

PLANNING AND ZONING COMMISSION

Town of Glenville

18 Glenridge Road

Glenville, NY 12302

April 9, 2018

Present: M. Carr, Chairman, J. Gibney, J. Lippmann, P. Ragucci, K. Semon
M. Tanner

Also

Attending: A. Briscoe, Code Enforcement Officer, K. Corcoran, Town Planner,
M. Cuevas, Town Attorney, J. Pangburn, Deputy Building Inspector,
L. Walkuski, Stenographer

Absent:

Meeting called to order at 7:03 PM

Motion to approve the Agenda

Moved by: K. Semon

Seconded by: M. Tanner

Ayes: 6 **Noes:** 0 **Absent:** 0

Motion Approved

Motion to approve minutes from the March 12, 2018 meeting

Moved by: J. Gibney

Seconded by: M. Tanner

Ayes: 5 **Noes:** 0 **Absent:** 0 **Abstention:** 1

Motion Approved

**Animal Protective Foundation
53 Maple Avenue**

**Conditional Use Permit
Recommendation to the ZBA**

This proposal calls for a minor building expansion of 372 sq. ft. to the existing facility in order to expand the housing and treatment area for cats. The property is zoned General Business.

Tom Andress, ABD Engineering, represented the Animal Protective Foundation (APF). He gave a quick overview of the application. Back in 2012/2013 the APF had a site plan review approval for expansion work at the medical clinic located at the north end. The expansion work was not done at that time. This application would allow for a minor expansion in the breezeway area between the main facility and medical facility. The intent is for the new expansion to be used for a cat adoption/clinic area to be moved out of the main building. There are no other changes planned for the site with regard to parking, etc. There will be some drainage provided around the new addition. T. Andress also mentioned the APF recently received a grant for a generator, and it will be placed on pad located to the rear of the large electro transformer.

M. Carr inquired as to the purpose of the generator.

T. Andress replied the generator would be used for power outages.

MOTION

In the matter of the conditional use permit application by the Animal Protective Foundation to expand its animal services at 53 Maple Avenue, the Planning and Zoning Commission recommends that the Zoning Board of Appeals approve the application.

The Commission's findings in support of our recommendation are as follows:

1. The establishment/operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare of the community
2. The conditional use will not compromise the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values within the neighborhood.
3. The conditional use will not hinder the normal and orderly development and improvement of surrounding properties.
4. The proposal does provide adequate utilities, access roads, drainage, and other necessary facilities to serve the conditional use.
5. The proposal does provide adequate measures for ingress and egress to the site, in such a manner as to minimize traffic congestion in the public streets.
6. The conditional use does, in all other respects, conform to the applicable rules, regulations, and ordinances of the Town, as well as the Town of Glenville Comprehensive Plan.

Motion

Moved by: K. Semon

Seconded by: P. Ragucci

Ayes: 6 **Noes:** 0 **Absent:** 0

Motion Approved

**Stanley Ducharme
115 Maple Avenue**

Conceptual (2-lot) Subdivision

The landowner is seeking to subdivide his 1.8-acre property at 115 Maple Avenue into two lots. The larger 45,280 sq. ft. lot would contain the existing house, while the smaller 25,604 sq. ft. parcel would be a vacant single-family home building lot. The property, located on the west side of Maple Avenue, and beginning about 250 feet south of the traffic signal at Alplaus Avenue, is zoned Suburban Residential.

Stanley Ducharme, the applicant, was present. He presented the Commission with a sketch of his intent to subdivide his property.

M. Carr asked where is the location of the existing septic tank and leach field?

S. Ducharme indicated both the tank and field are located on the southern side of the house, and the leach field leads out in the direction of Maple Avenue.

M. Carr asked if there was anything else underground on the proposed parcel to the north, i.e. utilities, etc.

S. Ducharme said there isn't anything underground.

M. Carr stated that Maple Avenue is a county road. As a result, if a curb cut is needed then a permit will have to be obtained from Schenectady County.

S. Ducharme said he had already spoken to the County and was told that it should not be a problem for a curb cut and that the sight distances were adequate.

M. Carr said there are no other issues with this concept therefore, the next step would be for the applicant to appear before the PZC with a formal subdivision application.

**Richbell Capital
Dutch Meadows Lane and Route 50**

**Zoning Map Amendment for
a Proposed Planned
Development District –
Recommendation (SEQR and
Zoning Amendment) to the
Town Board**

This proposal calls for the establishment of a Mixed Use Planned Development District on a 30.35-acre site. The project would consist of 286 apartments, 33 townhouses, and 44,000 sq. ft. of commercial space. The site is located on the north and south sides of Dutch Meadows Lane, at the western end of the road. One of the commercial buildings is being proposed for the northeast corner of Dutch Meadows Lane and Route 50. The present zoning of the project site is a mix of General Business and Professional Residential.

Bill Hoblock, Richbell Capital, Brian Osterhout, Environmental Design Partnership, and Greg Faucher, Whiteman, Osterman & Hanna, were present for the applicant.

B. Hoblock gave a quick overview of Richbell Capital. Richbell Capital is a full service real estate development firm with a focus on multi-family communities as well as hospitality, and food/beverage. His company is involved with the purchase, construction, management, and ownership of their own projects including hotels and food/beverage services. Some examples of these properties are The Paddocks at Saratoga, The Kensington at Halfmoon, The Residences at Lexington Hills in the Colonie/Cohoes area. Additionally, they are in the process of opening The Residences at Vista Square located at the previous Curry Road Shopping Plaza in Rotterdam. All of these communities are high-end with various community features such as a clubhouse with a great room, state-of the art fitness center, private movie theater, dog parks, and walking trails. Interior finishes are also high-end quality with granite counter tops and wood flooring. Other projects included the Adelphi Hotel in Saratoga Springs and the Salt N Char restaurant located next to the Adelphi.

B. Hoblock indicated that Richbell Capital has been watching the Glenville area for some time and along with the newly adopted Comprehensive Plan as a guide, it was determined now would be a good time to propose a mixed-use development community.

In January 2018 an informal presentation was made to the Glenville Town Board. The Town Board accepted the application in February 2018 and referred the application to the Glenville Environmental Conservation Commission (GECC) and the Planning and Zoning Commission (PZC). Richbell Capital met with the GECC in February 2018 to propose the concept. There was also a workshop in March 2018 with the GECC and the applicant appeared before the GECC at their regular monthly March meeting. At the March meeting, the GECC recommended a SEQRA negative declaration.

B. Hoblock presented an aerial of the proposed site and recapped the layout of the 30-acre site.

K. Semon asked if there was any intent to incorporate Old Ballston Road as an ingress/egress for the potential retail site at the Route 50 and Dutch Meadows Road intersection.

B. Hoblock replied there is no plan to incorporate Old Ballston Road.

At this point, B. Hoblock reviewed the site plan. There are four distinct components; two commercial and two residential. Component #1 will be the rental multi-family community located to the south of Dutch Meadows Lane. The rental community is comprised of 11 buildings with 26 residences each for a total of 286 units. The building itself is 3 stories with elevator service and half of the units will have in-building garages. Additionally, there is a clubhouse in the middle of the community with great room, coffee bar, fitness center, pool, and movie theater. Street lamps and sidewalks will be located throughout the community to make it inviting. Component #2 is the for sale multi-family community located to the north of Dutch Meadows Lane. The townhouse community will consist of 33 for sale townhomes. Component #3 is the proposed commercial site to be located on the corner of Route 50 and Dutch Meadows Lane. This signalized intersection, also viewed as a gateway to Glenville from the Village of Scotia, would lend itself nicely to commercial development. Component #4 would be a commercial development on Dutch Meadows Lane. Although not directly on Route 50 or Freemans

Bridge Road, this proposed commercial site would become more viable once the residential aspect is built.

One item that was proposed following the Town Board meeting, is a full mixed-use pedestrian path. This path would run on the south side of Dutch Meadows Lane from Route 50 to Freemans Bridge Road, and hopefully would provide access to Freemans Bridge Road for residents in not only the proposed multi-family development but also for residents in the surrounding neighborhoods. Richbell Capital would build and own the pedestrian path so it would not be a burden to the Town. Richbell Capital would also include lighting along the pathway.

J. Gibney asked Kevin Corcoran why the sliver of land, just south of Dutch Meadows Lane that runs almost to Freemans Bridge Road, was left that way.

K. Corcoran replied that originally when Walmart was proposed, the storm water management had the road pushed further south, but the final design pushed the road a little north so this is the remainder piece of that subdivision.

B. Hoblock next discussed the appropriate land use of the multi-use planned development (MUPD). The first piece is the commercial component on Route 50 and Dutch Meadows Lane. As stated earlier, it's a signalized intersection on a main corridor and the appearance of the intersection would improve greatly. The townhome community is a natural fit with what is currently built (Oak Ridge Gardens and Glenwyck). The multi-family component fits nicely with what is indicated in the town's Comprehensive Plan on what is essentially an awkward piece of property. Lastly, would be the Dutch Meadows Lane commercial component.

K. Semon asked if Richbell Capital was amenable to the GECC's recommendations.

B. Hoblock replied that they are amenable to the recommendations.

M. Carr asked what the applicant's definition of a mixed-use development is. Also, would the applicant be able to address the percentages of residential vs commercial in this proposal.

B. Hoblock replied per his initial discussions with the Planning Department it was determined that this was the best classification (MUPD) for this development. He also stated there is approximately 44,000 sq. ft. of commercial space but he did not have the square footage for the residential area.

M. Carr stated that in his opinion the proposed residential area far outweighs what is proposed commercially. There are concerns that the commercial area will not be developed in the future.

M. Carr also inquired about the development being so close to the protected Horstman Creek; particularly the 40,000 sq. ft. commercial area. What are the plans to protect the creek from storm water run-off?

Brian Osterhout said there was a lot of discussion at the GECC meeting regarding the creek. Since storm water is regulated by the NYSDEC, the post development storm water run-off has to be less or

equal to predevelopment storm water levels. Nothing can be discharged off site that is greater than those levels. A full SWPPP will need to be submitted. All storm water will have to be managed on site.

J. Lippmann stated that there isn't a lot of reserved space shown on the site plan for storm water management. She also noted that it looks like the larger commercial space is too close to the creek.

B. Osterhout said he was aware of the current rendering and stated it will be off-set from the creek.

K. Semon stated that the Horstman Creek was an issue for the project located across the street, whereas the town set requirements for setbacks, foliage, and the non-use of chemicals and salts in the parking areas.

M. Carr inquired as to the applicant's build out phasing plan.

B. Hoblock replied that there will be three phases. Phase 1 would consist of the commercial component on Route 50 and Dutch Meadows Lane, the first phase of the multi-family construction with 104 units and the clubhouse and they would also start the townhouses. Phase 2 would consist of starting the second phase of the multi-family with another 104 units and the townhomes would still be underway, depending on market demand. Phase 3 would consist of the final build for the multi-family 86 units and the Dutch Meadows Lane commercial piece.

A discussion took place with regard to the balance of commercial vs residential percentages.

J. Lippmann suggested to have more connectivity between the residential and commercial areas i.e. pedestrian pathways connecting the residential to the 40,000 sq. ft. commercial building. Additional consideration should be given to mid-block pedestrian crossings.

B. Osterhout replied that it has not yet been addressed, but it is open for discussion.

M. Carr asked if the applicant has any idea who they would like to see in the commercial areas.

B. Hoblock replied it is too soon, as businesses won't talk until you have an approved plan.

A discussion took place about the types or variety of retail opportunities that could or would be available for the commercial locations. The newness of mixed use developments in this area and the pitfalls of empty commercial areas are of concern.

J. Gibney asked if the applicant has ever done this type of development before.

B. Hoblock said they haven't in this area, but they do have something similar in Maryland.

M. Carr asked what will be the surface of the multi-use path.

B. Osterhout said it will be paved, but they will defer to the town's discretion. It's envisioned to have an 8-foot, paved path with travel lanes marked.

M. Carr asked will there be lighting along Dutch Meadows Lane.

B. Hoblock said the whole length will be maintained along with the lighting.

K. Semon was asking about the clientele for the rentals and the length of the lease term.

B. Hoblock stated that the leases are either twelve months or more, with some exceptions of renting to corporate accounts with leases running from 6-8 months. They do not lease on a monthly basis.

M. Carr inquired as to the price range of the apartments and the for-sale townhomes.

B. Hoblock replied the apartments are approximately \$1,250/month for a one bedroom; about \$1,500-1,600/month for a two bedroom and \$1,800/month for a three bedroom. The townhomes are market driven and a price is not determined at this time.

J. Gibney asked if a traffic study has been done.

B. Hoblock responded the traffic study is currently being done.

B. Osterhout talked about the higher ground water levels in this area. The infiltration testing has not been completed yet. The development will be connected to the sewers.

J. Gibney asked K. Corcoran if the Town has to go to the City of Schenectady to get permission to put the sewer in.

K. Corcoran said he thought the Town might have to for the additional flows. He wasn't sure of the contractual threshold.

A discussion took place as to which sewer they will tie into. The sewer systems currently in place are fed from different directions.

K. Semon asked if the railroad will be isolated from view and noise.

B. Hoblock replied they intend to, if they can. If there is space, and he believes there will be enough, a berm will be built and plantings will go on top of the berm.

A discussion took place with regard to how realistic this proposal is. Although the Town Code does not have specific percentages on residential vs commercial, the question is if there really is enough commercial being presented. It will be difficult with Walmart located almost directly across Dutch Meadows Lane not to compete with Walmart. It was also suggested to move the larger commercial area closer to the road and not pushed as far back on the site. The issue of the commercial location to the Horstman Creek was also re-visited. This discussion continued with some suggestions as to what might be a good fit for the commercial component of the proposal.

J. Gibney asked M. Cuevas what is the legal requirement for putting in a commercial site like this? Is a tenant required before building it?

M. Cuevas stated there is no requirement to have a tenant before the approval of this project.

J. Gibney commented that the Town placed a mixed-use planned development in the Town Code. There must have been a reason behind it. If it is such a struggle to make it work, why is it even there? At the same time the Town has said they don't want multi-family expansion but gave the developers an easy way out to propose residential. We didn't make the rules but need to follow them. Part of the problem is how are you going to put retail in there.

M. Carr stated for the record the PZC greatly appreciates all the work and effort the GECC did on the review of this proposal.

K. Semon stated that looking outside of the box as to what constitutes "retail/commercial use" i.e. entertainment, doctor's offices, restaurants etc. not just a convenience store. The commercial use should be able to draw in others besides the complex residents and be of service to the whole Glenville community.

MOTION

In the matter of the zoning map amendment application by Richbell Capital to be located at Dutch Meadows Lane and Route 50, the PZC recommends that the Town Board approve the application with the following conditions.

1. The Town Board should refer to the April 9, 2018 memo from the Glenville Environmental Conservation Committee (GECC) – Exhibit A. This memo is asking the Town Board to make sure the items so noted are addressed.
2. The multi-use pathway is to be hard surfaced and lit. The pathway will extend from FBR to Route 50.
3. The applicant will need to provide a traffic study to the PZC.
4. There will need to be coordination with the City of Schenectady regarding sewer loading.
5. Internal pedestrian circulation needs to be improved/expanded.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 6 **Noes:** 0 **Absent:** 0

Motion Approved

MOTION

In the matter of the proposed multi-use planned development application by Richbell Capital to be located at Dutch Meadows Lane and Route 50, the PZC finds that this application will not result in a significant potential adverse environmental impact. Consequently, the PZC recommends that the Town Board, as SEQRA lead agency, issue a negative declaration.

Motion**Moved by:** M. Carr**Seconded by:** P. Ragucci**Ayes:** 6 **Noes:** 0 **Absent:** 0

Motion Approved

Capitaland Realty, LLC
37 and 47 Saratoga Road**Revision to Previously**
Approved Site Plan and
Conditional Use Permit

As a condition of the 2014 site plan and conditional use permit approval for the Capitaland Realty, LLC project, the applicant was to consolidate the GMC and Subaru properties. The parcels were never consolidated, and the applicant is now requesting to keep the parcels separate, and to adjust the property line between the two lots to negate the need for any area variances. No new construction is planned.

Tom Address, ABD Engineering, was present. He stated originally that there were approximately 4 parcels that were combined to make up the Subaru site. He also indicated there is a combination deed showing this, but it still sits as two separate parcels between Subaru and GMC. Having both properties combined, causes a financial issue for the owner. As a result, they are asking for the GMC parcel to remain on its own. Because of development, the proposal is to have a lot line adjustment in order to avoid several any variances that would result without the line adjustment. There are no physical changes to the property.

M. Carr asked why the end of the proposed new lot line bends.

T. Address replied it is only to make the lot line go down the middle of the driveway entrance. He also mentioned that he is aware of the letters Subaru received from Code Enforcement Officer Petricca. He said Subaru has started on the projects, but to date have only laid gravel down and installed a very small berm. The lighting needs to be installed.

M. Carr said the berm needs to be the proper size. Additionally, M. Carr noted that several violations of the approved site plan have not been corrected, and it seems that this is a problem with this particular applicant. The applicant needs to contact the Town to get these violations resolved.

M. Carr stated they will need a comprehensive easement agreement for access between the two separate properties. He also stated that an escrow account will be required to cover the corrective actions. Additionally, the applicant must correct all issues no later than June 30, 2018.

K. Corcoran said a cost estimate will need to be prepared by the applicant's engineer for the Town for review.

M. Carr asked M. Cuevas if there are any other legal issues.

M. Cuevas responded he has not yet seen the easements but will review them once received. There will probably be an escrow agreement. The escrow will not be held in an interest-bearing account.

MOTION

In the matter of modification of the previously approved site plan application by Capitaland Realty, LLC located at 37-47 Saratoga Road, for the movement of the lot line in keeping two separate parcels to negate the need for any area variances with no new construction planned, 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 will correct all violations issued to date by the Town of Glenville.
2. The applicant will prepare a comprehensive easement agreement for review by the town attorney.
3. The applicant will set up an escrow account with the appropriate monies after estimates are compiled for work to be done as set for in the Notices of Violations.
4. The applicant must correct all violations no later than June 30, 2018.

Motion

Moved by: M. Carr

Seconded by: K. Semon

Ayes: 6 **Noes:** 0 **Absent:** 0

Motion Approved

MOTION

In the matter of the conditional use permit application by Capitaland Realty, LLC to adjust a lot line at 37-47 Saratoga Road, the Planning and Zoning Commission recommends that the Zoning Board of Appeals approve with conditions the application.

The Commission's findings in support of our recommendation are as follows:

1. The establishment/operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare of the community.
2. The conditional use will not compromise the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values within the neighborhood.
3. The conditional use will not hinder the normal and orderly development and improvement of surrounding properties.
4. The proposal does provide adequate utilities, access roads, drainage, and other necessary facilities to serve the conditional use.
5. The proposal does provide adequate measure for ingress and egress to the site, in such a manner as to minimize traffic congestion in the public streets.
6. The conditional use does, in all other respects, conform to the applicable rules, regulations, and ordinances of the Town, as well as the Town of Glenville Comprehensive Plan.

Recommended conditions of approval:

1. The applicant will correct all violations issued to date by the Town of Glenville.
2. The applicant will prepare a comprehensive easement agreement for review by the town attorney.
3. The applicant will set up an escrow account with the appropriate monies after estimates are compiled for work to be done as set for in the Notices of Violations.
4. The request for the combination of the lots makes sense.

5. The applicant must correct all violations no later than June 30, 2018.

Motion

Moved by: M. Carr

Seconded by: J. Gibney

Ayes: 6 **Noes:** 0 **Absent:** 0

Motion Approved

Monolith Solar Associates
29 Maple Avenue

Site Plan Review
(Preliminary)

Monolith Solar is seeking to install a roof-mounted solar array on the four existing buildings that comprise the Scotia Lockup self-storage business on Maple Avenue. The solar panels would cover approximately 28,000 sq. ft. of roof area, with power produced by the array to be directed to the electric grid. The property is zoned General Business.

Bridget Cuddihy, Monolith Solar Associates, was present. She presented three signed stamped plans to the Commission.

K. Semon mentioned a previous project my Monolith Solar on a facility on Route 50 that had concave roofs. He inquired as to the type of roof(s) on this project.

B. Cuddihy stated the roofing is also concave with a slight pitch. The installation will mirror the roof. Any upgrades to the transformer or installation of poles will depend upon what National Grid requires.

M. Carr said visually the impact will be minimal.

MOTION

In the matter of the preliminary site plan review application by Monolith Solar Associates for the installation of roof mounted solar arrays on the four existing buildings at the Scotia Lock Up self-storage business located at 29 Maple Avenue, the PZC finds that this application will not result in a significant potential adverse environmental impact. Consequently, the PZC issues a negative declaration.

Motion

Moved by: M. Carr

Seconded by: P. Ragucci

Ayes: 6 **Noes:** 0 **Absent:** 0

Motion Approved

MOTION

In the matter of the preliminary site plan review application by Monolith Solar Associates for the installation of roof-mounted solar arrays on the four existing buildings at the Scotia Lock Up self-storage business located at 29 Maple Avenue, the PZC hereby conditionally approves the application.

Conditions of preliminary approval are as follows:

1. Monolith Solar Associates is to follow and conform with the new town zoning for solar arrays.

The Commission hereby schedules a public hearing for May 14, 2018 to consider the final site plan review application for this particular project. However, in order for the Commission to schedule a public hearing for May 14th, nine (9) copies of the revised site plan must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing date.

Motion

Moved by: M. Carr

Seconded by: K. Semon

Ayes: 6 **Noes:** 0 **Absent:** 0

Motion Approved

With no further business the meeting was adjourned at 8:40 P.M.

Lynn Walkuski
Stenographer

Linda Neals
Town Clerk



Town of Glenville
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Glenville Environmental Conservation Commission

Susan Booth-Binczik • Nicole Brower • Daniel Hill • Donald Rodbell
Charles Story • Robert Titus • Andy Vitellina

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April 9, 2018

To: Glenville Planning and Zoning Commission

Copy: Michael Burns, Glenville Planning Department
Michael Aragosa, Glenville Town Board (GECC liaison)

Subject: SEQRA recommendation for Richbell Capital's application to establish
Dutch Meadows Lane Mixed Use Planned Development District

After reviewing materials submitted by Richbell Capital (RBC) and questioning RBC's representatives about this application per Town Code 270-30, GECC concludes that a negative declaration under SEQRA is appropriate **provided that RBC develop, submit, and adhere to:**

- A detailed Stormwater Pollution Prevention Plan to manage stormwater over the entire development site, to be reviewed by the Town's designated engineer at RBC's cost. Furthermore, the NYS Department of Environmental Conservation and US Army Corps of Engineers shall be consulted on this project, as provided in applicable regulations for stormwater management and wetland delineation/mitigation.
- A detailed Site Plan and Subdivision Plat (as applicable) for the entire development site, to be reviewed and approved by the Glenville Planning and Zoning Commission.
- A detailed engineering report, plan, and map for the adequate provision of potable water and sanitary sewer to serve the entire development. This report, plan and map shall be developed in conformance with town, county, and state regulations, and reviewed and approved by all applicable jurisdictions.
- A detailed plan to ensure protection of the water quality within Horstman Creek and the designated Open Space that borders the creek, given that this area is identified in the Town's Open Space Plan as a natural feature worthy of special consideration for protection. This may include, but is not limited to, retention of existing vegetative buffers to maximize shading, avoidance of the existing flood hazard area, minimization of stormwater discharges from those areas of the site proposed for development, etc. The 40,000 sq. ft. commercial building proposed for this project and its parking lot are adjacent to this area, and **this proximity remains an issue of concern for GECC with this proposed site plan.**

GECC has also identified these other aspects of this proposal for particular consideration by the Town:

- The only element of the project that is not allowed under current zoning is the high-density residential buildings. No use other than residential is proposed for those buildings; those buildings are the dominant footprint of this project by a very wide margin; and the area occupied by the residential infrastructure will be inaccessible to the general public. Therefore, changing the zoning of this area to "Mixed Use" for this project will have the effect only of enabling high-density residential development rather than creating a true mixed use in which buildings combine residential, commercial, professional, dining, medical, recreation, entertainment, and other potential uses. This will reduce the population that could be drawn to the area for a centralized mix of activities, and seems at odds with the intent of mixed use development. GECC suggests that the Town carefully consider whether a zoning change to mixed use is appropriate for this project, and weigh the opportunities that would be lost by consigning this location to predominantly high-density residential use.
- The westernmost portion of the site includes a seasonal stream channel. If the zoning change is granted, GECC recommends that the Town require the northwesternmost apartment building to be either removed from the plan or shifted eastward so that the area around the stream remains natural. GECC also recommends that the multi-use path be redesigned from its currently proposed location, to run along that stream and out to Route 50, rather than to cross the existing driveway of the adjacent property.
- RBC's construction phasing plan indicates that completion is market-driven, which means it is therefore essentially open-ended. This potentially extends the environmental impacts of noise, traffic, dust, etc., and protracts mitigation issues. GECC recommends that the town either require a more stringent timetable or consider the absence of a timetable when making its decision about approval of the project.
- The Town's Comprehensive Plan sets an initiative to "beautify and make distinct" the Route 50 gateway into town. The conceptual site plan for this project currently indicates that the dominant eye-level feature at that gateway point would become a parking lot fronting both Route 50 and Dutch Meadows Lane. RBC indicated to GECC a willingness to adjust the positioning of the elements at that location, and GECC asks that PZC and the Town Board follow up on this change.
- RBC indicated to GECC a willingness to consider incorporation of the building features listed below. If approval of the project does proceed, GECC recommends that PZC and the Town Board direct RBC to actively pursue incorporation of these features, all of which have been demonstrated to be practical and economical in Schenectady county and for projects of this scale:
 - FSC (Forest Stewardship Council)-certified lumber
 - grid-tied, net-metered photovoltaics (building-integrated or roof-mounted)
 - design that maximizes passive solar thermal heating for indoor space
 - passive or active solar thermal heating for water
 - electric vehicle charging stations

Thank you.