

**PLANNING BOARD MEETING- SEPTEMBER 16, 2013  
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:02 p.m.**

**PRESENT**

Denise Mayrer, Chairwoman  
Jim Church  
Wayne Johnson  
John LaVoie - arrived 7:10  
Paul Puccio  
Nadine Fuda, Director  
Attorney Robert Linville, Esq.  
Richard Laberge, Planning Board Engineer

**MEMBERS ABSENT**

**APPROVAL OF MINUTES — AUGUST 19, 2013**

Puccio moved, Johnson seconded that the minutes be approved as amended.  
4 Ayes. 0 Noes. Motion carried.  
Ayes: Church, Johnson, Mayrer, Puccio

**PUBLIC COMMENT**

No

-----  
Nadine Fuda read the hearing notice(s) as published in the Troy Record:  
Woodland Meadows Subdivision published Month Day, 2013  
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing  
record(s).  
-----

Woodland Meadows Subdivision 72-2004/RA/221.-5-3.15/3.19  
Kingman Rd  
Proposed - changes to final approval of 3/20/06 to a phase 1 & 2

Public Hearing Opened at 7:04 p.m.

Public Hearing Closed at 7:10 p.m.

Brandy Nelson from Crawford and Associates was present for this meeting

Mr. Laberge spoke about his August 14, 2013 letter (see below). They are looking to phase this project, phase I will have to conform to the to the 2013 MS4 stormwater regulations with an updated SWPPP and NOI. There will be a cul-de-sac to be completely paved with no

Island, when phase 2 starts further discussion on the traffic circle and or center island will have to be made.

There were no public comments on this application

Chairwoman Mayrer asked if the members had any questions stating the applicant is looking for an approval for phase I only.

Mr. Laberge stated approval with conditions of his letter.

Mr. Johnson asked about a bond put up for the road should they go in for phase II in case repairs are needed at the completion of the second phase.

Ms. Nelson stated the road is the developer's responsibility and they would not be able to offer it to the town unless the road was complete.

Mr. Johnson asked if phase I was going to be offered to the town.

Ms. Nelson stated they would not be putting a top coat on the road until it was 80 to 90 percent complete build out.

Mr. Laberge stated the control would be on the phase II. Tonight they are looking for approval of phase I. but with phase II they will have to come back to the planning board for additional approval. At that time the developer put up a bond for the road.

Mr. Johnson asked if the town is willing to except the road prior to phase II starting would we want them to pave the top course and then guarantee that they repair or repave after phase II should it be necessary.

Mr. Laberge stated that once the town accepts the road there is a maintenance bond set up for one year and phase II could exceed that time frame so when phase II goes to construction that is when we say any damage done to phase I has to be fixed. This is where the bond comes in to play.

Mr. Johnson stated so phase I will be paved to the top course.

Mr. Laberge stated I can see the top course going down before phase II is ever down. The Town Board has asked that we move along the acceptance of the road for plowing and school buses.

There was nothing else discussed.

*Laberge Letter dated : August 14, 2013*

Re: Revised Phasing Plan Review  
Woodland Meadows Subdivision  
AKA "Kingman Road Subdivision"  
SPB # 72-2004

We are in receipt of a revised set of plans last revised July 10, 2013 to phase the above, previously approved, subdivision.

We offer the following comments:

1. The plan set should be revised to show the ROW in the vicinity of the traffic circle that was originally approved. The Phase I plans should truncate dedication of the ROW at approximately stations 23 + 30, as well as in the vicinity of 56 + 00. Easements to the Town should be used to "fill in" all required lands for the proposed Phase I cul-de-sac.
2. The applicant has added a note to the Phase I plan that the entire project must conform to 2013 MS4 stormwater regulations at the time of approval. Prior to construction, an updated SWPPP is required including an updated NOI.
3. The Phase I cul-de-sac should be paved with no island. When Phase 2 proceeds, a decision on a traffic circle and/or center island will be made. As such, the plans should be revised to reflect a fully paved cul-de-sac and checked to ensure proper grading and drainage is provided. In addition, detail J on sheet D – 2 should be crossed out for Phase I.

Pending any relevant comments from the public hearing or other comments from the Planning Board, we recommend the following:

- A. Issuance of a Negative Declaration under SEQRA.
- B. Approval of Phase I of the subdivision conditioned upon the following:
  - i) Final plan submittal and approval per the comments above.
  - ii) Submittal and acceptance of an updated SWPPP and NOI.

Puccio moved, Johnson seconded **APPROVAL** of Phase I with the conditions listed in the Laberge letter dated August 4, 2013

5 Ayes. 0 Noes. Motion carried.

Ayes Church, Johnson, LaVoie, Mayrer, Puccio

Oppose : None

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

Hankle Lumber published Month Day, 2013

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

Hankle Lumber/ Jeffery Montie  
525 Knickerbocker Rd  
Proposed - Timber Harvesting

2013-26/RA/218.-7-2.2

Public Hearing Opened at 7:11 p.m.

Public Hearing Closed at 7:20 p.m.

Joe Hankle, Timber Harvester was present for this meeting.

Mr. Hankle stated he is harvesting 34 acres on the Montie Property using the towns and states best management practices.

Chairwoman Mayrer asked if he understands the 25 foot buffer and if the types of trees are marked. She asked where the staging is going to be.

Mr. Hankle stated yes he is aware of the 25 foot property line buffer and all trees are marked. The staging is in the front portion of the property, there is an existing area that is cleared off it is approximately 150 feet off the road.

Mr. Church asked if there is a map of the area where it is going to be harvested.

Mr. Hankle stated he thought he did one but he will hand one into Nadine.

Mr. LaVoie asked if this was one property.

Mr. Hankle stated yes.

There was a lot of discussion on the hauling route. It was decided to go Knickerbocker Rd. to Schodack Landing Rd. to Route 9.

Mrs. Gable asked anyone from the town go out to inspect the property when the job is complete.

Mrs. Fuda stated she does the follow up inspection.

### **TIMBER HARVESTING**

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

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

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

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

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

- a bond in the amount of \$1020 will be required.
- this permit will expire on: 2 years - September 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 Forrester agrees to use the New York Best Management Practices.
- There will be a 25' buffer on all adjacent properties.
- Route - Knickerbocker Rd. to Schodack Landing Rd. to Route 9.

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

### **SITE PLAN**

**Thomas Copparella/Mr. Patel**

**2013-26/HC/178.-12-2.1**

**1565 Columbia Turnpike**

**Proposed - Auto Repair Shop**

Thomas Copparella, Applicant was present for this meeting.

Mr. Copparella stated he is looking to reopen the old L&M Motors auto repair shop. He currently works a full time job and looking to stated out slow, working evenings and Saturdays. He only plans on using the area shown on the site plan he submitted, he will have area for cars to be worked on and an area for pickup of vehicle's.

Mr. Puccio asked if we are approving the new business.

Mrs. Fuda stated this application is actually a change in tenancy because it has always been an auto repair shop

Mr. Johnson asked if we could list this as having no auto sales. And limit of storage of unregistered vehicles.

Chairwoman stated he wanted to store up to 10 vehicles, And the full use of 3 bays. She asked the board if this was agreeable with them.

Church moved, LaVoie seconded that the ***SPECIAL PERMIT*** be: **GRANTED** for a period of **18 Months**.

**Conditions: 10 Vehicles maximum**

**Waste oil, 1 - 55 gal drum on site at one time**

**No Selling of Vehicles.**

5 Ayes, 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose : None

**Site Plan**

**Prudence Properties, LLC / Phillip Modoff  
3541 US Rte. 20  
Proposed - Site Plan new Napa store**

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

On Hold

**The Spinney at Pond View Community Center 2013-20/R-40/1787.-4-2.2/2.16  
Pond View Rd  
Proposed - Community Center**

Richard Tice, Brewer Engineering was present for this meeting.

Mr. Laberge spoke about his letter dated September 12, 2013. (See Below)

Mr. Tice spoke about the parking for the community center which is 59 spaces and 83 banked parking which is in the rear of the main building and 14 banked space at the community center.

Member discussion on the parking and the access to the community center.

Mr. Johnson showed Mr. Tice the square footage on the map was incorrect.

Mr. Tice agreed with Mr. Johnson and will have the map corrected.

*Laberge Letter September 12, 2013  
Re: Conceptual Site Plan Review  
Spinney Community Center  
SPB # 2013-20  
Town of Schodack Planning Board*

*We are in receipt of a plan dated June 26, 2013 for the above referenced project. In addition, we are in receipt of copies of letters from Brewer Engineering dated September 3, 2013 and September 12, 2013 regarding the parking for the existing office building and the proposed community center.*

**PARKING REQUIREMENTS**

*The applicants are proposing to make a lot line adjustment between the Lands of Cobleskill Properties Associates, LLC (the office building parcel) and Phase II of the Lands of the Spinney @ Pond View, LLC. The purpose of the lot line adjustment is intended to give additional land area to the Spinney @ Pond View parcel to be used for parking for the community center. However, the parking remaining on the office building parcel must also be shown to be adequate.*

**Required Spaces**

The applicant's engineer in their letter dated September 12, 2013, has indicated that applying the current standard of one space per 150 square feet of net office area in the existing building yields a requirement of 340 spaces. We concur with this analysis.

The Town of Schodack's Zoning code does not have a specific parking requirement for a community center. In their September 3, 2013 letter, the applicant's engineer provided a plan of the proposed community center and an analysis of the parking needs for the proposed facility. We concur with the majority of their analysis except for the number of spaces needed for the pool. They have indicated the plan will provide 16 spaces for the pool, but we recommend that the calculated number of 17 spaces be used. As such we recommend, the total number of spaces to be provided for the community center be 57.

This makes the total required spaced for both parcels 397 spaces.

Required Spaces for Existing Office Building	340
Required Spaces for Community Center	57
Total Spaces Required	397

#### Provided Spaces

The applicant's engineer has indicated that there are 342 spaces available on the existing office building parcel. They are proposing to provide "banked" parking of an additional 97 spaces, 83 on the office parcel in the rear of the building and 14 to the south of the proposed community center.

Existing Parking on Office Building Parcel	342
Proposed Banked Parking Behind Office Building	83
Proposed Banked Parking Adjacent to Community Center	14

Total Proposed Available 439

#### Recommendation

Given the nature of the uses of each building and the expected time of each building's peak parking demand, this situation is a good candidate for the use of "banked" parking provided reciprocal parking easements are provided. We recommend the use of banked parking for this application.

If the Planning Board is in agreement with the banked parking proposal, we recommend the office building parcel submit an application for a minor site plan modification to document the banked parking on that parcel.

#### OTHER CONCEPT PLAN COMMENTS

- 1) Cross easements for access, maintenance, parking, etc. should be filed between the two parcels if they do not already exist.
- 2) The applicant's engineer should document the increase in run-off from the proposed construction and indicate whether any adjustments to the planned stormwater system will be necessary.
- 3) The proposed building appears to be being served by two 1" water services. Please confirm or clarify.
- 4) Please clarify the location of the proposed sanitary connection.
- 5) Please clarify if the pool system will be connected to the sanitary sewer and whether it will have any other discharge points.
- 6) All proposed exterior lighting should be shown on the plan and should be full-cut-off down lighting.
- 7) The applicant should clarify how trash disposal will be accomplished and show the location for same if needed.
- 8) A landscaping plan will be required.
- 9) The applicant should indicate if any outdoor storage is proposed and show the location of same. If not, a note should be added to the plan prohibiting it.
- 10) Additional sidewalks should be added to connect the proposed community center with the sidewalk network in Phase II of The Spinney @ Pond View.

**Spinney at Pond View Community Center**  
**Pond View Rd.**  
**Proposed - Lot Line**

**2013-21/R 40 /178.-4-02.2 / & 2.16**

Mr. Tice, Brewer Engineering was present for this meeting.

Per prior member discussion, the only request is to have the map to be fixed with the correct square footage.

**LOT LINE ADJUSTMENT**

**Puccio** moved, Johnson 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.

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose: none

**Cohen Lot Line**  
**School House Rd**  
**Proposed - Lot Line**

**2013-24/RA/201.-2-56.1/50.2**

Mr. Cohen was present for this meeting.

Mr. Puccio asked if this was a land swap.

Mr. Cohen stated yes.

**LOT LINE ADJUSTMENT**

**LaVoie** 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.

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose

**Cohen 3 Lot Subdivision**  
**School House Rd**  
**Proposed - 3 Lot Subdivision**

**2013-25/RA/201.-2-2-56.1**



Mr. Cohen, applicant was present for this meeting.

Member discussion on where the subdivision of land is and why it is a 3 lot not a 2 lot subdivision.

Mrs. Fuda stated it is a 2 lot subdivision with remaining lands and creating a 3 lot subdivision.

Members all agree to send this for a public hearing.

### **MEMBER DISCUSSION:**

Members request the Planning Board Attorney send 2 letters out requesting clean up or to come in and request to adjust their existing special use permit

1 - McCabe - site located at the edge of the town of Schodack and East Greenbush town line stating the site needs to be cleaned up.

1 - On Demand Auto - the signage (truck sitting next to Rt. 9 & 20) and to request to adjust special use permit to include repairs of customer vehicles that are not for sale.

### **ADJOURN**

Puccio moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:55 p.m.

Respectfully submitted,  
Nadine Fuda  
Director of Planning & Zoning