

TOWN OF GUILDERLAND
PLANNING BOARD
JULY 14, 2021

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

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

Chairman Feeney called meeting to order at 7:00 pm. Stated the emergency exits if needed.

Minutes:

Approval of the minutes of July 8, 2020; July 29, 2020; August 12, 2020; August 26, 2020; September 23, 2020; October 14, 2020; October 28, 2020; November 18, 2020; December 9, 2020. Chairman Feeney made that motion, moved by Terry Coburn, seconded by Thomas Robert. Chris Longo recused himself.

CONSIDERATION OF AMENDING THE PRELIMINARY PLAT APPROVAL AND 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. He mentioned lot lines were adjusted and the flag lot design on lot 4 has been redesigned. He asked the Board to consider amending the preliminary plat approval. At the June 23rd Board meeting, the Board mentioned revising lot 4 to be a non-flag lot and that the Board would consider removing the restriction on lot 5 restricting further subdivision.

Chairman Feeney made a motion to amend the preliminary plat approval approved on April 28, 2021 to remove condition to revise the subdivision plan that eliminates the keyhole lot. Seconded by Herb Hennings. Vote 6 – 0.

Chairman Feeney made a motion to approve the final plat with the following conditions:

- Highway Superintendent approval for any new curb cuts
- Town Water and Waste Water superintendent approval
- Albany County Health Department for septic systems
- NYSDOT approval for any work done in the right-of-way
- \$1,800 per dwelling unit for park and rec fund
- Wetland notice should be included in all deeds to all lots containing state and federal wetlands. Filing with final plat the owner shall file with Albany County clerk's office, shall provide a copy to the town. No site work shall be done until proof of filing has provided.
- Prior to construction, orange fencing shall be installed on all lots to indicate the limits of disturbance
- All plot plans prepared a connection with individual lots shall show the location of state and federal regulatory wetlands on the lot delineated on the final plat.

Motion seconded by Christopher Longo. Vote 6 – 0.

CONCEPT REVIEW FOR A TWO LOT MINOR SUBDIVISION - 3397
CARMAN ROAD - GABE AUGUST THE APPLICANT IS PROPOSING A 2 LOT MINOR SUBDIVISION OF 0.87 ACRES OF LAND LOCATED IN THE LOCAL BUSINESS (LB) DISTRICT. LOT 1 WOULD CONSIST OF 12,983 SQ. FT. +/- AND CONTAINS AN EXISTING SINGLE-FAMILY RESIDENCE WITH ACCESSORY BUILDINGS; AND LOT 2 WOULD CONSIST OF 22,523 SQ. FT. +/- AND CONTAINS A DUPLEX. THE APPLICANT IS ALSO REQUESTING TWO AREA VARIANCES, AS FOLLOWS: (1) ALLOW A REDUCTION IN MINIMUM LOT SIZE ON LOT 1 TO 12,983 SQ. FT. WHERE 20,000 SQ. FT. IS REQUIRED; AND (2) ALLOW A REDUCTION IN LOT WIDTH ON LOT 1 TO 77 FEET WHERE 100 FEET IS REQUIRED.

Chairman Feeney mentioned this will have to be referred to the Zoning Board for two area variances related to lot size and lot width.

Ken Kovalchik mentioned the application was referred to the GCAC. The application was referred to the Albany County Planning Board; they will review it at their next meeting. If the Town Planning Board grants concept approval, it will go to the Zoning Board of Appeals for review of the variances and then come back to the Planning

Board if the variances are approved. The Planning Board will do SEQRA once the variances are approved. Looking for concept approval from Town Planning Board.

The Board members discussed setbacks for the driveway and property lines.

Thomas Robert made a motion to approve concept approval, seconded by Christopher Longo. Vote 6 – 0.

CONCEPT REVIEW FOR A TWO LOT MINOR SUBDIVISION - 4117
WESTERN TURNPIKE - PAUL MUELLER THE APPLICANT IS
PROPOSING A 2 LOT MINOR SUBDIVISION OF 64.4 ACRES OF LAND
LOCATED IN THE RURAL AGRICULTURAL (RA3) DISTRICT. LOT 1
WOULD CONSIST OF 61.4 ACRES AND IS UNDEVELOPED LAND. LOT 2
WOULD CONSIST OF 3 ACRES AND CONTAINS AN EXISTING SINGLE-
FAMILY RESIDENCE WITH DETACHED GARAGE. THE APPLICANT IS
PROPOSING A KEYHOLE LOT TO ACCESS LOT 1 AND WOULD
REQUIRE A SHARED ACCESS/MAINTENANCE AGREEMENT BETWEEN
LOT 1 AND LOT 2. AN AREA VARIANCE WOULD BE REQUIRED ON
LOT 2 AS THE DESIGN OF THE KEYHOLE LOT WOULD FURTHER
REDUCE THE SIDE SETBACK TO 27 FEET WHERE 50 FEET IS
REQUIRED.

Ken Kovalchik provided an overview of the application. He mentioned the Indian House Creek bisects the property and the driveway to Lot 2 will have to span the creek, which may require review/approval from the NYSDEC and/or Army Corps of Engineers.

Chairman Feeney made a motion for conditional concept approval with conditions including compliance with NYS fire code for driveway construction, and compliance with NYSDEC and Army Corp of Engineers requirements for the stream crossing. Seconded by Terry Coburn. Vote 6 – 0.

Chairman Feeney asked a motion to adjourn, moved by Thomas Robert, seconded by Herb Hennings.