

**PLANNING BOARD MEETING - AUGUST 18, 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 — July 21, 2014

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

PUBLIC COMMENT

None

SITE PLAN/ SPECIAL PERMIT

C & B Garage / Donald Hart

2014-20/HC/212.-1-30

999 Route 9

Proposed - Goodyear Tire Sales & Shop

Steven Hart, Hart Engineering was present for this meeting.

Chairwoman Mayrer asked Mr. Hart to explain what they are looking to do.

Mr. Hart stated Goodyear Tire Sales & Shop is looking to occupy the garage located at 999 Route 9. The garage is located next to Pilot. Currently the building has 2 tenants, one is the Coffee Roasters and the other is the RV sales and service shop both of which are relocating. He showed all the parking requirements as requested by Goodyear, this is a commercial shop for large vehicles such as Semi trucks, large cargo vans not for smaller vehicles such as pickup trucks and cars. No new building proposed or asphalt needed. The

only new request is to have the Goodyear sign posted in the striped island in the front on the side of the location.

Mr. Puccio asked about the parking and the flow of traffic in and out of the area.

Mr. Hart stated this building is about 60 foot wide so the bay doors will have to be open on both sides. And if some of the barriers are moved they will be able to get around the garage better.

Mr. Puccio asked if there was enough turning room.

Mr. Hart stated he will have to look at the turning radius when exiting the garage. And Goodyear has been to the site a couple of times but he is not sure what their findings were.

Mr. Johnson asked where the trucks are going to exit the site.

Mr. Hart stated the intent is for smaller trucks to exit through the opposite side of the garage, larger trucks will have to leave through Pilots side of the property. Also trucks can drop the trailer and just drive the tractor to the garage.

Mr. Johnson asked where the service vehicles will be located.

Mr. Hart stated they have 3 service vehicles and will be located at the front or on the side of the site.

Mr. Laberge asked if there were to be any storage outside of the building. Also need to check the rights attached to the curb cut closest to the Pilot store.

All agree to send this to engineering

SITE PLAN/ SPECIAL PERMIT

Thomas Kubiak

2014-21/HC/189.-10-12

1837 Columbia Tpk.

Proposed - Office space

Thomas Kubiak, applicant was present for this meeting.

Mr. Kubiak stated he purchased the building at 1837 Columbia Turnpike and is planning on moving his accounting business to this location. He will be using the first floor of the building and will be retaining the apartment on the second floor.

Mr. Puccio asked if this was considered a change in tenancy.

Mrs. Fuda stated correct.

Mr. Johnson asked if we had a site plan with parking shown.

Mr. Puccio stated there is a lot of parking for this business.

Mr. Johnson in the past the applicant has brought in the changes to the building, do we have those changes.

Mrs. Fuda stated it is currently offices and it is staying offices.

Mr. Kubiak stated there will be no changes to the exterior of the building just interior partition walls will be installed.

Mr. Johnson stated he wanted to see a site plan showing the parking for the renters and the employees and the changes to the office part of the building.

Mr. Puccio stated this is a big lot parking is not an issue there is maybe 30 spaces available

CHANGE IN TENANCY

Puccio moved, Aubin seconded **APPROVAL** of a change in tenancy at 1837 Columbia Tpk.
5 Ayes. 0 Noes. Motion carried.

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

Oppose: Johnson

RECOMMENDATION TO ZBA

John Burns

Z727-14/R20/189.1-2-1

2356 North Old Post Rd

Proposed - 10% & Front Yard Setback

John Burns, applicant was present for this meeting.

Mr. Burns stated they want to put a porch on the front of their home and because of the zoning on N. Old Post Road it does not meet the setback requirements and they are also currently over the allowed 10% coverage.

RECOMMENDATIONS TO THE ZBA

Puccio moved, LaVoie seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

SUBDIVISION / LOT LINE

Birch Builders

2014-22/RA/188.-5-8.11

Brookview Station Road

Proposed -Strawberry Fields lots 21 - 42

Richard Tice and Tom Brewer of Brewer Engineering were present for this meeting.

Mr. Tice stated they are representing the land owners Mr. Hines in the sale of his property to the applicant Birch Builders. Currently there is a subdivision called Strawberry Fields with 20 lots, and they are looking to add 22 new lots to the project. The lots are similar in size to the existing development. The access is through Woodlawn Drive which is a continuation from the existing subdivision and they are proposing another access onto S. Old Post Road. It will be on site water and septic with each lot. They are looking to start the engineering process.

Mr. Puccio questioned lots 40, 41 that are next to the ravine, is there enough space for the septic and well.

Mr. Tice stated yes the soil is the best they have ever run into in the area. At times they have to mix the soil because it perks too quickly.

Mr. Puccio stated that is subject to engineering and Rensselaer County Health Dept.

Mr. Tice stated correct.

Mr. Johnson asked if the cul-de-sac is fully paved.

Mr. Tice stated the center island is grass and handled with the homeowners association.

All agree to send this to Engineering.

Frank Delardi
Muitzeskill Rd.
Proposed - 3 lot sub

2014-18/RA/208.-6-18.12

Richard Tice and Tom Brewer of Brewer Engineering were present for this meeting.

Mr. Tice stated Mr. Delardi is looking to subdivide a 30 acre parcel into a 3 building lots. They meet all zoning requirements and will be filed as a non-reality subdivision. The septic systems will be designed and submitted to the health dept. at time of sale.

Mr. Laberge asked about the land

Mr. Tice stated the land in the front is all flat and drops off in the back..

Chairwoman Mayrer stated the middle lot bothers her in the aspect of septic.

There was discussion on the land and the soil which is clay. The septic's will have to be raised beds.

Chairwoman Mayrer set the public hearing for September 15, 2014 and asked for a soils report for the 3 lots.

Steven Hoyt
US Rte. 9
Proposed- Lot Line

2014-16/HC/210.-7-31.112 &31.111

Peter Van Alstyne, Surveyor was present for this meeting,

Mr. Van Alstyne stated this is a proposed lot line adjustment there is a 3.66 acre parcel that is to be combined to 5.73 acres creating 1 parcel of 9.39 acres. Just a note in the south west corner of the property is a no build zone created by the applicant Mr. Hoyt.

Mr. Puccio asked why a land restriction.

Mrs. Fuda stated the land was put into a land conservatory through the state by the applicants father.

Mr. Johnson stated the map is fine but he would like to see the actual final parcel area for the two properties.

Mr. Van Alstyne stated the last line under the survey notes says "they will become one parcel of 9.39 acres.

Mr. Johnson stated he would just like to see it shown that the two separate parcels are combined as one.

Mr. Van Alstyne stated he would fix the wording.

LOT LINE ADJUSTMENT

LaVoie moved, Puccio seconded that the lot-line adjustment be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Clas/ McLaughlin
Silver Bridge Rd
Proposed- 2 Lot

2014-17/RA/190.-10-2.1

Kevin McGrath, land surveyor was present for this meeting.

Mr. McGrath stated Nina Class is proposing a subdivision of 10 acres with 400 feet of road frontage on Silver Bridge Road lands to go to Mr. McLaughlin.

Mr. Johnson asked if there were any structures on the sight.

Mr. McGrath stated no it is vacant land.

Mr. Johnson asked if USGS map could be supplied.

Mr. McGrath asked if he wanted an over lay or a corner map.

Mr. Johnson stated it does not need to be complicated he just would like to see the land contours.

Public Hearing set for September 15, 2014

Theresa Mullady
832 Stony Point Rd.
Proposed - Lot Line

2014-19/RA/188.-7-19.57

Tim Nugent, applicant's attorney was present for this meeting.

Mr. Nugent stated the applicant is proposing a lot line adjustment, Taking 3.12 acres off the back end of lot 6 and add it to her property. Her barn is partially on lot 6 so the adjustment is to bring the horse barn fully onto her parcel. Lot 6 will remain a sailable lot of 2 acres.

Mr. Puccio asked if lot 6 a new lot?

Mr. Nugent stated no lot 6 exist as a 5.12 acres lot, Mrs. Mullady proposes to add 3.12 to the original home stead leaving lot 6 with 2 buildable acres.

Mr. Johnson asked about the contours of lot 6.

Mr. Nugent stated he has the original map of the site and gave it to Mr. Johnson to review.

LOT LINE ADJUSTMENT

LaVoie moved, Aubin seconded that the lot-line adjustment be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Todd Cuttler
20 Oakwood St
Proposed - Lot Line

2014-23/R20/177.12-5-12.12

Ray Smith, Surveysmith Land Surveying was present for this meeting.

Mr. Smith stated Mr. Cuttler is doing a boundary adjustment, moving the boundary line from west to the east, currently the line runs to close to his pool and his landscaping.

Mrs. Fuda asked if there was a garage on the existing dwelling.

Mr. Smith stated yes.

Mrs. Fuda stated the applicant needs to know that the lot line will limit them from ever adding to that side of the property without applying for a variance.

Mr. Smith stated correct.

LOT LINE ADJUSTMENT

Puccio moved, D'Angelo seconded that the lot-line adjustment be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

John Hourigan
44 Schuurman Rd
Proposed - Lot Line

2014-247/R20/188.-5.31

Ray Smith, Surveysmith Land Surveying was present for this meeting.

Mr. Smith stated the existing lot is to the west of the dotted line, they are adding 2 acres to that lot so it includes the driveway.

Mr. Johnson asked if there is a drainage issue,

Mr. Smith stated there is a 30 foot easement in the front of the property.

Mr. Johnson stated it should be shown on the lot. And asked if there was a structure on the property.

Mr. Smith stated there is a structure on the remaining lands. Past the land that is being transferred.

LOT LINE ADJUSTMENT

Mayer moved, Johnson seconded that the lot-line adjustment be accepted and approved. A public hearing is not required. The property will be conveyed to the adjacent landowner and become part of that existing parcel.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

MEMBER DISCUSSION /If needed

NONE

ADJOURN

Puccio, moved, Aubin seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7.55 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning