

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

PRESENT

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

MEMBERS ABSENT

APPROVAL OF MINUTES— SEPTEMBER 16, 2013

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

PUBLIC COMMENT

No Public Comments

**Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Cohen 3 lot published September 26, 2013
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).**

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

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

Public Hearing Opened at 7:04 p.m.

Public Hearing Closed at 7:05 p.m.

Stanley Cohen was present for this meeting

Chairwoman Mayrer asked if there were any changes to the map.

Mr. Cohen stated there were no changes

Chairwoman Mayrer ask if there were any questions or comments for Mr. Cohen
There were none.

SUBDIVISION

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

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Church moved, Church seconded a **NEGATIVE DECLARATION**.

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

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

WHEREAS, a formal application was submitted to the Planning Board on: August 9, 2013
for approval of a 3-lot subdivision entitled, "Cohen 3 Lot", map prepared by: David E.
Dickinson & Assoc. , dated "July 9, 2013", and

WHEREAS, a public hearing was held on the subdivision application and plat at the
Schodack Town Hall on October 7, at 7:00 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 Stanley Cohen 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.

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, 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

Meghan Moldoff, Engineer was present for this meeting

Mr. Laberge spoke about his letter dated September 25, 2013 and stated the only item they are waiting on is the easement between the two existing properties. Other than that he has no objection with a conditional approval for this item. (See Below)

Chairwoman Mayrer asked if there were any questions for the applicant.

There were no questions.

Laberge Letter Dated September 25, 2013

Re: Final Site Plan Review

Prudence Properties - NAPA

SPB # 2013-15

Town of Schodack Planning Board

We are in receipt of a site plan with eight sheets last revised September 11, 2013 along with other supporting information for the above referenced application. We offer the following comments:

- 1) The approximate location of the existing septic system should be shown.*
- 2) Reciprocal easements for access, etc. between the site and the adjacent property should be recorded to allow each the use of the other property, even though they are under common ownership at this time.*
- 3) The applicant should identify the surface treatment as grass for the areas not receiving other treatments. In addition, foundation landscaping should be considered immediately west of the proposed retail portion of the site.*
- 4) The grading and erosion control plan should include an area for construction equipment storage areas.*
- 5) We understand that the 1500 s.f. retail footprint will have a second floor to be used for storage. The use of both floors should be labeled on the plan.*
- 6) The applicant has indicated that there will not be any outdoor display areas or storage areas. A note or notes stating this should be added to Sheet C-03.*
- 7) The applicant has indicated that all site lighting will be building mounted. The note on C-04 should be amended to state that all site lighting will be "full cut-off, down lighting".*

We recommend the Planning Board consider the following:

- 1. Issue a Negative Declaration under SEQRA. A completed short EAF is attached.*
- 2. Issue a conditional final approval of the site plan contingent upon the outstanding issue listed above.*

SITE PLAN- APPROVAL

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

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

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

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

LaVoie moved, Johnson seconded that the following approved site plan be adopted:

Conditional on the easement and the Laberge Letter listed above.

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

SUBDIVISION /LOT LINE

Alan Dedrick , Executor

2013-28/RA/220.-3-7.1/220.-4-7.7/220.-4-8.1

Carabateas and Zeyak

Woodward Rd

Proposed - 2 lot & Lot Line

Richard Tice, Brewer Engineering was present for this meeting.

Mr. Tice stated the applicant is looking to do a 2 lot subdivision and a lot line. The applicant is looking to combine all the property on the Woodward side of the road and convey 38 acres to Mr. Zeyak through a lot line adjustment.

Chairwoman Mayrer asked if there were any questions for Mr. Tice.

There were no questions this item was scheduled for a public hearing at our next meeting.

Norman Emrick

2013-30/R-20/177.-9-48

2634 Brookview Road

Proposed - Lot Line

SurveySmith Land Surveying was present for this meeting.

Mr. Smith stated the southern part of the property is the only part of the property that they are dealing with.

Mr. Johnson asked if we could see the change in the area of these lots and is the map adequate for filing.

Mr. Smith stated he will show the area changes and yes this map is sufficient for filing with the county.

There were no more questions or comment.

LOT LINE ADJUSTMENT

Church 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: None

Vicki Bucciantini

2013-31/RA/178.-5-16.10

329 Palmer Road

Proposed - 2 Lot and Lot line

Rick Butterfield, representing the applicant was present for this meeting.

Mr. Butterfield stated Ms. Bucciantini is doing a 2 lot subdivision and a lot line adjustment. Lot 1 is 3.17 acres and the existing home, lot 2 will be a flag lot of 3.67 acres and the lot line adjustment of 1.30 acres will be attached to his land.

There were no questions or comments

This item will be back for a public hearing on October 21, 2013

Judith O Neil

2013-32/HC/211.-2-10.2

3785 US Rte. 20

Proposed - Lot Line

SurveySmith Land Surveying was present for this meeting.

Mr. Smith stated this is a boundary adjustment for lands of O'Neil at the corner of New Road and Rt. US 20.

Mr. Johnson asked if they were building a new driveway.

Mr. Smith stated yes, it will be off of New Road.

Mr. Johnson asked if this lot was going to be substandard due to frontage

Mr. Smith stated No, this is a highway commercial zone so the frontage needed is only 125 feet.

LOT LINE ADJUSTMENT

Puccio moved, LaVoie 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

Recommend to ZBA

Frank Pinette Jr.

2013-29/R40/199.-7-14.2

1026 Maple Hill Road

Proposed - 2 lot Subdivision

SurveySmith Land Surveying was present for this meeting.

Mr. Smith stated this is here for a recommendation to the ZBA and the request is for a substandard lot. A standard lot is 40,000 sq. ft. and this lot will only be 23,00 sq.ft

Mr. Johnson asked if they can connect to municipal water.

Mr. Smith stated they are connected.

RECOMMENDATIONS TO THE ZBA

Puccio moved, Johnson seconded a **"FAVORABLE"** recommendation to the Zoning Board of Appeals.

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

Recommend to ZBA

Lisa Trubitt
1297 Schodack Valley Rd
Proposed - Area Variance

Z717-13/RA/188.-5-21

POSTPONE**Recommend to ZBA**

Wade Landry
1082 So. Schodack Rd
Proposed - Area Variance - Front Porch

Z718-13/RA/209.-11-22

Wade Landry, applicant was present for this for this meeting.

Mr. Landry stated he is looking to put a front porch on his house and it will be with in the 50 foot setback. And he is looking for a favorable recommendation to the ZBA.

Mr. Johnson asked if there was a stairway or landing.

Mr. Landry stated he removed a set of concrete steps in the front of the house. They were the standard 4 feet wide by 3 foot off the house.

Mr. Johnson asked if the porch was going to have steps going towards the road.

Mr. Landry stated yes.

RECOMMENDATIONS TO THE ZBA

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

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, Johnson, LaVoie, Mayrer, Puccio

Oppose

MEMBER DISCUSSION

Richard Laberge stated new SEQR regulations went into effect today, he just wanted everyone to be aware.

ADJOURN

Johnson moved, Puccio 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