

TOWN OF GUILDERLAND PLANNING BOARD
APRIL 26, 2017

Minutes of meeting held at Guilderland Town Hall, Rt. 20, Guilderland NY, 12084 at 7:30pm.

Members Present: Stephen Feeney, Chairman
Theresa Coburn
James Cohen
Michael Cleary
Thomas Robert
Herb Hennings
William Meehan

Chairman Feeney called the meeting to order at 7:30pm. He noted the emergency exits in the event they were needed.

The Board approved the minutes of 3-8-17. Vote 7 – 0.

MATTER OF ANTONIO TRIMARCHI – 2 GERTRUDE STREET

Chairman Feeney stated that this is continued concept review of a proposed two lot subdivision of 19,778 sf (.45 acres). Antonio Trimarchi presenting.

Mr. Trimarchi stated that his variances for reduced lot areas, reduced rear setbacks and one reduced building line were granted by the Zoning Board of Appeals. Lot #1 is 8675sf and Lot #2 is 11,103sf. Mr. Trimarchi stated that 80% of the lots in this neighborhood are 6000 to 7000 sf.

Chairman Feeney stated that they would like to see the water and sewer lines on the final map.

Chairman Feeney asked where the proposed driveways would be located.

Mr. Trimarchi stated in the front on Gertrude Street.

Chairman Feeney asked if there were any questions or comments from the residents. There were none.

Chairman Feeney made a motion to approve the concept subdivision in the matter of 2 Gertrude Street with the conditions that the applicant show the proposed utility connections and proposed driveway locations. Motion seconded by Mickey Cleary. Vote 7 – 0.

MATTER OF CROSSGATES MALL (PYRAMID MANAGEMENT GROUP) – LEHNER ROAD

Chairman Feeney stated that this was a concept review of a proposed lot line rearrangement to create four parcels of approximately 3.9 acres, 4.7 acres, .5 acres and 1.5 acres for the purpose of accommodating future roadway realignments and the construction of a hotel. Robert Sweeney, Esq. presenting.

Mr. Sweeney gave an overview of the project. Mr. Sweeney showed the hotel layout with a roundabout which is part of a pending proposal by CDTA to deliver an express bus route out to a new transit center in Crossgates. A second rotary is proposed out at the end of the Northway ramps so that backup traffic will flow through the rotary to the shopping center.

Mr. Sweeney stated that Lehner Road would be moved and run it directly into the main driveway into the food court area of the shopping center.

Chairman Feeney stated that he is not sure that DOT would approve the proposed Lehner Road move.

Chairman Feeney asked why the triangular piece of land (#3) could not be added to the larger piece so that the whole stormwater management is on one parcel.

Mr. Sweeney replied they would discuss that issue.

Chairman Feeney asked if there were any questions or comments from the residents.

Ed Brennan asked about the bike lane and the treatment of the road.

Chairman Feeney stated that those concerns could be addressed at the site plan and special use permit review for the actual hotel; this is just rearranging the lots so that they can move forward with the hotel.

Chairman Feeney entertained a motion to approve concept approval subdivision at Crossgates Mall with consideration being given to elimination or modification of Lot #3. So moved by Tom Robert. Seconded by Mickey Cleary. Vote 7 – 0.

MATTER OF VISCUSI BUILDERS, LTD. – VOSBURGH ROAD

Chairman Feeney stated that this is a continued advisory opinion on a request to change zoning of 9 acres from General Business (GB) to Multi Family to allow construction of 12 apartment buildings with a total of 96 units. Mark Jacobsen, P.E. and Paul Sciocchetti presenting.

Mr. Sciocchetti stated that the subject property is a combination of three parcels of land totaling 10.15 acres and located on the southwest quadrant of Western Avenue and Vosburgh Road. All three properties are currently zoned GB. The applicant proposes a project that consists of a mixed use, multi residence apartments and commercial use. Mr. Sciocchetti stated that at the last Planning Board meeting, the Board requested a more detailed traffic evaluation and data, a grading plan and a larger plan of the area.

Mr. Sciocchetti stated that there is 100' buffer between one of the buildings and the residential property and Twenty West. The buildings are 25' high and are comparable with the height of the residential homes.

Chairman Feeny stated that this is just a conceptual plan and the site plan could change.

Mark Jacobson stated that buildings 10 and 11 are set down approximately 10 feet which is less than the houses in Twenty West. There will be vegetation on the back side which will screen this from Twenty West also.

Chairman Feeny recommended to Wendy Holsberger of VHB that before they go to the Town Board, they provide a more simplistic traffic diagram.

Wendy Holsberger of VHB discussed the traffic study numbers associated with this project.

Chairman Feeny stated that there was some concern about the GB parcel on the corner and what is intended for that parcel.

Chairman Feeny asked if there were any questions or comments from the residents.

Gerry Johnson of Vosburgh Road had concerns with the traffic and the amount of units being proposed.

John Traudt of 102 Twenty West Drive had concerns with the buffer and privacy issue, the lot coverage area, and if an environmental impact statement would need to be done.

Chairman Feeny stated that this is only conceptual, things could change and buildings could move around. A lot of these issues would be addressed at the site plan review.

Chairman Feeny made a motion regarding the advisory opinion on a request to change zoning of 9 acres from General Business (GB) to Multi Family to allow construction of 12 apartment buildings with a total of 96 units. Recommend with the following:

- Multi-family is a less intensive zoning district than General Business with less potential for noise and traffic impacts to surrounding properties and Western Avenue.
- The property abuts a commercial corridor along Western Avenue to the north and single family residential properties generally to the south. A multi-family use can serve as a good transitional use from a commercial corridor to single family residential properties. No construction will take place within 100' of residential properties as per Town Code.

- A traffic study has been prepared indicating development of the subject site for multi family residences will have no impact on the operation of the Western Avenue/Vosburgh Road intersection. Traffic volumes on Vosburgh Road will remain low and the existing Level of Service will not change. The applicant is providing mitigation on Vosburgh Road by widening the roadway cross section by four feet between Western Avenue and the site driveway to meet town standards.

ADVISORY NOTE:

- The applicant should provide a sketch site plan for proposed lot 2 showing potential development scenario. The Town Board may wish to consider a downzoning of this parcel to Local Business to further lessen potential future impacts to Vosburgh Road.

Motion seconded by Tom Robert. Vote 7 – 0.

MATTER OF LJC PROPERTIES – FULLER STATION ROAD

Chairman Feeney stated that this was a continued concept review of a proposed 58 lot cluster subdivision of 100 acres. Jamie Easton, P.E. presenting.

Jamie Easton stated that they have been working on the location of the water and the sewer lines. The Water Department would like to see a 12” water line and the sewer line running all the way up and down Fuller Station Road. The 12” line will significantly improve water flow from one side of town to the other and provide better water quality. The applicant has agreed to these changes.

Mr. Easton stated that they are proposing a trail system that connects to Fuller Station Road and will tie into the existing path and loop all around the project site. Mr. Easton stated that they are proposing 1.3 million sf open space. There will also be recreation space.

Mr. Easton stated that originally this project was proposed for 55 lots, they are looking to add three lots to the plan to offset the costs of the water and sewer modifications.

Chairman Feeney stated that the Board would be looking for a minimum of 30’ to 35’ setbacks from wetlands.

Chairman Feeney suggested trying to add five or six new lots for flexibility in case of wetland or access issues in other areas.

There was discussion regarding lot size, lot lines and the possibility of some keyhole lots.

Chairman Feeney entertained a motion for concept approval for LJC Properties for a 58 lot cluster subdivision, so moved by Terry Coburn and seconded by Herb Hennings. Vote 7 – 0.

MATTER OF ANTONIO FERRAIOLI – 6230 HAWES ROAD

Site plan review for proposed outside storage of portable toilets. Zoned RA3.

Chairman Feeney stated that their concern was the storage of the portable toilets.

Terry Coburn suggested that the applicant provide a landscaping plan. Moved by Tom Robert. Vote 7 – 0.

Meeting adjourned at 9:20pm.

