

# PLANNING AND ZONING COMMISSION

Town of Glenville

18 Glenridge Road

Glenville, NY 12302

July 10, 2017

Present: M. Carr, Chairman, T. Bodden, J. Lippmann, P. Ragucci, M. Tanner

Also

Attending: A. Briscoe, Deputy Building Inspector, K. Corcoran, Town Planner,  
J. Plumley, Attorney, L. Walkuski, Stenographer

Absent: J. Gibney, K. Semon

Meeting called to order at 7:07 PM

**Motion** to approve the Agenda

**Moved by:** T. Bodden

**Seconded by:** P. Ragucci

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

**Motion** to approve minutes from the June 12, 2017 meeting

**Moved by:** T. Bodden

**Seconded by:** M. Tanner

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

**Ronold M. Woodbeck**  
**15 Glenridge Road**

**Site Plan Review**  
**(Final/Public Hearing)**

The applicant is seeking to establish a day care center that would occupy approximately 3,264 sq. ft. of the Glenridge Plaza at 15 Glenridge Road. The day care center would accommodate up to 44 children. The property is zoned *General Business* and *Town Center Overlay*.

R. Woodbeck indicated that he spoke with the plaza tenants and County Waste with regard to the dumpster issue. He said there is a large commercial dumpster that adequately meets the needs of the tenants so he doesn't believe an additional dumpster is necessary. He also mentioned the dumpster is on wheels and is moved for snow removal. Since dumpster fees are included in his rent, he would be increasing his expenses by adding another dumpster. Additionally, the current tenants are not big waste producers.

M. Carr asked how often will the State be reviewing or inspecting his day care center.

R. Woodbeck replied the State will come, at a minimum, once a year. He explained if you are a new license holder the State comes within the first 90 days, then again after 6 months, and then again at one year. After that, it is every 2 years when your license is renewed. The State policies have changed so it is now done annually. The health department also performs annual inspections by doing a walk through.

M. Carr inquired if there has been a school district determination.

R. Woodbeck stated it's the Scotia Glenville district. He said he called the Burnt Hills transportation department and they indicated, based on present zoning, Burnt Hills would be able to pick up and drop off with a licensed facility. It is considered a "swing" area, so it may change for next year.

M. Carr opened the floor for the Public Hearing. With no comments the Public Hearing was closed.

K. Corcoran brought to M. Carr's attention a County referral was received today, 7/10/17, by the Planning Department for this application.

M. Carr read the referral and it stated "*the proposed handicapped parking spaces do not appear to have a designated access aisle*". M. Carr explained if someone has a modified van there needs to be an area next to the vehicle which allows for access to the vehicle. The applicant will need to make modifications to address this issue.

R. Woodbeck said that he would address it with either painting, signage or both.

**MOTION**

In the matter of the final site plan review application by Ronold Woodbeck for a day care center that would occupy approximately 3,264 sq. ft. of the Glenridge Plaza at 15 Glenridge Road, the PZC hereby

conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structures, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purposes.

Conditions of Approval:

1. Applicant agrees to complete a designated access aisle for each designated handicapped parking space to allow for the appropriate ingress/egress for vehicles as necessary.

**Motion**

**Moved by:** M. Carr

**Seconded by:** M. Tanner

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

**Salvatore and Suzanne Cerniglia**  
**19 Glenridge Road (Town Center Plaza)**

**Site Plan Review**  
**(Prelim. & Final Combined)**  
**Public Hearing**

This application calls for the establishment of a dance studio in 5,920 sq. ft. of vacant space in Town Center Plaza. The property is zoned *General Business* and *Town Center Overlay*.

Salvatore Cerniglia stated that he and his wife are relocating the dance studio from 105 Mohawk Avenue, Scotia to 19 Glenridge Road. They have been in business for 15 years and were previously located on Freemans Bridge Road in Glenville. The business serves about 150 families of which half come from the Clifton Park area therefore. Choosing a site in Glenville made sense to accommodate clients from Clifton Park and Scotia.

**MOTION**

In the matter of the site plan review application for Salvatore and Suzanne Cerniglia for the establishment of a dance studio in 5,920 sq. ft. of vacant space in Town Center Plaza located at 19 Glenridge Road, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

**Motion**

**Moved by:** M. Carr

**Seconded by:** T. Bodden

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

## MOTION

In the matter of the preliminary site plan review application by Salvatore and Suzanne Cerniglia for a dance studio located at 19 Glenridge Road, Town Center Plaza the PZC hereby approves the application.

### **Motion**

**Moved by:** M. Carr

**Seconded by:** P. Ragucci

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

M. Carr opened the floor the Public Hearing. With no comments from the floor, the Public Hearing was closed.

K. Corcoran mentioned the County referral recommended approving this application.

## MOTION

In the matter of the final site plan review application by Salvatore and Suzanne Cerniglia for a dance studio located at 19 Glenridge Road, Town Center Plaza, the PZC hereby approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.
2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.

7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structures, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purposes.

**Motion**

**Moved by:** M. Carr

**Seconded by:** M. Tanner

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

**Scotia Industrial Park, Inc.**

**Building 201, Glenville Business & Technology Park**

**Site Plan Review**

**(Prelim. & Final Combined)**

**Public Hearing**

This application calls for leasing the easternmost 36, 000 sq. ft. of the 120,000 sq. ft. Building 201 to CHEP, a pallet supply company. The company would also establish a 2.9-acre outdoor, fenced pallet storage yard to the rear (northern side) of the building. Building 201, the northernmost of the 200-series buildings, was formerly occupied by Sealed Air Corporation. The property is zoned *Research/Development/Technology*.

David Ahl, Galesi Group, represented the applicant. He showed the Commission an aerial photo to give them a better idea of the location. CHEP is a pallet manufacturer although they will not be manufacturing at this site. This site will be used as a regional warehouse for storage and distribution to customers. A 2.9-acre storage yard comes with the lease. Previously used for parking, this lot is made up of asphalt and gravel and will be used for pallet storage. There are no intentions of changing the lot. Security fencing and security lighting will be installed outside, but there are no other outside changes planned. Plans for inside the building include installing office space with a firewall.

T. Bodden asked what will be stored in the open space and are the pallets already manufactured.

D. Ahl responded pallets will be stored outside and they are already manufactured.

T. Bodden asked how high the pallets are stacked.

D. Ahl said they are stacked 6 – 8 feet high at most.

M. Carr stated the Commission had a number of questions for the applicant. The first question is what is the definition of enclosed warehousing and how does that affect the application.

D. Ahl responded that they would be storing both inside and outside.

M. Carr indicated pallets are wood and that is a fuel source. With that being said, there are concerns regarding firefighting and combustion. Mike Cuevas, Town Attorney, said there are NFPA and ICC requirements for storing this type of material. There is an expectation the applicant will follow those requirements. The Board would also like input from the Scotia Fire Department regarding the storage.

D. Ahl said the company is diligent in that regard.

T. Bodden asked if this was a large company with multiple sites.

D. Ahl responded they are a multi-million dollar company with multiple sites. They are the largest pallet manufacturer in the world based out of New England.

J. Lippmann asked about site improvements.

D. Ahl said the only site improvements are the fencing and lighting. There won't be any repaving.

M. Carr asked about the traffic frequency, access, and type of trucks that will be used.

D. Ahl replied they use tractor trailers and there are usually about 10-12 per day. The working staff will have about 35-40 employees working one shift between 7:30 AM to 4:00 PM.

M. Carr also asked in what direction the trucks will be leaving the industrial park. Are they going to be going through the village? Would the Commission be able to get a commitment that the trucks won't be traveling through the village?

D. Ahl said yes, they could get a commitment, and the trucks will be leaving the park to the west towards the Thruway.

## MOTION

In the matter of the site plan review, preliminary and final combined, by Scotia Industrial Park, Inc. for the leasing of the easternmost 36,000 sq. ft. of Building 201 to CHEP, a pallet supply company, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

### **Motion**

**Moved by:** M. Carr

**Seconded by:** T. Bodden

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

## MOTION

In the matter of the preliminary site plan review application by CHEP, a pallet supply company, for leasing the easternmost 36,000 sq. ft. of Building 201 located at the Glenville Business and Technology Park, for the storage of wooden pallets, the PZC hereby conditionally approves the application.

Conditions of preliminary approval are as follows:

1. The applicant is to follow all required NFPA (National Fire Protection Association) guidelines for storage of combustible material as well as ICC (International Code Council) recommendations for storage of combustible materials.

### **Motion**

**Moved by:** M. Carr

**Seconded by:** M. Tanner

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

M. Carr opened the floor for the Public Hearing. With no comments from the floor, the Public Hearing was closed.

## MOTION

In the matter of the final site plan review application by CHEP, a pallet supply company, for the establishment of a pallet storage facility in the easternmost 36,000 sq. ft. of Building 201 located at the Glenville Business and Technology Park, the PZC hereby conditionally approves the application. The Commission's decision is based upon the following findings:

1. The proposed use does conform to other applicable provisions of the Zoning Ordinance, including, but not limited to, landscaping requirements, building design, off-street parking



requirements, building setbacks, fence requirements, sign regulations, storm water management and erosion control requirements, etc.

2. The proposed use does exhibit adequate and logical vehicular access and circulation, including intersections, road widths, curbing, and traffic controls.
3. The proposed use does exhibit satisfactory pedestrian and bicycle access and circulation, including separation of pedestrian traffic from automobile traffic, the placement and usefulness of on-site sidewalks and walkways, the accommodation for pedestrians at adjacent street intersections, and overall pedestrian and bicyclist safety and convenience.
4. The proposed use does exhibit adequate and logical location, arrangement, and setting of off-street parking and loading areas.
5. The proposed use does exhibit adequate and logical placement, arrangement, size, and design of buildings, lighting, and signs.
6. The proposed use does provide for the adequate type and arrangement of trees, shrubs, and other landscaping elements, as they relate to visual and noise buffering of adjacent sites and the reduction of visual impacts from the street.
7. The proposed use does demonstrate adequate provisions for the collection and/or disposal of storm water, sanitary waste, and garbage.
8. The proposed use will allow for adequate on-site snow plowing and snow storage.
9. The proposed use does demonstrate adequacy and durability of structures, roadways, utilities, and landscaping in areas with moderate to high susceptibility to flooding, ponding, and/or erosion.
10. The proposed use does retain existing trees and vegetation for aesthetic reasons, and minimize soil erosion and siltation.
11. The proposed use does protect adjacent properties against noise, glare, light pollution, odors, litter, unsightliness, or other objectionable features.
12. The proposed use does provide suitable open space for buffering and/or recreation purposes.

Conditions of Approval:

1. The applicant is to follow the guidelines of the NFPA for the indoor/outdoor storage of combustible materials and the ICC guidelines for the indoor/outdoor storage of combustible materials.

2. The applicant is to obtain documentation from the Village of Scotia Fire Department after the department's review of the application. The Commission is looking for a statement saying the fire department would be able to handle the situation if a fire broke out.

**Motion**

**Moved by:** M. Carr

**Seconded by:** T. Bodden

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

**Michael Gibbons**  
**Closson Road**

**Minor (2-lot) Subdivision**  
**(Preliminary)**

This proposal involves the subdivision of a vacant 9.9-acre parcel into two residential building lots of 7.9 acres and 2 acres, respectively. The property is located on the north side of Closson Road, beginning about ¼ mile west of Ridge Road. The property is zoned *Rural Residential/Agricultural*.

Bob Wilklow, VanGuilder Surveying, represented the applicant. He noted the applicant has changed from Michael and his brother, John, to their parents Patrick and Mary Gibbons. The parents purchased the property from their sons the day the application was submitted.

M. Carr asked since the applicants have changed will this cause a problem for the application.

K. Corcoran responded a new application was submitted in Patrick and Mary's names, along with updated site plans. Since the parcel of land is the same, it shouldn't be an issue.

J. Plumley, Town Attorney, said there wouldn't be an issue with just an ownership change.

B. Wilklow proceeded to give an overview of the parcel and its location. The applicant is planning to build a house on lot #2 while there are no definitive plans for lot #1.

M. Carr said the Commission will request a statement from the applicant stating they will not further subdivide lot #2.

B. Wilklow stated the subdivision meets all requirements for setbacks, minimum lot sizes and widths. He understands that Lansing Engineering did the perc tests and they were observed by Schenectady County and the Town of Glenville. The results of these tests were 32 minutes for lot #1 and 9 minutes for lot #2. Tests for bedrock on both lots indicated the bedrock was at 12 inches.

M. Carr stated the soils are not suitable for a standard septic so a raised bed system will need to be installed. Additionally, since the bedrock is at 12 inches, what are the plans for a basement, and how is it going to be filled? Also, how much fill do you think will be brought in on a town highway?

B. Wilklow said he believes the applicant's plans are to raise the foundation. He said he wasn't sure how much fill will be needed.

M. Carr said several of the Commission's concerns surrounds the building of a septic system basically from scratch due to unsuitable soil and also proper structural footings for the house. As a result, the amount of fill needed for a raised bed system, and trucks carrying that heavy of a load traveling over a town highway only rated for 5 ton runs increases the risk of road damage from the trucks. We would like to know a little more about your plans regarding these issues.

T. Bodden asked if the Town requires a bond from the applicant regarding bringing large loads over a town road.

A brief discussion took place regarding if the Town requires a bond or not, with it being noted that it is a case-by-case issue.

J. Lippmann inquired about the septic system and whether or not it was sized out.

B. Wilklow said the septic system was sized out.

M. Carr asked about the wetlands and will there be any disturbance?

B. Wilklow said there are unreported wetlands, defined by them, and they have not been signed off by the Army Corps engineers. There are no DEC wetlands. The wetlands are not being disturbed.

J. Lippmann asked what the applicant is doing for stormwater.

B. Wilklow said there is a natural grade and they will use silt fencing.

J. Lippmann said it looks like you are installing a culvert under the driveways that would tie into the existing swale. She also asked if it is wooded between the two parcels.

B. Wilklow said their intent is to connect the culvert into the existing swale. They will only be clearing enough for the driveways and wide enough for the water service. He also said it is wooded between the two parcels.

## MOTION

In the matter of the preliminary minor (2-lot) subdivision application by Patrick and Mary Gibbons for a 2-lot subdivision located at Closson Road, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

**Motion**

**Moved by:** M. Carr

**Seconded by:** P. Ragucci

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

**MOTION**

In the matter of the preliminary minor 2-lot subdivision application by Patrick and Mary Gibbons for a two lot subdivision located at Closson Road, the PZC hereby conditionally approves the preliminary application.

The Commission hereby schedules a public hearing for 8/14/17 to consider the final minor subdivision application.

Conditions of preliminary subdivision approval are as follows:

1. The applicant needs to check with the highway department to determine the capability of the highway for bringing in fill.
2. A letter is requested from the applicant indicating the applicant has no intention to further subdivide the larger parcel.
3. The silt fencing should be noted as running parallel to the contours.
4. The applicant will need to provide a SWPPP.

The commission hereby schedules a public hearing for 8/14/17 to consider the final minor subdivision application. However, in order for the Commission to schedule a public hearing for 8/14/17, nine (9) copies of the revised subdivision map and/or requested information must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing.

**Motion**

**Moved by:** M. Carr

**Seconded by:** P. Ragucci

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

**Aldi, Inc.**  
**303 Saratoga Road**

**Site Plan Review**  
**(Preliminary)**

Aldi's is proposing to construct a 17,825 sq. ft. supermarket on a 2.62-acre property on the west side of Route 50 (Saratoga Road), across from Market 32 (Price Chopper). The property is zoned *General Business*.

Rob Osterhoudt, Bohler Engineering, and Bruno Laurenco, Aldi Inc. represented the applicant.

R. Osterhoudt gave a progress update with respect to this application. They last appeared before the PZC in April. At that meeting the site plans, Zoning Board applications and pending variances were discussed. They attended the June ZBA meeting to open the applications and will attend the July ZBA meeting for a continued review and public hearing. They met some of the neighbors after the June ZBA meeting and, as a result, have revised certain elements of their plans based on their conversations with the neighbors and the PZC's suggestions.

R. Osterhoudt reviewed some outstanding items from the April PZC meeting. One item was the retaining wall and screen wall along the south side of the building. Initially, the retaining wall was to be flush at grade level with a railing on top. Now, the height of the retaining wall has been increased from 3 ½ to 4 feet, varying along the length of the wall, and there will be a screened fence along the top of the wall. At this time, Mr. Osterhoudt passed out pictures illustrating how Aldi addressed a similar situation at their Colonie location. He stated the neighbors and Town of Colonie were pleased with the results.

A second item was the dumpster screen. The dumpster's enclosure is located towards the bottom of the truck well, so it will be screened by the wall and fencing. Additionally, Aldi's is introducing screening in the front of the truck well. Mr. Osterhoudt handed out pictures of an updated building elevation, showing the retaining wall extension and the dumpster enclosure details. This enclosure is to help screen the dumpster's visibility from Route 50.

A discussion took place regarding the elevation renderings and what will be seen from Route 50, along with visibility of the dumpster gate.

M. Carr asked about the height of the gate for the dumpster enclosure.

R. Osterhoudt stated the gate was 7 feet tall. Overall, the enclosure is 7 feet 4 inches.

J. Lippmann asked if there was an opportunity to place a gate across the truck well to hide the view of the loading dock area from the street.

R. Osterhoudt said there were previous discussions regarding the placing of a gate in front of the truck well, however the consensus was that it wasn't prudent. The reason for that decision is that it initially works well, but over time the gate itself wears out and becomes more problematic than beneficial. Their view is it will cause more impact for the residential neighbors.

M. Carr asked if they have any another location with a gate across the truck well.

Bruno Laurenco, Aldi Inc. Real Estate Rep. for New England, stated they have no other locations with a gated truck well, except for NYC where the deliveries are made with a shared underground dock. He did mention one Chicago store has a gated truck well.

M. Carr stated that if a gated truck well was needed then it could be done.

T. Bodden asked how a truck is going to back into the truck well without numerous turns.

R. Osterhoudt replied they are anticipating trucks entering the site, off Route 50, through the signalized intersection, circulating through the lot to the south end of the site and backing into the slip in one maneuver. Deliveries are made after store hours so parked cars will not be an issue.

J. Lippmann asked if there could be a better explanation of when deliveries are being made. Would there be someone else present from the store that would be available to open the truck well gate.

B. Laurenco responded there are no employees available since it's after store hours. The truck driver has a code to enter the loading area only.

M. Tanner asked how long it will take to unload a delivery.

B. Laurenco replied a good driver takes about 1 hour. Someone who is newer may take about 1 ½ hours.

T. Bodden asked Kevin Corcoran, Town Planner, what the Town Center Plan design says about having something like this on the front of the building.

K. Corcoran said he doesn't know of anything that directly addresses docks.

A discussion took place regarding the façade treatment for Route 50 and would there be any type of adjustment to be more in alignment with other establishments in the Town Center.

M. Carr asked if the trucks are turned off when the unloading takes place.

B. Laurenco stated the trucks are idle free.

J. Lippmann asked what type of noises will be heard by the neighbors.

B. Laurenco said the noises are minimal. They have never had a noise issue/complaint about their trucks.

B. Laurenco said the store hours are 9:00AM -8:00PM Monday thru Saturday and 10:00AM -7:00PM on Sunday. After cleanup the store is closed, and there is no overnight stocking.

T. Bodden mentioned there have been previous commercial businesses in this space, but nothing as large as Aldi's proposal, or anything that required refrigeration. Could you address that?

B. Laurenco stated there is a CO2 system on the rooftop and one HVAC unit that runs the cooling and heating for the entire store.

T. Bodden asked if you would see the system, or is it hidden behind something.

B. Laurenco replied, yes, you would see some of it.

M. Carr stated the plans don't seem to show adequate street trees every 30 feet.

R. Osterhoudt responded there are street trees along Route 50 between the two access points that are 30 feet apart.

K. Corcoran said the street trees are also required along Sheffield Road.

M. Carr said a concern is the residential neighbors on Sheffield Road and Bigwood Drive. Please address buffers that will provide the least amount of impact for the residents.

R. Osterhoudt said Aldi's is planning on installing a new fence and the location will be shifted more towards the property line with additional planting encouraging a better buffer. There could be a possible double row of plantings. Along the back side there is mature hedgerow towards the southwest corner of the property. They will supplement this hedgerow with plantings. A new fence will be installed along the back hedgerow without having to trim the vegetation. They are proposing a new stockade privacy fence. It was determined subsequent to the meeting that Town code allows a fence up to eight feet in height in this instance, since a commercial use is abutting a residential use.

T. Bodden asked if the berm will be there.

R. Osterhoudt responded they had the a stormwater basin for sediment removal located in the rear, but now that will be eliminated due to the recent soil testings. That opens up the area for additional screening and buffering treatments. A berm will be provided in that area to cover the existing void in the hedgerow. They are not proposing any future development scenario for the pad area. The rezone approval condition stated a planted buffer is to be installed, supplemental to the existing vegetative buffer along the residential line.

M. Carr stated the biggest issue with this project is the buffering and protecting the residents that are there.

T. Bodden asked what the future development area will be like under Phase 1 of the Aldi project.

R. Osterhoudt said the area will be graded out, seeded with some plantings.

M. Tanner asked if any of the neighbors have had any positive reactions.

R. Osterhoudt said he heard from one neighbor regarding an old large tree they had concerns about hitting their house. Mr. Osterhoudt said they were asked if they could remove the tree. He said they have no issues with removing the tree.

M. Carr asked to talk about traffic issues. The southernmost curb cut from Sheffield and the traffic study. How will this affect everything?

R. Osterhoudt stated the primary access is the signalized intersection and the secondary is the right-in, right-out driveway at the southern end of the site. The curb cut was included with the idea of including the Aldi site and the future development site. The egress lane has been increased to allow for trucks to use the right-out. As for the proximity to Sheffield Road, the driveway's location is what makes sense for the overall site. They are waiting for feedback from DOT and should hear from them within the next couple of weeks. The traffic study was evaluated with both Aldi as a stand-alone and also with the potential future development. An assumption was made as to the use of the future development. It was determined to use a fast food restaurant as it would provide higher usage numbers than if one used a less visited commercial business such as a bank.

J. Lippmann asked what are their plans if DOT does not approve the secondary entrance. Would Aldi be willing to eliminate it and were there any traffic counts with regard to Sheffield Place?

R. Osterhoudt stated there were not any counts done on Sheffield, only on the signalized intersection and the secondary entrance. If there are any concerns from DOT, they will have to evaluate the concerns and if need be they may have to find other options.

J. Lippmann said one of the issues she sees is the secondary entrance being so close to Sheffield. Due to their close proximity, the secondary entrance and Sheffield, there will be the possibility of increased accidents for vehicles turning onto Sheffield and those coming out of the secondary entrance.

P. Ragucci seconded the issue Ms. Lippmann brought up.

A discussion took place regarding the traffic study, the numbers on Sheffield Road, and the issue of the secondary entrance.

J. Lippmann noted the presentation tonight is just for Aldi's and not the future development of the site. If approval is given now for the secondary entrance with just Aldi's on site, it probably would be ok. However, depending upon who comes in as the second tenant on site, the frequency of vehicular traffic will increase and it will be too late to say that the location of the secondary entrance is not ideal. There is more concern with the future build out.

A discussion took place with the process for the future development of the site.

M. Carr asked if the variances could be addressed.

R. Osterhoudt replied there are waivers on the minimum/maximum front yard setbacks for the building and the parking location in front of the building would be another waiver. Variances would include dumpster screening, which should be mitigated by the dumpster enclosure, the transformer provided



with screening on back side of the transformer towards the residents, transitional yard requirements, the sidewalk on the backside of building, the retaining wall, set back relief, a parking variance, front green space, minimum/maximum parking spaces, off street loading location and access, and landscaped areas in parking lots.

A discussion took place regarding the residence next to the Aldi site.

M. Carr stated that the Commission will not be moving on this application tonight. There are still several issues along with the variances that need to be addressed; the buffering on the Sheffield Road side, the residential area in the back, the variances need to be addressed, and what will DOT say about the secondary entrance.

A discussion took place with regard to the variances that will require SEQR approval i.e. parking in the front, total number of parking spaces, and some of the buffering issues. A determination was made that there would not be movement on SEQR tonight and the applicant will be seen again next month.

MOTION to table this application until next month.

**Motioned by:** P. Ragucci

**Seconded by:** T. Bodden

**Ayes:** 5   **Noes:** 0   **Absent:** 2

Motion Approved

**John Bevilacqua for Property Shop Glenville, LLC**  
**322 Ballston Road**

**Site Plan Review**  
**(Preliminary)**

This applicant is seeking to open a real estate office in the former Hartford Funding building on the southeast corner of Rte.50 and Dutch Meadows Lane. The 0.82-acre parcel is zoned *Professional/Residential*.

J. Bevilacqua indicated that he submitted an application that will not change the usage of the property. He is proposing to still use the location as an office.

M. Carr indicated that the Commission doesn't have any issues with this application.

MOTION

In the matter of the preliminary site plan review application by John Bevilacqua for Property Shop Glenville, LLC for the establishment of a real estate office in the former Hartford Funding building located at 322 Ballston Road, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

**Motion**

**Moved by:** M. Carr

**Seconded by:** M. Tanner

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

**MOTION**

In the matter of the preliminary site plan review application by John Bevilacqua for Property Shop Glenville, LLC for the establishment of a real estate office in the former Hartford Funding building located at 322 Ballston Road, the PZC hereby approves the application.

The Commission hereby schedules a public hearing for 8/14/17 to consider the final site plan review application for this particular project.

**Motion**

**Moved by:** M. Carr

**Seconded by:** P. Ragucci

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

**AAA Tri City Construction**

**Building 606, Glenville Business & Technology Park**

**Site Plan Review  
(Preliminary)**

Chuck Hotaling, AAA Tri City Construction, represented Tom Hamilton, the owner. The intent is to have offices, light manufacturing and storage. Nothing will be outside the building. Drainage, sewers and parking remain the same. There are 108 parking spots available

M. Carr asked what the specifics on the usage are.

One tenant is a tin shop and one will be manufacturing cardboard boxes. Another handles prefabricated Styrofoam forms and ships them to another location requiring a tractor trailer once or twice a month.

J. Lippmann asked if there is any exterior development planned.

C. Hotaling replied there is no exterior development planned. The impact on the parking would be 20 to 30 cars. Currently there is a handicapped parking spot.

T. Bodden asked if the Commission was approving the renovation of the building or the usage.

M. Carr said the County is stating not to approve this application due to the incompleteness of the application regarding the details of the renovation. The other issue is there are no specifics on who will be using this space with a breakdown or how the space will be used.

C. Hotaling said he could draw up a floor plan footprint for the perspective clients that he has.

J. Lippmann asked if he knew of any issues with the site i.e. storm water ponding, flooding? Is there any green space, gutters?

C. Hotaling said he knew of no issues. There is quite a bit of green space, but there are no gutters. He also asked the Commission would the owner be able to have inside storage for cars and boats.

J. Lippmann asked what the building is like. She also noted other items to be included on the site plan should be a dumpster, entrances, handicapped parking, floor drains, loading dock, etc. Who will be maintaining the property?

C. Hotaling said the building is a wood frame, block interior with some floor drains. They aren't sure where the floor drains go. He will make changes on the site plans and is currently responsible for maintaining the property.

MOTION to table until next month.

**Moved by:** M. Carr

**Seconded by:** P. Ragucci

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

**Paul Nichols for Blackbird 1, LLC**  
**207-213 Sacandaga Road**

**Site Plan Review**  
**(Preliminary)**

The applicant is proposing to create a mixed use development consisting of nine buildings of eight apartment units each, and a 4,800 sq. ft. office/retail building on 6.46 acres. The office/retail building also includes four apartments on the second floor, bringing the total number of apartments to 76. The 0.81-acre corner lot on the southwest corner of Sacandaga Road and Burch Parkway is being reserved for future commercial development; perhaps a convenience store/gas station. The entire 7.27-acre project site was recently rezoned to *Mixed Use Planned Development* to accommodate this proposal.

Luigi Palleschi, ABD Engineers, represented the applicant. He gave a quick overview of the proposal. It is basically the same proposal that was shown in January. A few changes have been made. The parking spaces that were located in front of the garages were eliminated and the garages were moved closer allowing for more green space, additional foundation landscaping around the buildings, street trees along Burch Parkway, and landscaping around the retail space were also included. The sanitary sewer connection will be made on Sacandaga Road. They are proposing an infiltration basin for the

stormwater. All lighting will be LED down type lighting. There has been no determination for the future development for the corner building site.

A discussion took place regarding the sidewalks along Sacandaga Road and the possibility of a future curb cut depending upon what business goes in the retail space.

M. Carr, Chairman, read the following from the Schenectady County Planning and Zoning Coordination Referral which makes the following recommendations – *“Modify/Conditionally Approve with NYS DOT approval of highway access”*. An additional advisory note stated – *“An access easement between lot 1 and lot 3 should be provided to eliminate the need for an additional driveway onto Sacandaga Road. The direct pedestrian connection between the apartment complex and the building on lot 1 should be continued to the sidewalk on Sacandaga Road. Consideration should be given to constructing the sidewalk to Burch Parkway at this time to provide a more logical terminus. The sidewalk should be constructed along the highway r-o-w line to provide a snow storage area and avoid utility poles.”*

L. Palleschi responded he doesn't believe there would be any issues with these recommendations.

T. Bodden asked if everything else had been taken care of with regard to approvals, zoning, etc.

K. Corcoran and L. Palleschi both responded that everything else has been taken care of. Mr. Palleschi did state he thought a lot line adjustment would be needed as three lots make up this PDD and they are moving around those lines for this application. It seems to be more of an administrative issue.

J. Lippmann stated she would like to see more aesthetics along the walkway between the residential areas and commercial area so it won't look so industrial/commercial.

## MOTION

In the matter of the preliminary site plan review application by Paul Nichols for Blackbird 1, LLC for the creation of a mixed use development consisting of nine buildings of eight apartment units each, and a 4,800 sq. ft. office/retail building with four apartments on the second floor, located on the southwest corner of Sacandaga Road and Burch Parkway located at 207-213 Sacandaga Road, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

### **Motion**

**Moved by:** M. Carr

**Seconded by:** T. Bodden

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

## MOTION

In the matter of the preliminary site plan review application by Paul Nichols for Blackbird 1, LLC for the creation of a mixed use development consisting of nine buildings of eight apartment units each, and a 4,800 sq. ft. office/retail building with four apartments on the second floor, located on the southwest corner of Sacandaga Road and Burch Parkway located at 207-213 Sacandaga Road, the PZC hereby conditionally approves the application.

The Commission hereby schedules a public hearing for 8/14/17 to consider the final site plan review application for this particular project.

Conditions of preliminary approval are as follows:

1. Sidewalk completion up to Burch Parkway.
2. Feedback from DOT on the curb cut on the state highway.
3. The applicant is to take into consideration the advisory note from the County Planning and Zoning department regarding the easement between lot 1 and lot 3, the direct pedestrian connection between the complex and the building on lot 1, and consideration to construct a sidewalk to Burch Parkway at this time.
4. There should be additional landscaping enhancements on the interior of the project.

### Motion

**Moved by:** M. Carr

**Seconded by:** P. Ragucci

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

### **Bruno Associates Tower Road**

### **Site Plan Review (Preliminary)**

Bruno Associates, a manufacturing and machining specialist who offers die-cutting, embossing, mold and trimming, is seeking to construct a 12,600 sq. ft. warehouse and 2,000sq. ft. office on the Schenectady County Airport, on a 2.11 acre tract of land off Tower Road, just north of the Schenectady County Ice Rink. A 23-car parking lot is also proposed, and the building would connect to public water and sewer. The property is zoned *Research/Development/Technology*.

Luigi Palleschi, ABD Engineers, represented Bruno Associates and gave an overview of the project. Their intention is to take approximately 2.11 acres of land, subdivided from County lands, and build a 12,600 sq. ft. warehouse and a 2,000 sq. ft. office building. There will be three curb cuts off Tower Road, and a dock door on the southwestern end of site. There currently are 12 employees and within a couple of years they expect to have 20 employees. They are proposing 24 parking spaces with one handicapped space. There is existing sewer on site, owned by the Town. Water is on the opposite side of Tower Road, and an infiltration basin is being proposed for stormwater management. Downward

LED lighting will be kept to a minimum and landscaping is provided along both sides of the warehouse to break up the linear portion of the building.

Bob Bruno, Bruno Associates, said the company builds die cutting presses. There will be a showroom for the presses. A press takes 4-5 months to build and they build about 10-14 presses per year. They also make a molding press which molds trim i.e. dashboards for cars or medical supplies. They have been in business for 46 years. They only do the assembly of the presses.

T. Bodden asked if they do any cutting there and what are the hours of operation.

B. Bruno responded they don't do any cutting at all. The operation hours are 7:30AM – 4:30PM.

M. Carr asked if they bring in parts and make the presses. He also asked what types of fluids are in the presses.

B. Bruno said there is an 80 gallon hydraulic tank which drives the machine. They do make one mechanical press, which takes very little oil.

M. Carr asked if they have any other facilities in the area.

B. Bruno said there is a machining facility in Fort Edward and they ship down to have assembly done here.

M. Carr asked if the hydraulic fluid is stored on site and if so, how many gallons.

B. Bruno said the oil is delivered in 55 gallon drums. They keep four 55 gallon drums on site. There is no shipping of oil.

M. Carr said hydraulic fluid is a petroleum product and regulated by the DEC. Depending upon the amount of fluid being stored you may be required to get a storage permit.

M. Carr asked if there are any other types of liquids being used at the site. There was a statement about liquid waste. Were you referring to sanitary waste?

B. Bruno said there isn't any other type of liquid. Yes, they were referring to sanitary waste.

M. Carr inquired if there are any floor drains. He also asked about a crane.

B. Bruno said there are no floor drains. The floors are sealed. There is one crane, double carriage. Tractor trailers take the larger presses and the smaller presses go on a flatbed.

L. Palleschi said it's important to know once the presses are assembled that the larger presses are taken by tractor trailer once a month so there is not a constant flow of tractor trailer traffic.

M. Tanner asked if anything is stored outside.

B. Bruno said only the dumpster is outside.

T. Bodden asked K. Corcoran if there were any zoning issues with this application.

K. Corcoran responded there were no zoning issues.

J. Lippmann inquired about the showroom and number of visitors.

B. Bruno said most of the clients fly in and the showroom is there to show/demonstrate the machine and also for training as they service the machines they sell.

M. Carr asked if they do any exporting.

B. Bruno said they export to Europe, Canada, and Mexico.

J. Lippmann asked if the tractor trailers will be using the signalized entrance into the airport at Thomas Corners instead of the unsignalized intersection at Airport Road and Route 50.

B. Bruno responded that is correct.

T. Bodden asked if they are buying the land from the county.

B. Bruno said they are buying the land.

## **MOTION**

In the matter of the preliminary site plan review application by Bruno Associates, a manufacturing and machining specialist who offers die-cutting, embossing, mold and trimming, to construct a 12,600 sq. ft. warehouse and 2,000 sq. ft. office at the Schenectady County Airport, on a 2.11 acre tract of land off Tower Road, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

## **Motion**

**Moved by:** M. Carr

**Seconded by:** T. Bodden

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

## MOTION

In the matter of the preliminary site plan review application by Bruno Associates for the creation of a manufacturing machining operation via construction of a 12,600 sq. ft. warehouse and a 2,000 sq. ft. office at the Schenectady County Airport on a 2.11 acre tract on Tower Road, the PZC hereby approves the application.

The Commission hereby schedules a public hearing for 8/14/17 to consider the final site plan review application for this particular project.

### **Motion**

**Moved by:** M. Carr

**Seconded by:** P. Ragucci

**Ayes:** 5 **Noes:** 0 **Absent:** 2

Motion Approved

(Note: Subsequent to the PZC's July 10, 2017 meeting, Planning staff determined that the site plan submitted for Bruno Associates illustrates that the parking lot for the project will not meet the minimum front yard setback requirement of 25 feet. As shown, the parking lot is only 17 or 18 feet from the front property line. The applicant was notified of this deficiency and was directed to either revise the site plan in order to meet the 25-foot front yard setback, or submit an area variance application to the Zoning Board of Appeals seeking relief from this dimensional requirement.)

With no further business the meeting was adjourned at 9:57PM

Submitted by:

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Lynn Walkuski, Stenographer

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Linda C. Neals, Town Clerk