

**PLANNING BOARD MEETING - MARCH 16, 2015  
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

**PRESENT**

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

**MEMBERS ABSENT**

**APPROVAL OF MINUTES — March 2, 2015**

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose

**PUBLIC COMMENT**

None

**PUBLIC HEARING - AJOURNED from March 2, 2015 meeting**

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

Don Moore published **Month Day, 2015**

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

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PH Opened at 7:40 p.m. 3/2/2015

PH Closed at 7:09 p.m. 3/16/2015

Don Moore

2015-7/RA/210.-7-3.4

Lape Road

Proposed - Timber Harvesting - Harvester Alps Timber Management Co.

Don Moore, applicant was present for this meeting.

Mr. Aubin asked about the size of trees that were being taken.

Mr. Moore stated 10 inch and larger.

Mr. Johnson asked if the logger knows about the best management practice.

Mrs. Fuda stated this harvester has previously done work within the town, and they are aware of the towns requirements for harvesting.

### **TIMBER HARVESTING**

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

**Johnson** moved, LaVoie seconded that the **SPECIAL PERMIT** be **GRANTED** contingent on:

- a bond in the amount of **\$ 1020.00** will be required.
- this permit will expire on: **October 1, 2015**
- Attorney Linville will draft a document for Chairwoman Mayrer's signature. The document shall include: hours of operation, Monday through Friday, 7 a.m. to 5 p.m., Saturday, 9 a.m. to 5 p.m. with no harvesting on Sundays and holidays.
- The Forrester agrees to use the New York Best Management Practices.
- There will be a 25' buffer on all adjacent properties.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

### **PUBLIC HEARING**

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

Joe Strevell published **Month Day, 2015**

Chairwoman Mayrer directed the affidavit(s) of publication be made part of the hearing record(s).  
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Joe Strevell/Guy Dickinson  
2591 Phillips Road  
Proposed- Timber Harvesting

2015-10/RA/177.-12-2.211

Joe Strevell land owner and Guy Dickinson timber harvester were present for this meeting.

Mr. Lemka asked to see the map and questioned the property lines.

After a discussion with Mr. Lemka and Mr. Strevell and the board it was decided that the town building inspector Nick DeFruscio will walk the property along with Mr. Strevell and Ken Johnson adjacent land owner to determine the property lines so the 25 foot buffer can be established and flagged.

It was further discussed that there will be no crossing of the creek, the landing is behind Mr. Strevell's house and the exit road is his current driveway and the route to 9 & 20 ( Columbia Turnpike ) is a left onto Phillips Road to Hays Road. Applicant and Harvester agreed.

The applicant Mr. Strevell is to call the building Department to schedule the walk through the property before any logging is to start.

### **TIMBER HARVESTING**

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Johnson moved, Puccio seconded that the **SPECIAL PERMIT** be **GRANTED** contingent on:

- a bond in the amount of **\$ 1200.00** will be required.
- this permit will expire on: **March 1, 2016**
- Attorney Linville will draft a document for Chairwoman Mayrer's signature. The document shall include: hours of operation, Monday through Friday, 7 a.m. to 5 p.m., Saturday, 9 a.m. to 5 p.m. with no harvesting on Sundays and holidays.
- The Forrester agrees to use the New York Best Management Practices.
- There will be a 25' buffer on all adjacent properties.

7 Ayes, 0 Noes. Motion carried.

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

Oppose: None

**SUBDIVISION / LOT LINE**

MJ Engineering & Land Surveying  
302 Washington Ave Ext.

2015-8/PD3/178.-12-31

Proposed - 2 lot Sub & lot Line for 7 Empire State Boulevard

Joe Bianchi, from MJ Engineering was present for this meeting

Mr. Laberge spoke about his letter dated March 12, 2015 (see below)

Mr. Johnson asked if we would get a new site plan before the public hearing.

Mr. Laberge stated he would assume so based on this revised lot line.

Mr. Bianchi stated the plan has not changed that much and a new site plan has not been completed because they were looking for some positive feedback from the planning board and is asking for a public hearing to be set for the next meeting.

Mr. Johnson asked about the business signs being visible from I90 on lots A & F.

Mrs. Fuda stated it is on page 3 of the finding statement.

Mr. Laberge stated he did not notice lots A & F on the original approval so he will look into that.

Everyone agreed to have the public hearing on April 20, 2015

*Laberge letter dated : March 12, 2015*

*Conceptual Subdivision Review*

*Empire State Blvd. Phase III*

*SPB # 2014-37*

*Town of Schodack Planning Board*

- 1) *The project is in an area which was the subject of a Final Generic Environmental Impact Statement and Statement of Findings adopted by the Town of Schodack on December 29, 1998. The project is in a PD3 zone and requires site plan approval. We found no prohibition in the Findings Statement regarding the proposed subdivision concept.*
- 2) *The Planning Board's August 20, 2001 resolution reaffirmed the approval of Phase 3 consisting of lots 3, 4, and 5 however a final plat does not appear to have been filed, and the current tax mapping shows Phase 3 as lot number 31 with an area of 18.5 ac. Furthermore the resolution required the following:*

*"Note on subdivision map, "Public road access to lots 3, 4 and 5 will be determined at the time of site plan review for said lots." Until such time, an easement will be granted. No additional public street construction is proposed for Phase 3. If in the event the plan changes and street construction is proposed, Planning Board review will be required."*

- 3) *From number 1 and 2 above, we see no requirement for Atlantic Drive to be built as shown on previous plans. We do recommend that cross easements be granted between the two parcels to allow future access if needed.*
- 4) *Prior to a public hearing, the plan should be revised to:*
  - a) *Conform with the current tax mapping information especially in regard to proposed lots 10 & 11 which are shown as one parcel on the tax map.*
  - b) *Rename sheet 2 as "Proposed Minor Lot Line Adjustment".*
  - c) *On sheet 2 show area of the minor lot line adjustment and the new areas of the lots after the adjustment is complete.*
  - d) *Note cross access easements on sheet 1.*
- 5) *We take no issue with the proposed minor lot line adjustment.*

*CC: Richard Rosen, Columbia Development, via email only  
Joel Bianchini, MJ Engineering, via email only*

#### MEMBER DISCUSSION ON = Solar Code Review

Paul Puccio spoke to the board about the proposed new zoning law on Solar to be presented to the Town Board for adopting into the Town of Schodack zoning code

Puccio motion, Aubin second to recommend the Town board move forward on the proposed Solar zoning code.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

#### ADJOURN

Aubin moved, D'Angelo seconded that the Planning Board meeting be adjourned. There being no objections, Chairman Johnson adjourned the meeting at 7:45 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning