

TOWN OF GUILDERLAND

Planning Department

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MEMORANDUM

To: Thomas Remmert, Chairman
& Town Zoning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: January 27, 2022

SUBJ: 4304 Frederick Road – B&B Containers, Inc.
Planning Board Site Plan Report to Zoning Board of Appeals for a Contractors Yard

Background

The applicant is proposing a contractors yard consisting of roll-off containers, heavy equipment and trucks on a 55.8 acre parcel located in the Rural Agricultural (RA3) District. The site plan submitted with the application indicates the applicant is proposing a storage area consisting of 36,100 square feet (0.82 acres). The applicant indicates the hours of operation will be from 6:00AM to 6:00PM with several trucks per day entering and exiting the site.

Floodplains exist on the site, on the southwestern portion of the property, not in close proximity to where the contractor's yard use is proposed. Federal wetlands exist on the site. Based on available GIS mapping, the wetlands are located on the southwestern portion of the property, in the same vicinity as the floodplains.

Planning Board Site Plan Recommendations

The Planning Board reviewed the site plan at their January 26, 2022 meeting and offer the following site plan recommendations to the Zoning Board of Appeals:

1. Review by the Guilderland Center Fire District related to the length and design of the driveway from Frederick Road to the proposed storage area.
2. Limits of disturbance should be included on the site plan to determine the acreage that will be disturbed related to the installation of the driveway and storage area.
3. Grading plan should be provided.
4. A cross section detail of the driveway should be provided to ensure the driveway can accommodate fire apparatus vehicles.
5. The applicant should indicate whether any security fencing/security gates will be provided for the storage area.

6. NYSDEC's EAF online mapping tool indicates the Indiana Bat, Northern Long-eared Bat and Henslow's Sparrow are the threatened or endangered species that may be present on the site. The applicant should be aware of the tree cutting restrictions from March 31st to November 1st related to the Indiana Bat and Northern Long-eared Bat.
7. There are a few questions in the Environmental Assessment Form (EAF) that were incorrectly answered. The EAF should be updated as follows:
 - a) Question 13a related to wetlands should be "YES"
 - b) Question 15 related to threatened and endangered species should be "YES"
 - c) Question 16 related to floodplains should be "YES"

cc: J. Coons