

**PLANNING BOARD MEETING-OCTOBER 21, 2013
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.**

PRESENT

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

MEMBERS ABSENT

Richard Laberge, Planning Engineer

APPROVAL OF MINUTES — October 7, 2013

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

PUBLIC COMMENT'S

None

**Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Lands of Carabateas / Zeyak published October 14, 2013**

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

Alan Dedrick , Executor
Carabateas and Zeyak
Woodward Rd
Proposed - 2 lot & Lot Line

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

Public Hearing Opened at 7:03 p.m.

Public Hearing Closed at 7:04 p.m.

Richard Tice, Brewer Engineering was present for this meeting.

There were no questions or comment for the application.

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.

6 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

SUBDIVISION

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose:

Abstain:

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

WHEREAS, a formal application was submitted to the Planning Board on: October 1, 2013 for approval of a 2 -lot subdivision entitled, "Carabateas Subdivision", map prepared by: Brewer Engineering, dated September 18, 2013, and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on October 21, 2013 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 Alan Dedrick 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.

6 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

**Nadine Fuda read the hearing notice(s) as published in the Troy Record:
Vicki Bucciantini published October 14, 2013
Chairman Mayrer directed the affidavit(s) of publication be made part of the hearing
record(s).**

Vicki Bucciantini
329 Palmer Road
Proposed - 2 Lot and Lot line

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

Public Hearing Opened at 7:05 p.m.

Public Hearing Closed at 7:06 p.m.

Mr. Butterfield and Ms. Bucciantini were present for this meeting.

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.

6 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

SUBDIVISION

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

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

6 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

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

WHEREAS, a formal application was submitted to the Planning Board on: October 2, 2013 for approval of a 2-lot subdivision entitled, "Vicki Bucciantini Subdivision", map prepared by: David E. Dickinson & Assoc., dated "September 18, 2013", and

WHEREAS, a public hearing was held on the subdivision application and plat at the Schodack Town Hall on October 21, 2013 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 Vicki Bucciantini 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.

6 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Mayrer, Puccio

Oppose: None

SUBDIVISION /LOT LINE

Anna Bayly

2013-33/RA/168.-2-9.3

30 Collins Road

Proposed - 2 lot Subdivision and Lot line

Richard Tice, Brewer Engineering was present for this meeting

PUBLIC HEARING- SETUP for 11-4-13

Mr. Tice stated in 2005 Mrs. Bayly did a two lot subdivision lot one was 5.36 acres with remaining lands of 62.62 acres, there is presently one single family residences constructed on each of the two lots. The Current proposal is to add an additional 5.47 acres to lot 1 creating a new lot of 10.86 acres (this is the lot line adjustment). The subdivision of the remaining 57.12 acres into two lots, lot 2 will be 39.96 acres and lot 3 with 17.16 acres. Lot 1 and lot 3 will have the 2 residences lot 2 will be the site of a new family home of Mrs. Bayly. All three lots have well and septic. Mr. Tice has spoken to East Greenbush and they have no problem with the access to these lots.

Mr. Puccio asked if there were going to be right-a-way agreement for the driveways.

Mr. Tice stated the town of East Greenbush is going to require a right-a-way agreement.

Mr. Johnson stated he does not remember the 2005 subdivision so what not sure what the board had required the applicant to do for that subdivision and the access for any future subdivision such as a town road to be installed because of the lack of frontage.

Chairwoman Mayrer stated Mrs. Fuda will pull the original subdivision file for the planning board to review.

Mr. Johnson stated he would like to see that because we are creating a 25 foot access for lot three which is substandard, and looks like lot two access will also be substandard,

Mr. Tice stated lot 2 is about 30 feet of access.

Mr. Johnson stated maybe we did not require a town road to be build but we need to check into this, and the least we would have to do is get a variance of the access of the two lots with less than is required.

Mrs. Fuda asked what East Greenbush requirement for access is.

Mr. Tice stated 25 foot for a flag lot.

Member discussion on the legal aspects of 3 lots and easements, the board attorney is going to look at the last subdivision and see what was done, and will get back to the board on what he finds.

Mr. Tice asked if we could schedule a public hearing for the next meeting.

A public hearing is set for November 4, 2013 at 7:00

Mr. Johnson asked for the lots on the map to be adjusted with the correct lot numbers.
Lot 1 - Lot 2 and so on.

Member Discussion

Chairwoman Mayrer welcomed the new Planning Board Member **Lawrence D'Angelo**.

ADJOURN

Puccio moved, LaVoie seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:17 p.m.

Respectfully submitted,
Nadine Fuda
Director of Planning & Zoning