

**PLANNING BOARD MEETING - AUGUST 19, 2013
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

PRESENT

Denise Mayrer, Chairwoman
Wayne Johnson
John LaVoie
Paul Puccio
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

Jim Church

APPROVAL OF MINUTES — July 15, 2013

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

4 Ayes. 0 Noes. Motion carried.

Ayes: Johnson, LaVoie, Mayrer, Puccio

PUBLIC COMMENT

There were no public comments

Chairwoman Mayrer made a statement on behalf of the Planning Board we had a moment of silence to remember our friend and colleague Jeff Haber to acknowledge his many, many years of service to this community, We on the Planning Board will miss him dearly.

7:00 p.m. PUBLIC HEARING

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

David and Mary Allen published August 8, 2013

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

David & Mary Allan
257 Beaver Rd
Proposed - 2 lot Subdivision

2013-18/RA/190.-11-23

Public Comment opened 7:07

Public Comment Closed: 7:08

David and Mary Allen, applicants were present for this meeting.

The board had no questions or comment for the applicants.

SUBDIVISION

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

4 Ayes. 0 Noes. Motion carried.

Ayes: Johnson, LaVoie, Mayrer, Puccio

Oppose: None

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

4 Ayes. 0 Noes. Motion carried.

Ayes: Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Johnson moved, LaVoie seconded that the following resolution be adopted:

WHEREAS, a formal application was submitted to the Planning Board on: June 24, 2013 for approval of a 2-lot subdivision entitled, " David and Mary Allen", map prepared by: Santo Associates, dated "June 13, 2003", and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on August 19, 2013 at 7:15 p.m., and

WHEREAS, the requirement of the subdivision regulations of the Town of Schodack have been met by said subdivision plat and application;

NOW, THEREFORE, BE IT RESOLVED, that the application of David and Mary Allen be **APPROVED CONTINGENT UPON** submission of final maps, payment of fees and before building permits can be issued, permits to construct well and septic must be obtained from the Rensselaer County Health Department.

4 Ayes. 0 Noes. Motion carried.

Ayes: Johnson, LaVoie, Mayrer, Puccio

Oppose: None

SITE PLAN/ SPECIAL PERMIT

Prudence Properties, LLC / Phillip Moldoff

2013-15/HC/211.-2-20.2

3541 US Rte. 20

Proposed - Site Plan new Napa store

Morgan Moldoff, PE was present for this meeting.

Richard Laberge updated to the board on his review letter and the applicants comments, And for the most part the applicant is in agreement with the conceptual comments and will address them in there preliminary and final approval. The comment on how delivery's will be

made needs a little more work and he feels this will be resolved with cross easements between the two properties owned by the applicant. Also the issue of required parking is somehow worked out so that if there is a tractor trailer in there it is not blocking the required parking. If the applicant is excepting of his comments for his July 12, 2013 letter he feels he could recommend to the board that they could except the concept plan and indicate that he applicant proceed with the preliminary process and continue to working with the Laberge office to get everything set for final approval.

Chairwoman Mayrer asked if the board had any questions.

Mr. Johnson asked if they were going to see the parking laid out even if it is on gravel. Also the entrance was an issue and the board has not seen what changes are going to be made.

Mr. Laberge stated correct he is not suggesting a final approval just an approval on the concept of this project, all details will be presented to the board before final approval. The applicant needs some kind of agreement or accepting of the concept plan for financial planning (bank related).

Miss, Moldoff stated she requested the concept approval for financial reasons only they need to get the banking started.

Mr. Puccio asked if the applicant needed documentation of an approval from this board.

Miss, Moldoff stated correct.

Mrs. Fuda asked Miss, Moldoff to contact Ray Smith of SurveySmith Land Surveying to get us the maps for the lot line adjustment that was approved.

SITE PLAN MODIFICATION

Puccio moved, Johnson seconded conceptual **APPROVAL** of **SITE PLAN MODIFICATION**. for Prudence Properties, LLC / Phillip Moldoff Located at 3541 US Rte. 20

4 Ayes. 0 Noes. Motion carried.

Ayes Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Special Permit

Cingular Wireless (At&T)
142 Town Hall Way
Proposed - Upgrade to Equipment

2013-22/RA/189.-10-3.11.2

Maryann Terry, representing Cingular Wireless was present for this meeting.

Miss, Terry stated they are requesting to complete upgrades to this location at 142 Town Hall Way, the same type of upgrades that was requested and approved for the other cell towers in town, they are looking to adding three antennas to the 6 existing antennas. There will be no increase to the height of the tower or the platform.

Mr. Johnson asked about the term of the special permit of 10 years, is that an extension to the existing permit.

Mr. Laberge stated what we are trying to do is keep all the permits on the same time frame for renewal. The other permits were given 5 years to be renewed in 2018.

Chairwoman Mayrer asked if there were any more questions or comments for this applicant.

Laberge Letter - August 16, 2013
Application Review
Cingular - 142 Town Hall Way
SPB # 2013-22
Town of Schodack Planning Board

We are in receipt of the Special Permit application from New Cingular Wireless PLS, LLC (AT&T). The application is for a co-location on an existing tower at 142 Town Hall Way. The antennas are to be mounted at the 181' level of the existing 190' tower interspersed with existing antennas at that level, similar to the recent co-location approval on Western Road. The application has been reviewed in accordance with the Zoning Code S219-71 and S219-72A (34). Since it is a co-location of one similar antennae on the three existing mounts, we believe a visual analysis in not warranted.

We recommend the Planning Board consider the following:

- 1. Issue a negative declaration under SEQRA. A copy of the completed Short EAF is enclosed.*
- 2. Issue a special permit or amend the existing special permit with the following conditions:*
 - a. The term of the special permit be for ten years.*
 - b. Proof of insurance to be provided as per S219-72A(34)(C)(19).*
 - c. A post installation field report in accordance with S219-72A(34)(C)(17) be submitted.*

- d. *An annual inspection and report be submitted per the requirements of S219-72A(34)(C)(15) by the owner of the facility.*

SPECIAL PERMIT RENEWAL

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

4 Ayes. 0 Noes. Motion carried.

Ayes: Johnson, LaVoie, Mayrer, Puccio

Oppose: None

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

4 Ayes, 0 Noes. Motion carried.

Ayes: Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Puccio moved, LaVoie seconded that the **SPECIAL PERMIT** be: **RENEWED** for a period of **5 years (2018)**

4 Ayes Noes. Motion carried.

Ayes: Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Subdivision

Richard Wenk

2013-23/RA179.-2-4.2

128 Sagendorf Rd

Proposed - 2 lot Subdivision

Kevin McGrath, Land Surveyor was present for this meeting

Chairwoman Mayrer asked Mr. McGrath to explain what the applicant wished to do.

Mr. McGrath stated the applicant wish's to do a 2 lot subdivision, Lot 1 will consists of 6.5 acres and lot 2 will be remaining lands of 35 acres. The land owners have moved to Arizona and they have someone under contract to purchase the existing home with the 6.5 acres.

Mrs. Fuda explained that if the applicant wanted to subdivide the vacant land later he is better off doing all of it now and create a 4 lot subdivision. If not he cannot subdivide again for 5 years.

Mr. McGrath stated he would explain it to the land owner but he really just wants to get rid of it and sell all the property.

All agree to send this for a public of hearing on September 16, 2013

ADJOURN

LaVoie moved, Johnson seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:40 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning