

**PLANNING BOARD MEETING – NOVEMBER 3, 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

APPROVAL OF MINUTES — OCTOBER 20, 2014

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

PUBLIC COMMENT

None

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

Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Title of the project published Month Day, 2014
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 7:10 p.m.

Birch Builders
Brookview Station Road
Proposed -Strawberry Fields lots 21 - 42

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

Richard Tice and Ed Brewer, Brewer Engineering were present for this meeting.
Mr. Johnson spoke about the 50 foot wide permanent easement along South Old Post Road;
it needs to be shown as property lines to make it clearer right now it is shown as a

setback. The detention basin on the south side should be labeled as home owners association.

Mr. Tice stated they will make the changes.

There was discussion on a driveway and was explained it will be removed from the plans.

Mr. Johnson asked about easement E, should be labeled abandon and replaced.

Mr. Tice stated it is going to be removed. When the final drainage design is completed the easements will be ether removed or relocated and will be shown on the plans.

Mr. Puccio asked if the subjects of the easements are under his review.

Mr. Laberge stated correct this is only a concept plan it is all under his review.

Mr. Laberge asked Mr. Tice to update the board on the cul-de-sac at the end of Woodland Drive.

Mr. Tice stated they have been in contact with the Town Attorney Mr. Gruenberg he is looking into this and it will be done as the project moves forward.

Mr. Laberge spoke the board about proceeding with the review of the application and the application needs to clarify the issue of the cul-de-sec before approval.

Chairwoman Mayrer stated to clarify 1. Easement E is going to be removed. 2. Proposed new easement is to the right of easement E. and 3. Easement C will remain.

Mr. Tice stated he is not sure what easements are going to be relocated or eliminated that will be decided as they move forward.

The board agrees to have Mr. Laberge continue with his review on this application.

Recommend to ZBA

Michael and Donna Britt
2444 Brookview Road
Proposed - Addition in side yard setback.

Z728-14/RA/177.-9-26

Cindy Elliott, land surveyor, Michael and Donna Britt were present for this meeting Ms. Elliot stated they are here to request a favorable recommendation to the Zoning Board for a side yard setback. The original structure is 24 x 24 feet; the requested

addition is 22 x 24 feet. Their lot size is 80 x 550.63, the original structure currently sits two feet from the property line his neighbor Mr. Jonathan Edwards has agreed to sell a 27.5 x 20 foot strip of land bring the encroachment to 7.5 feet.

RECOMMENDATIONS TO THE ZBA

Puccio moved, D'Angelo 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

SITE PLAN

Time Warner Cable

2014-31/RA/189.-7-3.11

Town Hall Way

Proposed - Conduit to Cell Tower

Jason Gurtler, Time Warner Cable was present for this meeting.

Mr. Gurtler stated his company has been contracted by T-Mobil and Sprint to provide fiber-optic connection from the Time Warner switch to their cell tower at Town Hall Way. There is an existing town right away which is on the east side of the access road and they are licensed on the pool on the west side, they will need to cross the access road to get into the existing right away so they can run the 2 inch conduit to the tower.

Chairwoman Mayrer asked the depth of the conduit.

Mr. Gurtler stated the conduit will be a depth of 24 to 36in.

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: none

MEMBER DISCUSSION

Strawberry Fields - Phase I -

Q1 - Has the engineering been satisfied in phase I.

Q2 - if so does the board have any issues with moving the escrow funding from phase I to phase II lots 21 - 40 per request of the applicant.

Mayrer moved, Puccio seconded a **"FAVORABLE"** recommendation to move the remanding funds from phase I to phase II lots 21 - 40 per the applicants request..

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

ADJOURN

Aubin moved, Puccio seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:36 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning