

**PLANNING BOARD MEETING - FEBRUARY 4, 2013
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:06 p.m.**

PRESENT

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

MEMBERS ABSENT

Andrew Timmis

APPROVAL OF MINUTES— JANUARY 7, 2012

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

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Haber, Johnson, LaVoie, Puccio

Absent: from approval mtg 1-7-13: Mayrer

PUBLIC COMMENT

There were no comments.

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

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

Johnson Timber Harvesting published FEBRUARY 4, 2013

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

**Alps Timber Management
2491 Brookview Road
Proposed - Timber Harvesting**

2013-1/RA/177.-11-1

Public Hearing Opened at 7:08 p.m.

Public Hearing Closed at 7:11 p.m.

Stephen Basolt, Alps Timber Management was present for this meeting.

Chairwoman Mayrer asked Mr. Basolt to explain the project.

Mr. Basolt stated this is a basic timber harvesting project of about 15 acres of land on Kenneth Johnson's property. They will be using Ken's existing driveway as their exit onto Brookview Road continue to Hays Road and out to Rt. 9&20.

Chairwoman Mayrer asked if he has already flagged the trees and if he knows about the 25 foot buffer.

Mr. Basolt stated no but the trees have been counted and selected and yes he is aware of the 25 foot buffer to adjacent properties.

Mr. Johnson asked about the landing and the distances from adjacent properties.

Mr. Basolt stated the landing is the property owner's driveway and the storage is behind his orchard. There are no residences around this area.

Mr. Johnson asked if he was going to be protecting the driveway so there is no mud being traced out onto the highway.

Mr. Basolt stated yes.

TIMBER HARVESTING

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

- a bond in the amount of \$ 450.00 will be required.
- this permit will expire on: March 15, 2014
- 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.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: None

SITE PLAN

Becky Bell / Mimi's Fun House

2011-48/HC/178.9-3-9.1

1530 Columbia Turnpike

Proposed - after School Program

Becky Bell, applicant was present for this meeting.

Chairwoman Mayrer asked Ms. Bell to explain what it is that she is requesting.

Ms. Bell stated she would like to add after school program to the description of what she is already doing, in order to have children dropped off from East Greenbush Schools she has to be a registered as an after school program with the state of New York. She is looking for an approval or a letter from the Planning Board of the Town of Schodack stating we have no issue with this program.

Member discussion on this added change to the original approval and the decision was made to have the Planning Board Attorney write a letter to Ms. Becky Bell stating we are in agreement with this request.

M. Cristo Inc.

2012-31/HC/178.-12-6

Kraft Rd

Proposed - Internet Sales Office

Michael Cristo, applicant was present for this meeting.

Chairwoman Mayrer asked Mr. Cristo to explain what it is that he is requesting.

Mr. Cristo stated he received an approval to construct an office at his location on Kraft Road, and want to let the board know what his intent was for this space. He needs a physical location to transport auction vehicles from location to location; he also would like to have an DMV inspection station for his own construction vehicles.

Mrs. Fuda asked if he was going to lease this office space to someone who was going to do internet sales.

Mr. Cristo stated yes but the gentleman pulled out.

Member discussion on this added change to the original approval and the decision was made to have the Planning Board Attorney write a letter to Mr. Michael Cristo stating we are in agreement with this request.

LOT LINE

**Copeland Lot Line
3600 US Rte. 20
Proposed - Lot Line**

2013-2/HCRA/211.-2-5

Matthew Mitchel, Copeland Coating, was present for this meeting.

Mr. Mitchel stated they are looking to do a lot line adjustment at the back of their property.

Chairwoman Mayrer asked if there were any questions for Mr. Mitchel.

Mr. Johnson asked about the small structure shown on the map along the lot line.

Mr. Mitchel stated they are storage barrels and they are not his are to be removed.

Mr. Johnson asked about the remaining lands of 22 acres and their access.

Mr. Mitchel stated no, they will have the same access that currently exists.

LOT LINE ADJUSTMENT

Haber moved, LaVoie 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: Church, Haber, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

LOT LINE

**Steven Van De Wal
Rte. 9J & Knickerbocker Rd
Proposed - Lot Line**

2013-3/RA/218.-4-7.111

Steven Van De Wal, applicant was present for this meeting

Chairwoman Mayrer asked Mr. Van De Wall to explain what it is he plans to do.

Mr. Van De Wal stated that they own both properties and would like to combine them. The map shows both properties, he is co-owner of lot one with Mr. James Garafalo. Lot one was separated by a deed years ago and they now want to file a map with the county showing the correct lines. Mr. Garafalo has 5.282 acres which is the southerly end of the property

and the applicant has 5.262 acres which is the northerly end of the property. They are going to add their 5.262 acres to their existing lot of 11.840 acres giving them a total of 17.102 acres and one tax bill.

Mr. Johnson asked if there are now 3 existing parcels.

Mr. Van De Wall stated no there are two.

There were no more questions for the applicant.

LOT LINE ADJUSTMENT

Haber 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: Church, Haber, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

MEMBER DISCUSSION : Zoning Code Revisions Scope Outline

Chairwoman Mayrer stated she wanted to talk briefly about the grant that we have for this year and Mrs. Fuda is going to explain that this grant project is all about.

Mrs. Fuda stated back in 2007 we received a grant for \$80,000 from the IDA, that was to work on our comprehensive plan and possibility some zoning updates. To date there is \$26,000 left in the grant. This grant is for 6 years which brings us to September 13, 2013. The planning board attorney Mr. Linville and the planning board engineer Mr. Laberge as well as herself have been looking into how to move the comp-plan forward; they have come up with a proposal to review the codes and would like the board to send a letter to the town board.

Chairwoman Mayrer stated they need to discuss this and make a motion to the Town Board to consider this project in light of the fact this grant needs to be utilized by September of this year.

Mr. Puccio stated we know there are problems with in the code on clarity and understanding of the definitions, a clear table of contents as well as items that need to be addressed with in certain codes to make them more up to date with today's standards. So we really need to request from the town that they seek authorization to release the balance of this grant so we can proceed to identify the areas that need to be fixed or adjusted to better benefit the Town.

Puccio moved, Church seconded that the Planning Board request the Town Board seek authorization for the release of the remaining \$26,000 of this grant.

MEMBER DISCUSSION : Miller Road drainage

Chairwoman Mayrer stated there have been moneys allocated to the Miller Road improvement including the drainage issues and we again will need to request the Town Board to act on this issue.

Mr. Johnson stated there is an issue with water on Miller Road, and every time it rains the water pools in the yards and on the road, When Spinny at Pondview was approved and the developers agreed to put money into the improvements on Miller Road, we need to start working on the drainage and the best way to do this is an easement through one of the private properties at the low point of Miller Road. And we need to get this easement in order to the engineers to design a proper drainage system.

Mr. Haber asked if all the money was put up by the developer.

Mr. Laberge stated correct the funds for the Miller Road improvement was put up by the owners of Spinny at Pondview as part of a transportation medication when the project was approved. The moneys were to be used at the end of the Spinny build out.

Mr. Puccio stated he feels we should have the Planning Board attorney Mr. Linville to coordinated with the Town Boards Attorney Mr. Gruenberg to see what the right process and move this item forward, clearly the money has been set aside for this project. It just needs to be done.

Johnson moved, Puccio seconded a motion to the Town Board to advance the project of improving the drainage, seeking the remedies that they have available to them to our attorneys and whatever means they need to use.

ADJOURN

Puccio moved, Haber seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:50 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning