

PLANNING BOARD MEETING - JANUARY 10, 2011

CALLED TO ORDER BY: CHAIRMAN PETER GOOLD AT 7:00 p.m.

**PRESENT**

Peter Goold, Chairman  
G. Jeffrey Haber  
Wayne Johnson  
John LaVoie  
Andrew Timmis  
Nadine Fuda, Director  
Attorney Robert Linville, Esq.  
Richard Laberge, Planning Board Engineer

**MEMBERS ABSENT**

Denise Mayrer, Vice Chairman  
Paul Puccio

**APPROVAL OF MINUTES— December 6, 2010**

Johnson moved, Timmis seconded that the minutes be approved as amended.

4 Ayes. 0 Noes. Motion carried.

Ayes: Goold, Haber, Johnson, Timmis

Absent: From December 6, 2010 Mtg: **LaVoie**

Absent: from tonight's mtg: Mayrer, Puccio

**PUBLIC COMMENT**

Mr. Ball stated his address is 1887 & 1889

**SITE PLAN - Change in Tenancy**

Scott Jennings

2010-42/HC/211.-2-13

3531 Rt. 20

Proposed - Restaurant and Bar

Scott Jennings, applicant was present for this meeting.

Chairman Goold asked if there were any questions or comments for the applicant.

Mr. Timmis asked what type of business is this going to be.

Mr. Jennings stated it will be a restaurant and bar, more of a family friendly place.

### Change In Tenancy

Haber moved, LaVoie seconded **APPROVAL** of **SITE PLAN** for a change in tenancy at "3531 Rt. 20"

5 Ayes. 0 Noes. Motion carried.

Ayes: Goold, Haber, Johnson, LaVoie, Timmis

Oppose: None

### SITE PLAN - Commercial

Brian Olsen  
1940 Route 9  
Proposed - Gun Shop

2010-44/HC/189.-9-4

Peter Korunkiewich was present for this meeting representing for the applicant Mr. Olsen.

Chairman Goold stated Mr. Olsen is looking to purchase the old Jehovah church at the intersection of Route 9 & 20. And asked if there were any questions or comments for Mr. Korunkiewich.

Mr. Korunkiewich stated the business is currently located on Route 9 in East Greenbush, the applicant rents that site and is looking to purchase this building and move his business to Schodack. The building is not changing other than cleaning it up and to do some much needed maintenance. The parking will remain gravel and the new sign will be located to the left of the building near the highway.

Chairman Goold stated he never noticed more than 3 or 4 vehicles at the current business site will that be changing.

Mr. Korunkiewich stated no. the applicant has been looking for a new building for a long time, it is not because the business has grown he just no longer wants to rent.

Mr. Johnson asked if there will be bars going up on the doors and windows.

Mr. Korunkiewich stated yes. The applicant has to go be in full compliance with the ATF (Alcohol, Tobacco and Firearms) besides the bars on the windows he has to have motion sensors, glass break sensors and so on.

Mr. Johnson stated the building is rather large for a gun shop is there going to be other uses in the building.

Mr. Korunkiewich stated the applicant plans to use the entire building.

Mr. Laberge asked about the sign location and stated it has to conform to the building and town regulations.

Mr. Korunkiewich stated it is going to be similar to the GSA sign next door and will be in the grass area towards the 9 & 20 split.

There were no more questions or comment for the applicant.

Timmis moved, LaVoie seconded **APPROVAL** of **SITE PLAN** located at 1940 Route 9

5 Ayes. 0 Noes. Motion carried.

Ayes: Goold, Haber, Johnson, LaVoie, Timmis

Oppose: None

#### **SITE PLAN - Site Plan Modification**

Todd Farley / Mark Teliska  
1615 Columbia Tpk.  
Proposed - Sound Control DJ's

2010-47/HC/178.-12-9

Todd Farley, applicant was present for this meeting.

Chairman Goold stated the applicant is looking to go into the building owned by Mark Teliska on Rt. 9 next to his current tenant Main Attraction, then asked if there were any questions or comment for the applicant.

Mr. Johnson asked about parking and if there is going to be an issue with hours of operation with the existing tenant.

Mr. Farley stated everything is done by appointment only and most of their appointments are conducted in the evenings usually after people get out of work, most of the daytime work is done via phone or internet. They are opened for a short time on Saturday because of show they are doing.

Mr Johnson asked about the rental of Tux's, will you have a display.

Mr. Farley stated yes they will have a Tux display.

LaVoie moved, Timmis seconded **APPROVAL** of **SITE PLAN** for Sound Control DJ's to go in at 1615 Columbia Turnpike.

5 Ayes. 0 Noes. Motion carried.

Ayes Goold, Haber, Johnson, LaVoie, Timmis

Oppose: None

Abstain:

### **SUBDIVISION**

Eileen Duggan

2010-43/RA/221.-2-11

75 Waterbury Road

Proposed - Lot Line Adj.

William Darling was present for this meeting representing the applicant Ms. Duggan.

Chairman Goold stated this is a lot line adjustment and asked if there were any questions or comment for the applicant.

Mr. Johnson stated the house looks close to the new property line will this be within the side yard setbacks.

Mr. Darling stated this lot will not meet the zoning. The Donnelley are willing to convey a 10 foot strip which will leave an 8 foot side yard.

Mr. Johnson stated this should go to the ZBA for a side yard variance.

Mr. Johnson stated the map should show the old lot line as light and the new lot line should be dark which will make things much clearer with the clerk's office.

### **RECOMMENDATIONS TO THE ZBA**

Timmis moved, Haber seconded a "**FAVORABLE**" recommendation to the Zoning Board of Appeals.

5 Ayes. 0 Noes. Motion carried.

Ayes: Goold, Haber, Johnson, LaVoie, Timmis

Oppose: None

**SUBDIVISIO**

Charles Fuda  
100 Fish & Game Club Road  
Proposed - 3 Lot Sub

2010-45/RA/209.-11-42.10

Richard Tice, Brewer Engineering was present for this meeting.

Chairman Goold stated this it a 3 lot subdivision on the lands of Fuda and he will answer any questions the board may have.

Mr. Johnson asked if the game club would donate the triangle section of road. So it does not infringe on the easement.

Mrs. Fuda stated the section of road Mr. Johnson is speaking about is not needed. There will not be any easements. Fish and Game Club Road is a user road and the town has been responsible for maintaining this road since 1952.

Mr. Johnson asked if the road goes up to the cul-de-sac.

Mrs. Fuda stated yes.

Mr. Haber stated at one time that road went from Van Hoesen road straight through to Clove Road.

Everyone agrees to send this for a public hearing on February 7, 2010.

**SUBDIVISION**

Frank Ball  
1887 & 1889 Brookview Rd  
Proposed - 2 Lot Subdivision

2010-46/R20/199.-1-30

Frank Ball, Applicant was present for this meeting.

Chairman Goold stated this is a 2 lot subdivision and will need to a recommendation to the ZBA for frontage. He asked if there were any questions or comments for the applicant.

Mr. Haber asked if they were separating the two homes

Mr. Ball stated yes

Mr. Johnson stated looking at the tax map for Brookview this request is consistent with the other properties in this area they have very narrow lots so this is really not stretching the code to approve this 2 lot subdivision.

There were no more questions or comments.

### **RECOMMENDATIONS TO THE ZBA**

Johnson Moved, Haber seconded a "**FAVORABLE**" recommendation to the Zoning Board of Appeals.

5 Ayes. 0 Noes. Motion carried.

Ayes: Goold, Haber, Johnson, LaVoie, Timmis

Oppose: None

### **7:30 p.m. PUBLIC HEARING(s).**

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Nadine Fuda read the hearing notice(s) as published in the Troy Record:

Title of the project published December 31, 2010

Chairman Goold directed the affidavit(s) of publication be made part of the hearing record(s).

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Anna Zweig

2010-38/HC/RA/211,-2-8.1

U.S. Rt. 20

Proposed - 2 Lot Sub

Public Hearing Opened at 7:30 p.m.

Public Hearing Closed at 7:31 p.m.

Wendy Beckman, representing for Anna Zweig was present for this meeting.

Chairman Goold stated this is a two lot subdivision and asked if there were any comments or questions for the applicant. He then asked if the members and the public had any questions or comment on this subdivision.

There were no public comments or questions.

The members had no comments or questions for the applicant.

### **SUBDIVISION**

Johnson moved, LaVoie seconded that the Planning Board be **LEAD AGENCY**.

5 Ayes. 0 Noes. Motion carried.

Ayes: Goold, Haber, Johnson, LaVoie, Timmis  
Oppose: None

Timmis moved, Johnson seconded a **NEGATIVE DECLARATION**.

5 Ayes. 0 Noes. Motion carried.

Ayes: Goold, Haber, Johnson, LaVoie, Timmis  
Oppose: None

Haber moved, LaVoie seconded that the following resolution be adopted:  
**WHEREAS**, a formal application was submitted to the Planning Board on: November 27, 2010, for approval of a 2-lot subdivision entitled, "Subdivision of Anna Zweig", map prepared by: Richard G. Van Alstyne, dated "November 9, 2010", and

**WHEREAS**, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on January 10, 2011 at 7:30 p.m., and

**WHEREAS**, the requirement of the subdivision regulations of the Town of Schodack have been met by said subdivision plat and application;

**NOW, THEREFORE, BE IT RESOLVED**, that the application of Anna Zweig be **APPROVED CONTINGENT UPON** submission of final maps, payment of fees and before building permits can be issued, permits to construct well and septic must be obtained from the Rensselaer County Health Department.

5 Ayes. 0 Noes. Motion carried.

Ayes: Goold, Haber, Johnson, LaVoie, Timmis  
Oppose: None

### **ADJOURN**

Johnson moved, Timmis seconded that the Planning Board meeting be adjourned. There being no objections, Chairman Goold adjourned the meeting at 7:33 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning