

**PLANNING BOARD MEETING – APRIL 20, 2015  
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  
James Shaughnessy  
Nadine Fuda, Director  
Attorney Robert Linville, Esq.  
Richard Laberge, Planning Board Engineer**

**MEMBERS ABSENT**

**APPROVAL OF MINUTES — MARCH 16, 2015**

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

7 Ayes. 0 Noes. Motion carried.

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

**PUBLIC COMMENT**

Resident spoke about the application titled Project Red and had several questions such as the amount of gravel to be removed, height of the proposed building, owner of the building, truck traffic as well as items like screening.

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**Nadine Fuda read the hearing notice(s) as published in the Troy Record:  
MJ Engineering & Land Surveying 2 lot subdivision, lot line published April 10, 2015  
MJ Engineering & Land Surveying water quality published April 16, 2015  
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing  
record(s).**

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Public Hearing Opened at 7:00 p.m.

Public Hearing Closed at 7:15 p.m.

MJ Engineering & Land Surveying      2015-8 & 2014-34 /PD3/178.-12-31  
302 Washington Ave Ext.  
Proposed - 2 lots Sub, lot Line, site plan, and water quality for 7 Empire State Boulevard

Joe Bianchi, MJ Engineering was present for this meeting.

Mr. Bianchi stated they have advanced the plans and spoke about the two lot subdivision and the lot line. They propose to take about 4.2 acres from an 18 acre parcel which will become 5 Empire state Blvd. The lot line is to improve access and to minimize disturbance to the wetlands. There are somethings that need to be finalized. And they are working with Mr. Laberge on the last Laberge letter to get items finished.

This was referred to Laberge for further engineering.

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**Nadine Fuda read the hearing notice(s) as published in the Troy Record:  
Steven Hart published April 10, 2015  
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing  
record(s).**  
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Public Hearing Opened at 7:16 p.m.

Public Hearing Closed at 7:18 p.m.

Steven Hart and Alan Perry  
US Rte. 9  
Proposed - Timber Harvesting

2015-11/PD3/200.-9-6.12/32.1

Steve Hart applicant and Alan Perry Harvester were present for this meeting.

Mr. Hart stated this proposed harvesting is on the last 19 acres of land for the proposed sports complex.

Mr. Puccio asked about the landing and exit from the site.

Mr. Hart stated the landing is about 300 feet from Rt.9 and the exit is the existing road from the site to Rt. 9.

There were no more questions.

### **TIMBER HARVESTING**

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

7Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

7Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

- a bond in the amount of \$ 570.00 will be required.
- this permit will expire on: October 1, 2015
- 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 Forester agrees to use the New York Best Management Practices.
- There will be a 25' buffer on all adjacent properties.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

### **SUBDIVISION**

Sue Goold Miller

2015-15/RA/199.-3-17.314

1297 Brookview Station Road

Proposed - 4 Lot Subdivision

Ray Smith, Surveysmith, was present for this meeting.

Mr. Smith stated Ms. Miller is proposing to subdivide 3 lots with remaining lands creating a 4 lot subdivision. They wish to have a public hearing at the next meeting on May 4th.

Mr. Puccio asked about the frontage.

Mr. Smith spoke about the lots explained the frontage using the map.

Mr. Puccio asked about the flag lots.

Mrs. Fuda stated that the first subdivision with a flag lot was approved 5 years ago so this second subdivision and flag lot is legal.

There were no more questions.

All agree to a public hearing on May 4, 2015

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### **Recertification**

(Spinney at Pond View Community Ctr.)

2013-21/R40/178.-4-02.2/& 2.16

Pond View Road

Proposed - Lot Line that was originally Approved on

Richard Tice, Brewer Engineering was present for this meeting.

Mr. Tice stated this lot line was approved in 2013 but was never filed with the county. He is looking to have the maps re-signed for filing.

Mr. Johnson stated at the time of the original approval it was mentioned that the acreage numbers were incorrect we still need new maps reflecting the correct acreage of the lots.

Mr. Tice stated he will have the corrected maps to us as soon as possible.

### **LOT LINE ADJUSTMENT**

**Johnson** 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.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: none

### **SUBDIVISION & SITE PLAN**

Project Red

2015-14/PD-3/189.-10-40.13

1710 Schodack Valley Road

Proposed- 2 Lot Subdivision Proposed - Sales Distribution Center

Steve Boisvert PE., Bergmann Associates was present for this meeting.

Mr. Boisvert stated he is going to be speaking about both the subdivision and the site plan. He is here representing a company that would like to build 175 thousand square foot distribution center on the property owned by Mr. Valente at the intersection on 150 and 9 and 20. The subdivisions consist of the deduction of 32.5 acres from 55.6 acre lot. The balance of 23.10 will remain in the ownership of Mr. Valente. Access will be off of Rt.150 with a separate access point for the remaining lands as well as an easement to the back of the property owned by 9 & 20 Associates. The site plan has employee parking, 2 guard houses, several loading docks as well a separate employee entrance. On the north side of the property there will be a trailer wash (which is only for washing the inside of the trailers). There is an access road simply for fire protection along the rear of the property.

Chairwoman Mayrer asked about the distance between the building and the homes at the back of the property.

Mr. Boisvert stated this project is about 50 feet from 9 & 20 Associates and about 600 feet from the property line to the neighboring neighborhood.

Chairwoman Mayer asked about the traffic flow pattern.

Mr. Boisvert stated truck and employee traffic will enter and exit off of Rt. 150.

Mr. Johnson asked why the building is so close to the property line.

Mr. Boisvert stated because of the planned storm water detention basins.

Mr. Johnson stated screening is going to be needed for the back part of the property, is there enough room.

Mr. Boisvert stated there are landscaping plans for that area.

Mr. Johnson asked about truck traffic and stacking on Rt.150 he is concerned about trucks sitting on Route 150 and blocking traffic back to 9 & 20.

Mr. Boisvert stated the guard shake is far enough in there should be no stacking of trucks at the entrance.

Chairwoman Mayrer asked if this was a 24/7 operation.

Mr. Boisvert stated this will be a 24/7 operation.

All agree to send this to Mr. Laberge for further review.

Mr. Puccio asked about the high of the building.

Mr. Boisvert stated the building is 50 feet. And the penthouse (elevator shaft) will bring it to 60 feet.

There were no more questions from the board at this time.

### **SITE PLAN**

Johnson moved, LaVoie seconded that **THE PLANNING BOARD DECLAIRES IT-SELF LEAD AGENGECY.**

7 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Puccio, Shaughnessy  
Oppose None

The Spinney at Pond View Community Ctr. 2015-16/R40/178.-4-2.2/2.16  
Pond View Rd.  
Proposed - Community Center

Richard Tice, Brewer Engineering was present for this meeting.

Mr. Tice stated this is the same project that was presented in 2013 and he has provided the board with all the prior correspondence to and from Mr. Laberge on this project. And what they would like tonight is to start the review and to schedule the public hearing for the next meeting.

Mr. Johnson state he and Mr. Tice were reviewing the map and stated the community center property as being a separate parcel and it is Mr. Tice understanding that, that is not going to be the case. It is being shown as part of phase two and the map needs to reflect that.

Refer to Rich

#### **SITE PLAN**

Brian Hart /1528 Columbia Turnpike LLC. 2015-12/HC/178.9-3-9.3  
1528 Columbia Turnpike  
Proposed - Change in Tenancy

Steve Hart, Hart Engineering was present for this meeting.

Mrs. Fuda stated this change of tenancy is in the brick building opposite Schodack Auto ( Nicky Hart's old building) Dr. Electric has moved out and a new doctor is moving into the building.

There was no more questions for the applicant.

#### **CHANGE IN TENANCY**

Puccio moved, LaVoie seconded APPROVAL of a change in tenancy at "ADDRESS". 1528 Columbia Turnpike

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

### MEMBER DISCUSSION

None

### ADJOURN

Johnson moved, Puccio seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:35 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning