



**Town of Guilderland Development Planning Committee  
Meeting Summary  
Wednesday, September 21, 2022  
10:00AM  
Guilderland Town Hall**

**Town Attendees:**

Stephen Feeney, Chairperson Planning Board  
Kenneth Kovalchik, AICP, Town Planner  
Jackie Coons, Chief Building and Zoning Inspector  
Bob Haver, Deputy Highway Superintendent  
Aaron Rathburn, Highway Department  
Bill Bremigen, Water and Sewer Dept.  
Tim McIntyre, Water Superintendent  
Tim McIntyre Jr., Stormwater Control Officer  
Mansi Parmar, Assistant Planner and GIS Analyst

**Applicant Representatives:**

Ken Barth, Applicant  
Scot Lansing, PE

**Sketch Plan Review - 70 Lot Single-Family Cluster Subdivision - Lands N/F Karl Barth; Lands N/F Kenneth Barth; Lands N/F William Vojnar - NYS Route 146/Posson Road/Concord Hill Drive**  
Tax map No. - 39.00-3-28; 39.00-3-34; 39.00-3-35; 39.00-3-36

The applicant is proposing a 70-lot single family subdivision on 87.3 acres +/- located in Residential Overlay (RO40) district. The proposed access to the subdivision would be via an extension of Posson Road, an extension of Concord Hill Drive, and new access from NYS Route 146, which would require NYSDOT review and approval.

- Scott Lansing from Lansing Engineering presented on behalf of the applicant. The project is located on route 146 with a connection to Posson road and Concord Hill drive. The conventional subdivision layout proposes 35 lots with minimum area of 40,000 sq. ft. The parcel is located in the Residential Overlay (RO40) District, which allows up to a 100% density bonus provided that such subdivision has a right of ingress to or egress from a collector street from the subdivision without passing on or over a non-collector street. The applicant is proposing to increase the density by 100% stating the parcel has direct access to NYS Route 146, a designated collector road. Using the Town's cluster subdivision regulations, the applicant is proposing 15,000 square feet minimum lot sizes for each of the 70 lots. The applicant depicted

watercourse setbacks and angle of repose on the plans. The proposal also included different areas for stormwater management based on the conventional layout vs cluster subdivision layout.

Comments from the Town Staff:

1. A 100% density bonus was not supported by the town as there is only 1 connection to a collector road (NYS Route 146) without having to cross a non-collector road. The other two ingress/egress points to the subdivision, Posson Road and Concord Hill Drive, require crossing non-collector roads.
2. On the proposed concept plan for the conventional subdivision layout staff questioned is the feasibility of locating the stormwater management area on the area to be filled for the subdivision access road to NYS Route 146.
3. The cul-de-sac near Concord Hill Drive on the conventional layout is close to the angle of repose. The applicant responded it as a stream setback.
4. As the major entrance to the subdivision will be from NYS Route 146, a State roadway, town staff recommended involving DOT early on in the review process. The applicant had not engaged with the DOT yet.
5. Posson Road is not wide enough to support the traffic generated by the new subdivision. The town highway department suggested ending Posson Road via a cul-de-sac, which would limit the number of new homes that could be built on Posson Road. The highway department also stated it is currently difficult to turnaround snowplow trucks and a cul-de-sac would allow for easier maneuverability.
6. Town staff recommended providing a multi-use trail extending from the Posson Road cul-de-sac to the other proposed roads in the subdivision for pedestrian connectivity throughout the subdivision, which would provide links to Tawesentha Park and the Vosburgh Trails.
7. In terms of water and sewer, the water department inquired about elevations for gravity systems or if a force main would be required. Alternative options of using grinder pumps depends on the density and number of houses. Additional analysis would be required based on revised density and layout of the subdivision.
8. Town staff discussed agencies that would be involved in the subdivision review, such as Conservation Advisory Council, NYSDOT, Army Corps of Engineers, NYS Office of Parks, Recreation and Historic Preservation, NYSDEC, etc.
9. The applicant will be making revisions to the subdivision proposal based on feedback from the DPC prior to submitting a formal subdivision application.