

DRAFT

PLANNING BOARD MEETING - MAY 2, 2022
CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

PRESENT

Denise Mayrer, Chairwoman
Lawrence D'Angelo
Wayne Johnson, P.E.
John LaVoie
Stephanie Leonard
Andrew Aubin, P.E.
James Shaughnessy, P.E.
Attorney Craig Crist, Esq.
Melissa Knights, Planning & Zoning Office

MEMBERS ABSENT

Richard Laberge, P.E./PB Engineer

APPROVAL OF THE DRAFT MINUTES FOR — APRIL 18, 2022

Johnson moved, Aubin seconded that the draft minutes be approved, as amended, as the official minutes of this meeting.

4 Ayes: Aubin, Johnson, Mayrer, Shaughnessy

Abstained: D'Angelo, Leonard

Absent: LaVoie

PUBLIC COMMENT

None

Public Hearing

Melissa Knights read the hearing notice(s) as published in the Troy Record:

MS4 Draft Report published April 8, 2022

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

Public Hearing Opened April 18, 2022 at 7:00 p.m.

Public Hearing Closed May 2, 2022 at 7:14 p.m.

MS4 Draft Report Close Public Hearing.

There were no public comments reviewed by the Planning board.

PB 5/25 22

67-2022

Close Public Hearing

Shaughnessy moved; Aubin seconded that the Planning Board to close the Public Hearing
6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Absent: LaVoie

Melissa Knights read the hearing notice(s) as published in the Troy Record:

American Tower published April 22, 2022

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

Public Hearing Opened at 7:05 p.m.

Public Hearing Closed at 7:10 p.m.

American Tower

2022-7/RA/201.-2-3-./1

Rt. 20

Proposed - generator and pad

Tiffany Adams Myers, representing for the applicant was present via phone from Rome
NY.

Miss Myers stated they are looking to install an 80-kilowatt backup diesel generator within
the existing fenced area. There will be a concrete pad followed by a steel platform for the
tank and generator. It will be about 7 feet tall, and will be roughly 64 sq. ft.

No public comments.

Attorney Crist stated this applicant was before us months ago on a co-location and that
this board approved negative declaration adopted at that time; he believes because of the
scale of what is being proposed this is a type II action.

Mr. Aubin asked about the fuel tank, is it a double walled tank.

Miss Myers stated it is a double walled tank all the leaked containment are contained
within the unit itself; it has its own backup failsafe.

Mr. Aubin asked if does the monitoring get signed to a central location or is it just locally
alarmed.

Miss Myers stated it is just locally alarmed, they are proposing to check the system about
once a month.

Close Public Hearing

Aubin moved; D'Angelo seconded that the Planning Board to close the Public Hearing
6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Absent: LaVoie

Oppose: none

D'Angelo moved; Shaughnessy seconded that the Planning Board re-declare itself to be
LEAD AGENCY.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Aubin moved; Johnson seconded that the Planning Board hereby classifies the proposed
action as a **Type II under SEQRA.**

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Johnson moved; Leonard seconded to **waive the reading** of the motion./decision approving
the projects special permit/site plan amendment.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Shaughnessy moved; Johnson Approve this new site plan with a new pad & generator for
American Tower.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Site Plan /Special Permit

Lakeside Grill

2022-9/MC/201.2-1-16

266 County Rt, 7

Proposed - Food business Change in tenancy

Cheryl Harding applicant, Terrence Fredericks business owner were present for this
meeting.

Miss Harding stated she is looking open the Lakeside Grill and have extended hours, which will include breakfast and catering pending weather and demand, the site is currently listed as "seasonal" and she would like that changed.

Mr. Aubin asked if they are looking to have breakfast all year round or the whole business year-round.

Miss Harding stated the business including breakfast year-round.

Mr. Fredericks stated during the winter carnival people came up wanting food and we weren't open at the time.

Mr. Johnson asked about the sketch of the site, he stated the previous sketch was a little clearer to read. It doesn't show how many parking spaces it just says parking also there is a 13x25 foot pad which he asked what that was for the last time and was told it for seating, this plan doesn't list anything, it should be added to the sketch so the building inspector will know what he is looking for.

Miss Harding stated she submitted the sketch from her real estate agent.

The board agree to use the previous sketch by the owner for this approval.

Mr. Aubin stated we are here to approve a change of tenancy.

Chairwoman Mayrer stated correct and to find out about the seasonal request, she asked attorney Crist about the definition of "seasonal"

The board decided the business could be open year-round.

Lead Agency / Type II Action:

Shaughnessy moved; Johnson seconded that the Planning Board declares itself as **lead agency** and that this is a **TYPE II Action**

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Approval:

Johnson moved; Aubin seconded that the Planning Board Approves this Change in Tenancy at 266 County Rt, 7

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Site Plan /Special Permit

Reliable Properties LLC

2022-5/HC/178.-15-2

757 Columbia Tpke

Proposed - New Sign - Change in tenancy (Old Roses Pizza)

Kevin Cioffi, applicant was present for this meeting.

Mr. Cioffi stated he is looking for a change in tenancy and will be making the old restaurant into his real estate office and would like to change the sign.

Mr. Johnson asked if there will be any issues with parking.

Mr. Cioffi stated no, there is a lot of space behind the building that is paved.

Mr. Johnson asked if there was a sketch plan for the original use.

Mr. Cioffi stated he didn't have one, the building was built in 1940,

Type II Action:

Shaughnessy moved; Leonard seconded that the Planning Board declares itself as **lead agency** and that this is a **TYPE II Action**

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Approval:

D'Angelo moved; Aubin seconded that the Planning Board Approves this Change in Tenancy and new sign at 266 County Rt, 7

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Site Plan /Special Permit

Valerie Feldman

2022-8/R20/190.1-9-1

2368 E. Schodack Road

Proposed - the Halcyon Center (Change in Tenancy)

Valerie Feldman, applicant was present for this meeting.

Ms. Feldman stated she is looking to keep it a house of worship, she operates a 501c3 non-profit called Stablegate Dharma Collective, she has been having yoga classes, holistic programing, naturally they do weddings at the farm and her intention is to keep this building as an indoor space smaller then what she operates at the farm with similar style of gatherings and hope to be operating with in a year or so.

Chairperson Mayrer stated prior usage was mostly religious based, her understanding is that usage itself would be determined by the building inspector. So, Ms. Feldman needs to make an appointment with the building inspector to get a determination on the zoning and the allowable uses before this board can make that decision.

Ms. Feldman asked if she would need a change in tenancy as well.

Chairperson Mayrer stated the building inspector would make that decision as well.

Mr. Johnson stated on the application it states, gutters will be installed, and water will run off into a french drain directly to the streams, is that something the board needs to address or maybe put in some sort of stone and say you are discharging into the stone.

Ms. Feldman stated it is really like a gully and she is not sure if it goes into the waterways, but she will look into that.

Applicant agrees to contact the building department to make an appointment to review her application.

MEMBER DISCUSSION

Chairperson Mayrer stated East Greenbush wants us to signoff on their new local law giving them the ability to be their own lead agency on the following new **Large-Scale Solar**.

Battery Storage Systems and Food Trucks.

D'Angelo moved; Aubin seconded that the Planning Board to approve the lead agency status to the Town of East Greenbush for their new local law **battery energy storage systems** for large scale solar.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Aubin moved; Shaughnessy seconded that the Planning Board to approve the lead agency status to the Town of East Greenbush for their new local law on **large scale solar**.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Leonard, Mayrer, Shaughnessy

Oppose: None

Shaughnessy moved; Johnson seconded that the Planning Board to approve the lead agency status to the Town of East Greenbush for their new local law on **Food Trucks**

5 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, Mayrer, Shaughnessy

Abstained: Leonard

ADJOURN

Shaughnessy moved; Leonard seconded that the Planning Board meeting be adjourned.

There being no objections, Chairwoman Mayrer adjourned the meeting at 740 p.m.

Respectfully submitted,

Melissa Knights

Planning & Zoning