

TOWN OF GUILDERLAND

Charles

PLANNING BOARD

February 24, 1964

MINUTES OF A SPECIAL MEETING OF THE PLANNING BOARD, TOWN OF GUILDERLAND,
HELD IN THE TOWN OFFICES. The following members were present:

- Ward Wells, Chairman
- Harry DuBrin, Jr., Counsel
- Walter Handy
- Carl Walters
- William McDonald
- Donald Cropsey

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- Absent:
- Joseph Rose
 - John Feldmann

CHAIRMAN WELLS called the meeting to order at 8:00 P. M. and introduced Messrs. Philip Roberts, Louis Swires and Philip Roberts, Jr. The latter were present to explain to the Board their tentative plans to construct a high rise apartment development, located in the Fuller Road area, northeast of the Stuyvesant Shopping Plaza.

Mr. Roberts, Sr. explained that the apartment venture he hopes to develop will include up to 200 high rise units which will be tied in with the shopping center and bus facilities, making a natural combination for the apartment dweller who desires convenience.

Mr. Roberts stressed the need for good apartments in the Town of Guilderland. With the State University presently under construction, Roberts felt that living quarters will be in demand in the area sooner than expected and if proposed plans were approved, construction could be started this summer.

Roberts further explained that the plans were in a preliminary stage and will require careful study, however, his primary purpose was to acquaint the Board with the type of dwelling units he intends to build. Roberts also stated that he was cognizant of the present ordinance regarding multiple dwellings which require 7000 square feet per dwelling unit. It was his hope that the Planning Board would make a recommendation to the Town Board for an easement to the present zoning requirements regarding multiple dwellings, such as side lines, rear lines, etc.

Mr. Swires explained that a high rise apartment building is any building above a walk-up, usually of six stories or more and that a garden apartment bldg. generally assumes a group of buildings two or three floors high which contain at least ten families per unit.

Roberts stated that if by reason of cost factors he was unable to build the high rise apartments, he would resort to the garden type apartments. However, in either case, the buildings would be designed to be fire proof which would reduce fire insurance investment.

In closing, Mr. Roberts reiterated that he and his associates would like the Planning Board's consensus of opinion on the overall plans and a possible

recommendation to the Town Board to amend the zoning regulation of 7000 square feet per dwelling unit.

Chairman Wells thanked Mr. Roberts and his associates for their interesting presentation.

The Board generally discussed Mr. Roberts proposed high rise apartments together with the restricted zoning ordinance relative to multiple dwellings. Subsequent to the above, the Board decided to initiate a recommendation to the Town Board as follows:

A motion was made by Handy that the Planning Board is of the opinion that the zoning requirements for multiple dwellings are too restrictive and should be amended to provide for construction of apartment buildings more suitable to land usage.

The motion was seconded by McDonald and carried unanimously by a vote of five. Goldmann and Rose absent.

A memo was sent to the Town Board.

A brief containing the comments made by the Planning Board has been filed in the Town Offices.

Chairman Wells introduced Messrs. Luigi Serafini, contractor and Joseph Czaban, engineer of C. T. Males Associates, present for the purpose of a pre-filing conference concerning the subdivision known as Pine Hills Estates #2, located in the area of Spawn Road and Route 146.

Czaban presented the overall plan of the subdivision and explained that at the present time, Mr. Serafini plans to develop 15 lots in said subdivision - lot size will be approximately 100' x 150' - paved ditches will be installed for drainage - the water supply is adequate - approval by the N. Y. State Department of Health is presently pending.

A detailed discussion ensued between the Board, Czaban and his client regarding the advisability of the builder allotting a specific parcel of land for a play area to be ceded to the Town.

The Board proposed that the recreation area comprise 10% of the 15 lots which Serafini presently plans to develop and that said 10% should be located adjacent to the area Serafini will develop in the future which would ultimately give 10% of the full subdivision to the Town for the aforementioned purpose.

Subsequently, Mr. Czaban informed the Board that he would submit a preliminary drawing, indicating grades, drainage and the area to be reserved for a park or play area based on the overall plot to provide for 10% of the 15 lots and be continuous with the full subdivision.

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The Chairman informed the Board that the Riggi development known as Helen Estates, Map #2 on Lydius Street was discussed with Mr. Czaban of C. T. Males Associates, and it was decided that the builder will have to resolve his own drainage problem. However, the Town will allow Riggi to utilize the easement to install pipes, provided there is sufficient space.

No further business to be brought before the Board, the meeting adjourned at 10:40 P. M.

NEXT MEETING - MARCH 16, 1964

Respectfully submitted,
Harriet D. Preston
Secretary