

**PLANNING BOARD MEETING - NOVEMBER 18, 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
Nadine Fuda, Director
Attorney Robert Linville, Esq.
Richard Laberge, Planning Board Engineer**

MEMBERS ABSENT

Paul Puccio

APPROVAL OF MINUTES — November 4, 2013

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

Public Comment

No Public Comment

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

Title of the project published Month Day, 2013

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

**Jeffrey Goulet Trucking
Francis Mangiardi Trucking
4143 US Rte. 20
Proposed - Trucking Company**

2013-35/HC/LB /200.-7-55.2

Public Hearing Opened at 7:02 p.m.

Public Hearing Closed at 7:03 p.m.

Jeffrey Goulet, applicant was present for this meeting.

Resident stated he is in favor of this project.

Chairwoman Mayrer stated we are here to amend the existing the existing special permit.

Attorney Linville stated we just need to amend the existing special permit granted to Francis Mangiardi.

Mr. Johnson asked if there were any issues of ownership.

Mr. Goulet stated they are in the process of purchasing the property and business.

Mr. Laberge spoke about his letter on the water quality control act dated November 13, 2013 (see below)

Laberge Letter dated : November 13, 2013

Re: Water Quality Review Act Compliance

Goulet Trucking, Inc.

SPB # 2013-35

Town of Schodack Planning Board

We have reviewed the above referenced applications for compliance with the Town's Water Quality Control act (WQCA). The project lies within the Upland Water Shed area; as such it is not subject to the Special Permit requirements of the WQCA.

However, the WQCA does prohibit commercial or industrial storage of petroleum within 200 feet of a surface water body per S223-6B(1)(e). The applicant has provided information via their real estate broker indicating that the pond to the southwest of the proposed fuel storage is over 200 feet away. As such, we find the proposed plan is in conformance with the WQCA.

SPECIAL PERMIT

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

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

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

Conditions: 1 - amend the existing Special Permit with Goulet Trucking as owners

2 - and the addition of the 10,000 gal fuel tank.

5 Ayes. 0 Noes. Motion carried.

Ayes: Church, D'Angelo, Johnson, LaVoie, Mayrer
Oppose: None

Recommendation to the ZBA

Brian & Nancy Phelan

Z720-13/R20/177.12-7-7

8 Inglewood Rd

Proposed - Area Variance

Brian and Nancy Phelan, applicants and Frank Esser co-applicant were present for this meeting.

Mr. Esser stated he and his wife are looking to move in with his daughter and to do that they would like to build an addition of 280 sq. ft. onto the existing approved apartment. When they applied for the building permit they found out that the home and existing structures are over the 10% allowed coverage. None of this was revealed at the time of purchase of this home 3 years ago. The reason for purchasing this home was because of the apartment. To get the 280 sq. ft. addition they are looking to remove 290 sq. ft. of deck and an 80 sq. ft. shed.

Chairwoman Mayrer stated this is before us for a recommendation to the ZBA,

RECOMMENDATIONS TO THE ZBA

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

5 Ayes. 0 Noes. Motion carried.

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

Oppose: None

SITE PLAN/ SPECIAL PERMIT

Provincial Holding LLC.

2013-36/HC/178.-11-13

1572 Columbia Turnpike

Proposed - site plan mod.

Tae Carlson, applicant was present for this meeting.

Chairwoman Mayrer stated this is a site plan modification for 1572 Columbia Turnpike.

Mrs. Fuda stated to the members there are 3 different maps in packets for an approved site plan and a mere shifting of the building so the building is turning a different direction.

Mr. Carlson stated the new layout of the building fits much better on the site.

Mr. Johnson state the new build is 40 x 100 and the approved building is listed as 60 x 100.

Mr. Johnson stated the new plan shows 40 x 100 but no ingress and egress, is this area going to be paved and is there going to be a new driveway.

Mr. Carlson stated there will be a new driveway.

Mr. Johnson asked if there will be landscaping.

Mr. Carlson stated he has 20 trees now sitting in the truck to be planed tomorrow.

Mr. Johnson stated the were restrictions on the amount of vehicles that could be parked out facing Routes 9 & 20, just want to make clear the number of vehicles were 2 vehicles for the residents and three vehicles for display.

Mr. Carlson stated that sounded correct.

Mr. Johnson stated we need to add the vehicles to the approval.

Mr. Carlson asked why it needs to be added when it is already part of the existing approval.

Mrs. Fuda stated it is part of the special permit for the site he is just looking to angle the building a little.

Chairwoman Mayrer stated - what was in the prior approval remains the same with the exception of the orientation of the new building.

Mr. Johnson stated the paved area needs to be shown on the new map as well as the new site for the building.

SITE PLAN MODIFICATION

Church moved, LaVoie seconded **APPROVAL** of **SITE PLAN MODIFICATION**.

5 Ayes. 0 Noes. Motion carried.

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

Oppose:

ADJOURN

LaVoie moved, Church 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