

PLANNING BOARD MEETING- MAY 19, 2014
CALLED TO ORDER BY: ACTING CHAIRMAN WAYNE JOHNSON AT 7:00 p.m.

PRESENT

Jim Church
Wayne Johnson, Acting Chairman
Lawrence D'Angelo
Paul Puccio
Andrew Aubin - Arrived 7:06
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

Denise Mayrer, Chairwoman
John LaVoie

APPROVAL OF MINUTES — MAY 5, 2014

Puccio moved, Church seconded that the minutes be approved as amended.
4 Ayes. 0 Noes. Motion carried.
Ayes: Church, D'Angelo, Johnson, Puccio

PUBLIC COMMENT

No Comments

7:00 p.m. PUBLIC HEARING (s)

Nadine Fuda read the hearing notice(s) as published in the Troy Record:
MS4 published
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).

Public Hearing Opened at 7:04 p.m.

Public Hearing Closed at 7:15 p.m.

The Stormwater Management Plan and Report Year 2013

Mr. Laberge Spoke about the MS4 plan and its requirements, MS4 (Municipal Separate Stormwater System) we are a MS4 community. Our program consists of 6 different elements

E1 - Public Education and Outreach.
E2 - Public Involvement.

E6 - Pollution prevention. Aka good housekeeping for their own operation's.

One of the things the town did this program year was to apply for a grant, we have not heard on the grant as of yet but we are looking ahead at some of the requirements which will require mapping of the Storm sewer shed or the areas up stream of catch basins and the swales that convey Stormwater.

Mr. Puccio asked if all paperwork and housekeeping is better than the past and we are in compliance.

Mr. Laberge stated we need to keep the paperwork and housekeeping separate in terms of the 6 element terms requirement. There is a reporting effort every month with all the departments within the town of Schodack.

There were no questions or comments from the public.

Tom Swahlan 2014-8/RA/178.-8-11.111
2524 Reno Road
Proposed - 4 Lot Subdivision

Steve Hart, Hart Engineering was present for this meeting.

Mr. Hart stated the lot to be subdivided is about 78 acres on the north side of Reno Road. Lot one will have 2.12 acres lot 2 will be a flag lot with 2.56 acres and lot 3 is a legitimate lot with frontage and 2.56 acres, the reason for the shared driveway because of the wetlands at the front of the property they decided to do this rather than going to the Army Corp of Engineers to get permits through the wetlands for each driveway. The shared driveway will be 750 feet long the width is 26 feet. He is asking that the public hearing be at the second meeting in June to give them time to contact the county with some septic designs.

Mr. Puccio questioned the flag lot, what happens to the flag lot if there is another subdivision on the remaining 70 acres.

Mr. Laberge stated it becomes the option of the owner the post of the flag could be left as is or could be given to another land owner.

Mr. Puccio asked if the post of the flag lot cross the wetlands. What is the relevancy of the culvert and that entrance way.

Mr. Hart stated yes this does cross the wetlands, there is a stream that meanders through, the culvert pipe is approximately 80 feet in length and about 40 foot of the center line of the road.

Mr. Johnson asked about easements for the shared driveway.

Mr. Aubin asked about the remaining lands and future subdivision. What happens if in ten years you come back to subdivide the land into 3 more lots.

Mr. Hart stated that at some point it should become a town road because of the lack of road frontage.

Mr. Johnson asked about the 3 access and if there needs to be easements.

Mr. Hart stated yes there is a note on the right hand side of the map stipulating the need for easements.

Members agree to send this to a public hearing on June 16, 2014

David Crawmer
1590 Columbia Tpk
Proposed – 2 Lot Subdivision

2014-9/HC/178.11.16.2

Set Public Hearing June 2, 2014

Mr. Crawmer was present for this meeting.

Mr. Crawmer stated he is here to do a simple subdivision divided 1 lot into 2 lots.

Mrs. Fuda stated that this home is in a highway commercial zone and is listed as preexisting non-conforming. It is a legal highway commercial size with 125 feet for road frontage; Brown Drive is not a town road so the road frontage is on Columbia Turnpike.

Mr. Johnson asked if there is a commercial use planned for this property.

Mr. Crawmer stated he has a prospective buyer and he wants to put an office in the home.

There were no more questions for the applicant.

ADJOURN

Puccio Moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Acting Chairman Johnson adjourned the meeting at 7:35 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning