

**PLANNING BOARD MEETING - JANUARY 7, 2013
CALLED TO ORDER BY: CHAIRMAN G. JEFFREY HABER AT 7:00 p.m.**

PRESENT

Jim Church
G. Jeffrey Haber
Wayne Johnson
John LaVoie
Paul Puccio
Andrew Timmis
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

Denise Mayrer, Chairwoman

APPROVAL OF MINUTES DECEMBER 17, 2013

Timmis moved, LaVoie seconded that the minutes be approved.

6 Ayes. 0 Noes. Motion carried.

Ayes: Church, Haber, Johnson, LaVoie, Puccio, Timmis

PUBLIC COMMENTS:

Mr. Spinks spoke about the Moordener Kill Plaza and submitted a letter, Please see file.

Mr. Stokem spoke about the Moordener Kill Plaza and submitted a letter, Please see file.

Ms. Gable spoke about the Moordener Kill Plaza and reiterated Mr. Stokem's comments.

SITE PLAN/ SPECIAL PERMIT

Climate Engineering

1235 Rte. 9

Proposed - Office Trailer

2012-33/HC/210.-7-39.3

Marty Paganini, Climate Engineering was present for this meeting.

Mr. Paganini stated they are looking to put a 10' x 40' construction trailer on the south side of the property next to their work bays. The trailer is to be used as the manager's office as well as a break/lunch room for the garage staff. He stated they are looking to tie into the existing septic and are working with their engineer and will report back to Joe

Riscavage for the Rensselaer County Health Department. If there is a problem then they will have the trailer tank pumped.

Mr. Puccio asked why a trailer and not expand the building.

Mr. Paganini stated they eventually want to occupy the entire building, right now they are leasing the first two bays and office space are leased to Vermeer. When they have the whole building the trailer will be taken away.

Mr. Timmis asked why not switch the bays around.

Mr. Paganini stated it would interrupt the entire run of the building with the Vermeer storage and office areas.

Mr. Johnson asked if the separation of the trailer from the building because of a fire code.

Mr. Paganini stated no they just don't want the trailer attached to the building for easy removal.

Mr. Timmis asked how long will the trailer be on site.

Mr. Paganini stated there is still 3 years left in the lease.

There were no more questions for the applicant.

SITE PLAN MODIFICATION

Puccio moved, Timmis seconded **APPROVAL** of **SITE PLAN MODIFICATION**.

With Rensselaer County Health Department Approval submitted to the Planning office.

6 Ayes. 0 Noes. Motion carried.

Ayes Church, Haber, Johnson, LaVoie, Puccio, Timmis

Oppose: None

Moordener Kill Plaza

2011-39/PD-3/189.-10-36 & 189.-10-40.13

Route 150 & 9 & 20

Proposed - Multi-Tenant Business & Technology Park.

Richard Tice, Brewer Engineering, was present for this meeting.

Mr. Tice stated they are here tonight with a concept plan for their property on Rt. 150. They need an approval from this board on the concept in order to submit an application to the state to get this site shovel ready.

Mr. Johnson stated he did not feel the depth of the proposal was needed. He did not want to look at the site and see nothing but rooftops and air-condition units.

Mr. Tice stated the depth was originally to benefit the residents of Richwood Drive, to keep the noise down. This is just a concept plan the state will review and tell us what the elevation should be.

Mr. Haber asked about the area of the ground water, and why it is not being absorbed.

Mr. Tice stated the area you are talking about is holding water because the ground under the water has silted in and will not let water penetrate the ground. Once they start moving the project the silting will be removed and the water will filter into the ground like it should.

Mr. Haber asked about the water level on this site.

Mr. Tice stated it is probably around 320.

Mr. Laberge stated the elevation is in the neighborhood of 340 to 345.

Mr. Haber asked about DEC's process in the review of this site.

Mr. Tice stated Nancy Baker of DEC will be reviewing the application and will determine if the amount of material that needs to be moved and removed would be considered a mining operation. But usually a mining operation takes years and they are looking to get this shovel ready in a short time.

Mr. Johnson asked how much time will this project save a developer?

Mr. Tice stated they hope to have this site ready for potential clients in 1 to 2 years as the site sits now no one wants it or wants to put the time into getting it ready to develop.

Mr. Laberge spoke about his letter - see below.

Mr. Haber asked if there were any more questions for the applicant and asked for a motion to approve this concept plan.

Laberge Letter Dated January 2, 2012

Re: Conceptual Site Review

Moordener Kill Plaza
(aka Project Liberty)
SPB No. 2011-39B
Town of Schodack Planning Board

We are in receipt of a revised concept plan for the above referenced site plan dated October 19, 2012 and offer the following conceptual comments:

- 1) The project is a permitted use in the Direct Recharge Area as defined by the Town's Water Quality Control Act (WQCA). It will require a Special Permit under the WQCA. A public hearing will need to be scheduled at the appropriate time. Uses are subject to the conditions of §223-6c (1) and §223-8.
- 2) A revised SEQRA Long EAF dated October 2, 2012 has been submitted for the project. The project is a Type I action under SEQRA. A Notice of Intent for the Planning Board to seek Lead Agency status under SEQRA should be sent to other involved agencies.
- 3) The project is proposed on two separate parcels. As such reciprocal easements for access, parking, utilities, etc., will be necessary prior to final approval.
- 4) At the Planning Board meeting where the applicant's engineer presented the concept plan, it was indicated that water and sewer utilities were to be extended from the vicinity of NYS Rte 150 and US Rts 9 & 20. This should be shown and sized on the preliminary plans when submitted, accompanied by an engineering report.
- 5) The project is proposed to be served by a boulevard entrance off NYS Rte 150. A traffic study will be required prior to approval.
- 6) While parking appears adequate on the plan, the applicant should prepare a parking analysis with the next submission. There may be potential to reduce or "bank" some parking to increase green space.
- 7) The area and bulk requirements in the PD3 zone are set on a project by number basis. The applicant has set back the structures closest to the homes to the south approximately 200' and 300' respectively. The preliminary submission should identify the natural areas to remain, the areas affected by grading, and any screening proposed.
- 8) The plan should be forwarded to the various emergency services department serving the site for their comments.
- 9) The applicant has proposed stormwater management facilities in the southwest corner of the site. From the previous concept, we believe that the area identified should be adequate. A full Stormwater Pollution Prevention Plan (SWPPP) will be required with the Preliminary Engineering submission.
- 10) Exterior lighting fixtures should be full cut-off down lighting mounted at a reasonable height. Lighting details and specifications should be included with the preliminary submittal.
- 11) The location of waste/recycling areas should be shown on the next submittal.

From our review, it appears the site can support the proposed development. Additional detail is required at the time of submission of preliminary plans, however, we recommend acceptance of the concept at this time.

SITE PLAN CONCEP:

Church moved, Timmis seconded approval of the conceptual plan dated October 19, 2012. The applicant is directed to incorporate comments of the Laberge Group letter dated January 2, 2013

6 Ayes. 0 Noes. Motion carried.

Ayes Church, Haber, Johnson, LaVoie, Puccio, Timmis

Oppose

ADJOURN

Timmis moved, Haber seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:00 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning