

**PLANNING BOARD MEETING - MAY 5, 2014
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

PRESENT

**Denise Mayrer, Chairwoman
Wayne Johnson
John LaVoie
Lawrence D'Angelo
Paul Puccio
Andrew Aubin
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer**

MEMBERS ABSENT

Jim Church

APPROVAL OF MINUTES — APRIL 21, 2014

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

PUBLIC COMMENT

Chairwoman Mayrer stated there will be no decision made on the Love Lutheran Church project. This is just a new site plan submission.

Resident 1- spoke against the Love Lutheran Church project, he is upset that the board is accepting a new plan for the senior housing project after several neighbors have expressed feelings against this project. (see file for letter)

Resident 2 - spoke against the Love Lutheran Church project, stating that it is proposing to operate a business that will diminish property values, running a business that is tax exempt, he and his neighbors are tired spending energy, time and money dealing with this scheme. This project does not make sense at this proposed location. (see file for letter)

Resident 3 - read a letter submitted by a neighbor it spoke against the Love Lutheran Church project, stated they tried to look at this new submission with an open mind and are not happy with the process or what was presented. (see file for letter)

Attorney Donald Zee spoke about Mr. Linville's letter, he states the applicant is missing numerous items missing from the response such as the landscaping plan that was previously submitted is that part of this application, the use of the village center which is shown on

the plans without substantial amount of parking, what is there exact uses, who is going to be able to rent those facilities, under what circumstances and hours of operations, he thought all these details were going to be submitted in response to Attorney Linville's letter to the applicant and he sees none of it. Without this information it is very difficult for his applicants or himself to respond to this new proposed plan. (see file for letter/notes)

SITE PLAN/ SPECIAL PERMIT

Servidone Inc.

2013-7/HC/210.-7-41.12

1364 Rt. 9

Proposed - 7000 sq. ft. building _

Steve Hart, Hart Engineering was present for this meeting.

Mr. Laberge updated the board on his letter dated April 30, 2014 (see Letter Below) And stated that since that time he has satisfied the remaining comments and his letter basically recommends approval at the special permit under the water quality control act and he recommends approval of the site plan. We will still need stamped maps to sign.

There were no comments for Mr. Hart.

April 30, 2014 Laberge Letter

Re: Final Site Plan Review

Servidone Site Plan

SPB # 2013-7

We are in receipt of a letter from the applicant's engineer dated April 10, 2014, a set of plans last revised April 10, 2014 consisting of eight sheets, for the above referenced project. In addition, copy of the previously approved concept plan for the Berkshire Spur Business Park was received. We offer the following:

- 1. The project requires a Site Plan approval and a Special Permit under the Town's Water Quality Control Act since it is in the Direct Recharge Area.*
- 2. The area of ground disturbance is 0.95 acre; as such the Basic SWPPP submitted is sufficient and acceptable.*

We recommend the Planning Board:

- a) Issue a Negative Declaration under SEQRA (see attached Short EAF).*
- b) Issue a Special Permit under the Water Quality Control Act with the prescribed initial duration of 18 months.*
- c) Issue a Site Plan approval based upon the plans and information submitted. (Stamped plans for the applicant are required for signing.)*

WATER QUALITY CONTROL-

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Puccio moved, D'Angelo seconded a **NEGATIVE DECLARATION**.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Puccio moved D'Angelo seconded that the **SPECIAL PERMIT** under the Water Quality Control Act - Chapter 223 be granted; for an initial period of eighteen (18) months.

SITE PLAN- APPROVAL

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Johnson moved, D'Angelo seconded a **NEGATIVE DECLARATION**.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Puccio moved, LaVoie seconded that the following approved site plan be adopted:

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

J.C Structures

2011-6/ HC/210.-7-39.13

1293 Rte. 9

Proposed- addition of thrift store

Nick Costa, applicant was present for this meeting.

Mr. Laberge spoke about his letter dated April 6, 2014 listed 6 issues and his letter of May 6, 2014 has addressed all the outstanding issues. He is waiting on the revised plans showing the changes.

Mr. Costa stated they added the parking for the customers, an additional handicap, the privacy slats were added to the dumpster, and will add 6 additional trees to the front of the site. All changes have been made to the new site plan.

Mr. Johnson asked about signage.

Mr. Costa stated currently there is no sign on the site but it is on the site plan.

Mrs. Fuda stated they just have to come in and get a building permit for the sign.

Mr. Laberge stated Mrs. Fuda handed him the new site plan and for an he ran through the plan and it is fairly straight forward, the plan shows the changes he suggested and if the board so pleases he recommends a conditional approval pending his final review letter.

April 30, 2014 Laberge Letter

Re: Site Plan Modification

Ciliento - 1293 US Route 9

SPB # 2011-6

Town of Schodack Planning Board

We are in receipt of one plan sheet dated April 8, 2014 for the above referenced project. Per the Board's direction we have primarily reviewed parking and related access issues. We offer the following:

- 1. The project requires minor site plan modification approval.*
- 2. The Water Quality Control Act indicates that since the project is essentially a change of tenancy no further action is required per Section 223-3(C).*
- 3. The proposed additional use of the site as a bakery thrift store and related offices is allowed use in the HC zone.*
- 4. Vehicle and pedestrian access is adequate for the uses as proposed given timing of the trucks versus retail traffic.*
- 5. A review of the previously approved site plan indicates that the following improvements may not have been installed:*
 - a) Dumpster enclosure with privacy screening*
 - b) A second, staggered row of evergreens at the front of the site.**These should be shown and installed as part of this plan.*
- 6. Parking is adequate for the proposed additional use and the existing use. A second handicap parking space should be added to the western end of the customer parking area since the total number of spaces has increased.*

With the above in mind, we recommend the Planning Board consider granting a minor site plan modification approval for this project conditioned upon numbers 5 and 6 above. The

project is considered a Type II action under SEQRA, as such no SEQRA declaration is necessary.

May 6, 2014 Laberge Letter

Re: Site Plan Modification - Final Review

Ciliento - 1293 US Route 9

SPB # 2011-6

Town of Schodack Planning Board

We are in receipt of one plan sheet last reviewed May 1, 2014 for the above referenced project. This plan addresses the outstanding issues of our April 30, 2014 letter.

SITE PLAN MODIFICATION

Johnson moved, Puccio seconded **APPROVAL** of **SITE PLAN MODIFICATION**.

Conditional : on the Laberge final letter.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Love Lutheran Church
Pheasant Lane & Birchwood Dr.
Proposed - Senior Housing

2013-5/R20/177.12-5-30

Richard Tice, Brewer Engineering and Reverend Henry Albrechtsen were present for this meeting.

Reverend Albrechtsen stated they are formally submitting a revision to the Birchwood Manor design. They have listen to the neighbors' concerns at the last public meeting and one of the comments that was repeated was that this project was out of character to the neighborhood being mostly one story, single family houses, so what they have done was to revise the plan to include 45 single story town houses over two phases. Phase 1 will be 37 and phase 2 will be 8 town houses. Each town house will have a self-contained garage eliminating the out buildings for parking. Whatever has been submitted by Brewer Engineering will hold this design is less than the original design entailed and feels this will fit much better into the neighborhood as a whole.

Chairwoman Mayrer asked if this is will be the final comprehensive submission.

Reverend Albrechtsen stated yes

Mr. Tice stated the applicant is looking for direction on this current design before they move forward with the added expense for a full engineering plan. He understands why the neighbors are upset over this process they are only looking for some direction as to how to move forward.

Chairwoman Mayrer stated the applicant is certainly with in their right to resubmit this modification and this will be sent over to engineering for review assuming that this is the last and final submission, and will have no changes until the engineering review returns with it findings. As she previously stated the public hearing on this project is not closed, please foil any reviews that are conducted by our engineer. There is no decision being made tonight this is going to be sent to Mr. Laberge for engineering review.

ADJOURN

Puccio moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7.30 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning