

**PLANNING BOARD MEETING - MARCH 3, 2013
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:03 p.m.**

PRESENT

Denise Mayrer, Chairwoman
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

Nadine Fuda, Director

APPROVAL OF MINUTES— FEBRUARY 4, 2012

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

6 Ayes. 0 Noes. Motion carried.

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

Absent: Timmis

PUBLIC COMMENT

Resident spoke in favor of Mr. Scoccia business and request the town do what it can to help him keep his business in the town of Schodack.

SITE PLAN MODIFICATION

Lorne Browe

2013-4/HC/LB/200.-7-71.11

4179 US Rte. 20

Proposed - Site Plan Modification

Lorne Browe, applicant was present for this meeting.

Chairwoman Mayrer stated Mr. Browe would like to add a shed to his property for storage.

Mr. Browe stated the shed is basically to remove stuff such as tools and tires from the garage to the shed to give him more working room.

Mr. Johnson asked if the shed will have a concrete floor.

Mr. Browe stated no the floor will be wooden; it is a prebuilt shed, only to be used for storage.

Mr. Johnson asked about the storage of millings.

Mr. Browe stated he is not going to store millings he will have rock and gravel 2 or 3 loads at one time on site.

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

SITE PLAN MODIFICATION

Todd Scaccia/ American Hometown

2010-39/HC/211.-2-21,23,25

3565 US Rte. 20

Proposed - Additional Use

Todd Scaccia, applicant was present for this meeting.

Chairwoman Mayrer asked Mr. Scaccia to explain what his is requesting.

Mr. Scaccia stated he is asking the Planning Board to help him keep his business, by letting him use his building for weekend garage sales, flea market and auctions. This will give him the capital to help him finish the existing site plan application.

Members discussed how to help Mr. Scaccia keep his business going , they discussed the possibility of a conditional CO for a year giving the applicant the ability to raise funding to complete the items listed on the original site plan. Before the issuance of any CO, the applicant needs to be in compliance with the New York State building code for the safety

of the public. At the end of one year the applicant needs to show meaningful progress towards those goals. They would like the code enforcement department to work with the applicant.

Haber moved, Puccio seconded **APPROVAL** of **SITE PLAN MODIFICATION** to allow uses including craft fairs, garage sales, and similar temporary events for one year. They further requested the Building and Planning Departments to assist Todd Scoccia owner of Home Town Builders anyway they can. The above approval is conditioned upon:

- Building Dept. approval in accordance with the New York State Building codes.
- Submission of a plan of the interior and exterior of the building with its intended use.
- In order to extend the approved site plan modification beyond one year, the applicant is to show meaningful progress towards meeting the original conditions listed in the Laberge letter dated August 11, 2011 (see below)

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

Laberge Letter dated August 1, 2011

Re: Preliminary Site Review

Scaccia - 3565 US Route 20

SPB # 2010-39

Town of Schodack Planning Board

We have reviewed the preliminary plans with a revised date of July 7, 2011 and the basic SWPPP dated April 20, 2011 for the above referenced project and have the following comments:

1. *The project requires the following approvals:*
 - *Special Permit for the use;*
 - *Special permit under the Town's Water Quality Control Act since the project lies within the*
direct recharge area;
 - *Site Plan approval; and*
 - *Rensselaer County Department of Health for water and septic approval.*
2. *A recorded easement should be provided for the driveway encroaching on the lands of Hochberg.*

Plan Set

Sheet 4

3. *All lighting, including building mounted lighting, should be full cut-off down lighting. A detail(s) should be shown.*

Sheet 5

4. *At their July 18, 2011 meeting, the Planning Board requested the applicant detail the display areas and parking areas at the front of the site. The applicant should indicate the areas for temporary and permanent display items and the type of items to be displayed. In addition parking in this area must be configured to allow safe entering and exiting of US Route 20. Backing up of vehicles onto US Route 20 is not allowable.*

ADJOURN

Haber moved, Timmis seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:44 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning