

**PLANNING BOARD MEETING - JULY 7, 2014
CALLED TO ORDER BY: ACTING CHAIRMAN WAYNE AT 7:00 Pm.**

PRESENT

Jim Church
Wayne Johnson, acting Chairman
John LaVoie
Lawrence D'Angelo
Andrew Aubin
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

Denise Mayrer, Chairwoman
Paul Puccio

APPROVAL OF MINUTES — June 16, 2014

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

PUBLIC COMMENT

None

Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Title of the project published June 26, 2014

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

Lands of Marcia Tracy
5 Inglewood Road
Propose -Three lot sub

2014-6/R20/178.-1-12

Ray Smith, Surveysmith was present for this meeting.

Below is The ZBA approval with conditions,

Mr. Laberge asked about the lot fronting Maple Ridge Ave. and wanted to know if the tile field shown to scale at 3400 sq. ft. Reason if it is how to do you gets a driveway in.

Mr. Smith stated the 3400 sq. ft. field is not the proposed it is just the available area where they could put it.

Chairman Johnson asked about the 100 foot buffer for lot # 2 and building within that 100 foot buffer and asked Rich about the lot.

Mr. Laberge stated the same can you fit a house on that lot.

Mr. Smith stated it is not set for planned development but you can fit a house there but it would be better when sewer and water is available or at least sewer.

Chairman Johnson stated it will be up for the county to approve the septic. He also stated there are a couple of ZBA conditions see below.

ZBA Approval dated June 9, 2014 with conditions for the undersized lot

6) Conditions:

- Lot 1 subdivision and remaining lands be as stated on map dated June 3, 2014
- Lot 2 septic in front of house as stated on map dated June 3, 2014
- Clean Deed submitted and approved by the Zoning Board attorney, deed need not be filed with the county, since each new lot will require its own deed.

Calarco moved, Maier seconded that the area variance be **GRANTED**.

SUBDIVISION

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

5 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, LaVoie

Oppose: None

LaVoie moved, Aubin seconded a **NEGATIVE DECLARATION**.

5 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, LaVoie

Oppose: None

Church moved, LaVoie seconded that the following resolution be adopted:

WHEREAS, a formal application was submitted to the Planning Board on: March 31, 2014, for approval of a 3 -lot subdivision entitled, "Lands of Marcia Tracey", map prepared by: Surveysmith , dated "March 28, 2014", and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on July 7, 2014 at 7:00 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 Marcia Tracey 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. And that the requirements of the subdivision regulations of the town of Schodack and conditions by the Zoning Board of Approvals were met.

5 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, LaVoie

Oppose: None

SUBDIVISION

E.W. Birch

2014-13/RA/189.-7-22.121

Poyneer Rd. & Rt. 150

Proposed - 2 Lot Subdivision

Richard Tice, Brewer Engineering was present for this meeting.

Mr. Tice stated approximately 2 years ago he presents a 3 lot subdivision on Poyneer Road and he is back with an additional 2 lots with the access on Route 150 and if this approved the map will show a note stating 'the remaining lands will be not for any future development.'

Mr. Laberge stated it is a minor subdivision but he is concerned with MS4 this project is part of a larger plan and will have to prepare a SWPPP for those two lots.

Mr. Tice stated he has spoken to DOT on the access on Rt. 150 and if the county will be handling the driveway permits.

Chairman Johnson asked about the parkland fees.

Mrs. Fuda stated the original subdivision did not require park land fees but because of this request for additional 2 lots parkland fees are now required per lot for the entire subdivision.

All agree to set the public hearing for August 18.

SPECIAL PERMIT

Tim Edwards

2014-12/HC/178.9-3-9.1

1530 Columbia Tpk.

Proposed - Office and Dog Grooming & Daycare

Tim Edwards, applicant was present for this meeting

Mrs. Fuda explained that Mr. Edwards owns the building and he has a dog groomer wanting to move into his building.

Mr. Edward stated he plans to reface and updating the building.

Chairman Johnson asked about signage.

Mr. Edwards stated the when his business was located there the sign was in the front with an island and this is looking to remove the island and move the sign to the side of the property for safety reasons with unloading and loading dogs.

Chairman Johnson asked if there was going to be signs on the building

Mr. Edwards stated he would like to, if there is one business in the building then he would have the sign on the building and eliminate the sign by the road.

CHANGE IN TENANCY

LaVoie moved, Aubin seconded **APPROVAL** of a change in tenancy at "1530 Columbia Tpk"

5 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, LaVoie

Oppose: None

Love Lutheran Church

2013-5/R20/177.12-5-30

Pheasant Lane & Birchwood Dr.

Proposed - Senior Housing

Chairman Johnson asked Mr. Tice to make a statement regarding the Love Lutheran project.

Mr. Tice stated that Brewer Engineering is at this time no longer employed by the Love Lutheran Church.

Chairman Johnson stated the planning board has received a letter from the Love Lutheran Church stating they are withdrawing their application for Birchwood Manor. And if anything should come up they will submit a new application and go through the complete review process.

Mrs. Fuda stated we need to close the public hearing.

LaVoie moved, D'Angelo seconded to close the public hearing.

5 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, LaVoie

Oppose: None

MEMBER DISCUSSION /If needed

The Members agree to no meeting on August 4 due to no quorum.

Chursh moved, LaVoie seconded No meeting August 4, 2014.

5 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, Church, D'Angelo, Johnson, LaVoie

Oppose: None

ADJOURN

LaVoie moved, Johnson seconded that the Planning Board meeting be adjourned. There being no objections, interim Chairman Johnson adjourned the meeting at 7:22 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning