

- The other request was to add landscape screening along the property lines to the four single family units on the lands of Perez.

Kohler Continued...

- Spoke to Angelo Defrancesco from the Schodack Water Department and there will be a tap on Schodack Drive to the existing 12 inch water main.

Mr. Laberge, Laberge Group, stated that he just received the Hart Engineering letter dated June 13, 2007, and has not had a chance to review the PD application to make sure that it is complete.

He feels that the only action the board should consider is to declare their intent to seek is Lead agency. The next step is to make a report to the Town Board once the PD application is complete.

Member discussion between Mr. Laberge and Mr. Nugent on the lead agency and that the board should not consider this step until the engineering is complete.

Mr. Puccio asked about the Lands of Perez and the house that is already built, and the drainage issue.

Mr. Hart stated that the house on Schodack Drive is lot 3 of the subdivision, and the drainage from the hill is an issue that is being considered.

Mr. Johnson asked about the entrance to the apartments, and if the residents are being encouraged to use Rt.9.

Mr. Hart stated that they are not encouraging one entrance to another it will depend on the traffic flow. One access will be 24 feet wide and the other will be 30 feet wide.

Mr. Johnson asked about the driveway on the buffer area that runs behind the commercial lot.

Mr. Hart stated yes, that could be used for any business that may have a drive thru, such as a bank, coffee shop or drug store. The traffic will flow around the building with out disturbing the parking lot and pedestrians.

Mr. Johnson asked if they should anticipate a possible drive thru and widen the southern parking lot.

Mr. Hart explained that if they have a business needing extra driving lanes then the building will have to be moved in a little.

Mr. Johnson asked if they will provide an empty space on the parking lot for a walkway to the entrance of the larger apartment buildings.

Mr. Hart stated that he plans to widen the spaces for handicap parking and an entrance walkway.

Kohler Continued...

Vice Chairman Mayrer states that the Planning Board will not seek Lead Agency until all engineering has been addressed by the Laberge Group.

Mr. Laberge states that he will look everything over and get back to Mr. Hart in time for any issues to be addressed before the next meeting on July 16, 2007.

**Kohler Place
SUBDIVISION
332 Shufelt Rd
Proposed – 5 Lot**

39-2004/RA/200.-7-47.11

Steve Hart, Hart Engineering explains the site plan for the proposed subdivision, The Kohlers what to divide 23 acres into 5 lots with a cul-de-sac. The tightest Lot is number four with 200 foot of road frontage and the smallest lot is 2.29 acres.

Mr. Hart states that they are looking for two wavers form the Planning Board.

- One is to have the first 300 lineal foot of the road be a 50 foot wide right-a-way instead of the required 60 feet, and if need be the back half of the road and the cul-de-sac can return to the 60 foot requirement.
- They propose a 10 % road way slope in stead of the required 8% slope. The reason being that the two existing homes in the front of the northern end of the property have a 10 % slope driveway and to alleviate any drainage issues they would like to do the same.

Mr. Johnson asked what the radius of the cul-de-sac, and is it a right-a-way radius?

Mr. Hart states it has 140 to 150 feet of radius and it is from right-a-way to right-a-way.

Vice Chairman Mayrer stated that there will be no action on this item at tonight's meeting. But will come back at a latter date for a public hearing, pending an engineering review by the Laberge Group.

7:23 Meeting Break Discussion:

Jeff Haber discussed a Public Hearing he went to in Albany; the topic was the local Government Commission on Efficiency and Competitiveness. The idea is to do a way with local governments i.e.: towns, villages and centralize all areas under one municipal office.

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

Pond View Medical and Professional Offices published June 18, 2007

Vice Chairman Mayrer directed the affidavit of publication be made part of the hearing

Record..

**Pond View Medical and Prof Offices 2007-15/R-40/178.-4-2.2 Special Use Permit
Pond View Road
Proposed – Medical and Professional Offices
SPECIAL USE PERMIT**

Vice Chairman Mayrer opened the public hearing at 7:42 p.m.

Mr. Tice, Brewer Engineering, was present for this meeting.

Mr. Tice is requesting a Special Use Permit because the lending agency is interested in making sure that there is an active special permit in place at this time.

Mr. Nugent explains that a special use permit was issued at the time the Medical Arts Building was constructed, how ever it was for a limited time (18 or 24 Months) and was never renewed. This new Special Use Permit is a ministerial function.

Ms. Mayrer states that she believes no one would argue the property is well suited to continue as a medical arts facility.

Mr. Nugent states there is a request by the applicants to rent out space as professional offices which is a slight change but it is within the board's purview to grant this permit.

Tony Lasowski resident asked if Lab Corp was going to stay.

Rex Rothman and Ed Finberg, owners, stated yes, that Lab Corp is staying, and would like to keep the tenants. Some of professional tenants do not fit under the original permit and that is why the request to broaden the new permit to accommodate those businesses, such as adult, and child daycare.

Mr. Johnson asked if there were going to be any connections to the new 200 unit town houses?

Mr. Rothman stated that one of the reasons that they wanted to purchase the building was to create a synergistic relationship between the building and senior care issues. That can be medical as well as social, cultural and psychological.

Pond View Continued...

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

6 Ayes. 0 Noes. Motion carried.

Ayes Haber, Johnson, Kedzierski, LaVoie, Mayrer, Puccio
Oppose:

Puccio moved, Haber seconded a **NEGATIVE DECLARATION**.

6 Ayes. 0 Noes. Motion carried.

Ayes Haber, Johnson, Kedzierski, LaVoie, Mayrer, Puccio
Oppose:

Haber moved, Puccio seconded that the **SPECIAL PERMIT** be **GRANTED**: for an **initial period of 2 YEARS**

Vice Chairman Mayrer closed the public hearing at 7:49 p.m.

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

Lands of Humann published June 18, 2007

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

**Lands of Heumann
Subdivision
115 & 127 Boyce Rd
Proposed – 2 Lot**

2007-13 /RA / 191.-5-5 / 191.-2-6

Vice Chairman Mayrer opened the public hearing at 7:50 p.m.

There were no public comments:

Mr. Smith, Smith Engineering, was present for this meeting.

Mr. Johnson asked why the plans show the first lot of Heumann on the right. It makes the lot look larger then it really is. It should not be on the plans if the other adjacent lots are not included.

Mr. Smith, states that he wanted to show how the lands sit in the entire scheme of things. The right side of the map is the actual subdivision.

Lands of Heumann Continued....

Mr. Johnson states that the maps should be adjusted and the lines should be removed.

Mr. Smith agreed to have the final maps adjusted.

Vice Chairman Mayrer closed the public hearing at 7:52 p.m.

Haber moved, Puccio seconded that the Planning Board be **LEAD AGENCY**.

6 Ayes. 0 Noes. Motion carried.

Ayes: Haber, Johnson, Kedzierski, LaVoie, Mayrer, Puccio
Oppose:

Puccio moved, Kedzierski seconded a **NEGATIVE DECLARATION**.

6 Ayes. 0 Noes. Motion carried.

Ayes: Haber, Johnson, Kedzierski, LaVoie, Mayrer, Puccio
Oppose:

Johnson moved, Puccio seconded that the following resolution be adopted:

WHEREAS, a formal application was submitted to the Planning Board on: May 23, 2007, for approval of a 2 -lot subdivision entitled, "Lands of Human", map prepared by: Survey Smith , dated "May 2007", and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on June 18, 2007 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 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.

ADJOURN

Haber moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Vice Chairman Mayrer adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Nadine Fuda
Director of Planning & Zoning

mk

THIS PAGE INTENTIONALLY LEFT BLANK