

**PLANNING BOARD MEETING- APRIL 15, 2013
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 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

APPROVAL OF MINUTES - APRIL 1, 2012

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

4 Ayes. 0 Noes. Motion carried.

Ayes: Church, LaVoie, Puccio, Timmis

Absent: from approval mtg 4-1-13 : , Haber, Johnson, Mayrer,

PUBLIC COMMENT

Resident, Middlesex Road, is against the Love Luther Church senior housing project. He presented the board with a petition and stated that in 3 days' time they have collected 123 signatures from the residents around the proposed project.

Resident, Oakwood Street, he is also against the Love Luther Church senior housing project, he shares a 100 foot property border with the church, he considers the church a neighbor and has never reviewed notice from them on their intent. He does not feel this is a good fit in their neighborhood.

Resident, Birchwood Drive, he is also against the Love Luther Church senior housing project. They live opposite the church and were actually there before the church was built, He and his wife are not against the church and they have been good neighbors but they do not feel the added traffic including cars, delivery trucks, and garbage trucks is a good thing for this area

Resident, Doelner Circle, she is also against the Love Luther Church senior housing they have concerns about zoning and there is no clear benefit to the town, the impact to the

woods would be depleted that the people enjoy, the lighting coming from the proposed project would be detrimental to the neighborhood. There are other areas in the town that this could go why does it have to be located here. Her biggest concern is the traffic.

Resident, Oakwood Street, he is also against the Love Luther Church senior housing and agrees with everything that has been spoke about here tonight, but he also wants to bring up the pond that is on the property that is not marked on the plan, this pond has drainage to the side of the property and has a lot of wild life living in and around it.

SITE PLAN/ SPECIAL PERMIT

Love Lutheran Church
Pheasant Lane & Birchwood Dr.
Proposed - Senior Housing

2013-5/R20/177.12-5-30

Richard Tice and Tom Brewer, Brewer Engineering, Michael Fanning, Mosaic Assoc. Architects, and Reverend Henry Albrechtsen were present for this meeting.

Reverend Henry Albrechtsen stated they are proposing an expansion of their ministry. Over the course of 20 to 25 years many of the religious institutes throughout the community have decreased in both membership and revenue. They propose to expand their ministry to take care of their elderly people by providing independent living senior housing at a price point considerably lower than those in the area. they are not looking to make money they are looking to expand the ministry. The revenue will be garnered and that will be going into the maintaining of both the new property and the ministry that exists today. They have been listed as a pilot program being looked at on the national level.

Mr. Tice stated they are here just to present this to the planning board and the town as a proposed senior housing project. They are proposing to build in 2 phases 62 units in 4 - 2 story structures. They plan in phase 1 - 34 units and a village center. They are planning to connect to the East Greenbush sewer and to the water system. He asked the architect to speak about the floor plans.

Mr. Fanning - Mosaic Assoc. located on Route 4, he spoke about the design of the units and the buildings and stated this is a work in progress. There will be 4 apartment buildings with a village center with a total of 64 units. They will also have 7 garages available for the tenants use. He stated again this is just a beginning design and asked if the board has any questions.

Mr. Puccio asked if Birchwood Drive and Appletree Lane link.

Mr. Tice stated No, Birchwood Drive is a dead end. And Appletree Lane is a cul-de-sac.

Mr. Puccio asked if the entire development would be tax exempt.

Mr. Tice referred to the Reverend.

Reverend Henry Albrechtsen stated they would continue with the stated law of not for profit agencies so they will be exempt from property and school taxes but they will gladly contribute to the emergency, fire, utilities and road maintenance that may be required.

Mr. Johnson stated there is a real concern about the buffer between the proposed project and Oakwood Street. What are you doing about parking when phase one is the front two building's.

Mr. Tice stated the parking is shown in the front of the two buildings and it meets the town requirements for senior living. In addition to the three garages at this time no parking or garages will be put in the back of the site.

Mr. Johnson stated the drainage is a problem in town as a whole and drainage on this site needs to be looked at as well as emergency access.

Mr. Tice stated the pond that a resident was speaking about earlier was originally a detention basin and was constructed about 25 to 30 years ago as part of a Deerfield subdivision the drainage will not interfere with the pond and they will have the drainage on the next map. And there is a loop around the parking lot for emergency access.

Mr. Timmis asked about the minimum age of the tenants.

Reverend Henry Albrechtsen stated they plan to open up to 65 and older first, once 70 % of the facility is rented they would open it up to 55 and up. No children are part of this arrangement.

Mr. Timmis asked what is the purpose for two bedrooms in some of the units?

Reverend Henry Albrechtsen stated visitors. Or in some cases they needed a second bedroom for all their collectibles.

Mr. Timmis asked about the statement of increasing the church, does that mean the people living there will be members of the church.

Reverend Henry Albrechtsen stated no that just means that he will be the Chaplin for anyone who has need of him, he will be available for counsel.

Mr. Timmis asked about the traffic study, it showed very light traffic in the morning.

Mr. Tice stated it was done by a certified traffic engineer for senior housing and that alone creates a lot less traffic than a normal housing development. And peak hours for senior's is totally different than the regular working households.

Mr. Puccio asked about the TOPO of the area.

Mr. Tice stated it is a combination for flat land and rolling hills.

Mr. Church asked if there was a study done for need of senior housing.

Reverend Henry Albrechtsen stated they have 2 demographic studies done one by the church and the other by the financial end of the church body. And that study indicated there was a need for senior housing at a lower price point than what is being offered currently. Their housing will be 60% less than the average which makes a one bedroom apartment \$1400.00 monthly rental but that does not include a garage that is an added rental fee.

Mr. Church asked if they have considered the possibility of lessening the density of this project.

Reverend Henry Albrechtsen stated sure if it is needed.

Mr. Puccio asked to see a comparison of this project to other development this size. So everyone can get an idea of the actual buildings will look like.

Mr. Fanning stated he will look into that for the board.

Mr. Haber asked about the \$1400.00 rent and if it included utilities.

Reverend Henry Albrechtsen stated yes.

Mr. Haber asked if the detention pond was lower than the area of the project.

Mr. Tice stated yes they have TOPO on the rear portion of the site.

Mr. Haber asked if they were going to run the drainage to that area.

Mr. Tice stated no the drainage will run through the property and will soak into the ground the site is all gravel.

The member's agree to send this to Rich Laberge the boards engineer for review.

SITE PLAN/ SPECIAL PERMIT

Cingular Wireless (AT & T)

2013-6/R40/199.-1-39.2

Western Road

Proposed - Upgrade of AT & T Equipment

Joe Poppa, Cingular Wireless was present for this meeting.

Mr. Poppa stated he is here to request an upgrade to their existing facility located at 1000 Western Road, they are looking to add 3 new antennas with new cabling and associated equipment required.

Mr. Johnson asked about the additional leasing changes.

Mr. Poppa stated that is handled the home office of SBA Infrastructure LLC, and the land owner, he has nothing to do with the fees.

Mr. Timmis asked if any of the antennas will be coming off or are these being added to what already exists.

Mr. Poppa stated that is correct.

The member's agree to send this to Rich Laberge the boards engineer for review.

SITE PLAN/ SPECIAL PERMIT

Servidone Inc.

2013-7/HC/210.-7-41.12

1364 Rt. 9

Proposed - 7000 sq. ft. building

Steve Hart, Hart Engineering was present for this meeting.

Mr. Hart stated that Mark Servidone is looking to expand his business by constructing an additional building. Servidone owns the land next to his current building which currently has a motel, single family home and several out buildings. All of that will come down for this project. The building will be a single story structure of approximately 60 x 120 foot which is 7200 sq. ft. is size. The parking is in front and will connect to the existing parking of their other buildings.

Mr. Johnson stated the parking would be better in the back of the building. And landscaping in the front, he suggests that the driveway should be opposite Schodack Drive to keep the traffic from getting confused entering and exiting the site, Also asked if an

easement was needed for the other lot with the connecting driveway or is it going to be one property owner so an easement is not needed.

Mr. Hart stated he believes the intent is to leave the two sites separated but he will check with the owners.

Mr. Timmis agrees the driveway should be opposite Schodack Drive to lessen the confusion, plus with Cumberland Farms right in the corner that could be a mess. Also he agrees with the office building being closer to the road and the parking in the back.

Mr. Puccio asked Mr. Hart to have DOT look at the intersection of Maple Hill Road and Shufelt Road because this is a great example of roads that are off set. There have been accidents because it is a confusing area. It may be in the interest of everyone DOT included to take a look at that and having the driveway across from Schodack Drive is a good idea.

Mr. Hart stated that is something they will look into.

Chairwoman Mayrer asked if they were increasing their staffing.

Mr. Hart stated no, that is not their intent.

The member's agree to send this to Rich Laberge the boards engineer for review.

Recommendation to the ZBA

Don Essenter
1514 Maple Hill Road
Proposed - Side Yard Setback

Z713-13/R20/200.3-3-1

Don Essenter, applicant was present for this meeting.

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

Mr. Essenter stated he would like to place a car port on the side of his house.

Mr. Church asked about the slope of the side yard, is it level with the neighbor's property or does it slope in the neighbor's yard, he asks because of rain runoff.

Mr. Essenter stated it is fairly level.

Mr. Church asked if there have ever been water issues in this area.

Mr. Essenter stated no.

Mr. Timmis asked about the distance from the house to the property line.

Mr. Essenter stated from house to house it is 30 feet giving each home a 15 foot side yard. A few years ago his neighbor Mr. Don Shields put the same carport up next to his garage.

Mr. Timmis stated you are looking at about a 10 foot side yard.

Mr. Essenter stated the carport will be 5 feet from the property line.

Mr. Johnson asked if there were any issues about the location of the well and septic.

Mr. Essenter stated no they are well away from the well and septic.

RECOMMENDATIONS TO THE ZBA

Haber moved, LaVoie seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

6 Ayes. 0 Noes. Motion carried.

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

Oppose: Timmis

MEMBER DISCUSSION /If needed

Rensselaer County IDA Grant Agreement - Modification and Extension to 2014

Mrs. Fuda explained to the board what this is, back in 2007 we received a grant from the Rensselaer County Industrial Development Agency (RCIDA) for the comprehensive plan to look at zoning with in the town. The Grant will expire September of this year 2013. At this time we still have moneys available in the grant, Mr. Laberge and herself have been working on a proposal to move phase 1 of looking at the zoning now it is time to move into phase 2 and start to look at what needs to change in zoning in order to enhance the comprehensive plan. She proceeded to ask the IDA for an extension because we will need more time than the September dead line will allow to get all of this completed. The IDA has granted us a 1 year extension to September 2014 and at this point she is asking the Planning Board to give a recommendation to the Town Board to approve the modification to the IDA grant and to further recommend the Town Board to approve the addendum for the Laberge Group to expand and extend the scope of services and also to recommend to the Town Board to enter into contract with David Brennen Esq. a land use attorney and our

own attorney Robert Linville Esq. as an hourly rate to help us work on this project.

Mr. Haber asked who is David Brennen.

Attorney Linville stated David Brennen is part of the Albany firm of Young and Summers a firm that specializes in planned development with in municipalities around the state of New York.

Mrs. Fuda stated Mr. Brennen has worked for the town before on the adult use law.

Mr. Haber asked if this will involve addition funds from the town.

Mrs. Fuda stated at this time no additional funds will be involved.

Puccio motion, Timmis seconded to the Town Board to approve the modification of the IDA grant. As listed in the resolution below.

*Town of Schodack Planning Board
Resolution Recommending Modification and Creation of Agreements
For the Code Revisions - Phase I
April 15, 2013*

WHEREAS, on September 12, 2007 the Rensselaer County Industrial Development Agency (IDA) adopted a resolution granting the Town of Schodack a Development Incentive Program Grant; and

WHEREAS, the Town of Schodack has accepted the grant for the purpose of developing a town wide Comprehensive Plan; and

WHEREAS, the Town of Schodack has requested a modification of the grant agreement in order to utilize the remaining grant funds towards initial implementation activities as per the attached scope of services enclosed with the IDA approval; and

WHEREAS, the Town of Schodack Planning Board has been previously designated the Town's agent for the Development Incentive Program Grant; now therefore be it

RESOLVED, that the Planning Board recommends that the Town Board approve the modification to the previous IDA agreement; and be it further

RESOLVED, that the Planning Board recommends the Town Board approve an addendum with the Laberge Group to complete the aforementioned scope of services; and be it further

RESOLVED, that the Planning Board Recommends that the Town Board enter into contract with David Brennen, Esq., Land Use Attorney, to assist with the aforementioned Scope of Services.

7 Ayes. 0 Noes. Motion carried.

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

Oppose: None

ADJOURN

Haber moved, Timmis seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 8:10 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning