the preliminary plat approval issued on April 28<sup>th</sup> which restricted further subdivision of Lot 5. The Planning Board indicated they may be willing to remove this condition of Lot 4 can be designed as a non-keyhole lot.

The Planning Board and applicant could not come to an agreement on the Lot 4 lot layout. It was agreed that Ken Kovalchik and Steve Feeney would have a meeting with the applicant to further discuss the Lot 4 layout.

Herb Hennings asked for a motion to adjourn seconded by Thomas Robert and carried.